

Document Pack



sirgar.llyw.cymru
carmarthenshire.gov.wales

WEDNESDAY, 30 NOVEMBER 2022

TO: ALL MEMBERS OF THE COUNTY COUNCIL

I HEREBY SUMMON YOU TO ATTEND THE MULTI LOCATION MEETING OF CARMARTHENSHIRE COUNTY COUNCIL WHICH WILL BE HELD IN THE CHAMBER - COUNTY HALL, CARMARTHEN. SA31 1JP AND REMOTELY AT 10.00 AM, ON WEDNESDAY, 7TH DECEMBER, 2022 FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA

Wendy Walters

CHIEF EXECUTIVE

Democratic Officer:	Julie Owens
Telephone (direct line):	01267 224088
E-Mail:	juowens@carmarthenshire.gov.uk

THE MEETING CAN BE VIEWED ON THE AUTHORITY'S WEBSITE VIA THE FOLLOWING LINK:-
<https://carmarthenshire.public-i.tv/core/portal/home>

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

A G E N D A

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF PERSONAL INTERESTS
3. CHAIR’S ANNOUNCEMENTS
4. TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE COUNCIL MEETING HELD ON THE 9TH NOVEMBER 2022 5 - 18
5. ANNUAL MONITORING REPORT 2021/22 ADOPTED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 19 - 212
6. TO CONSIDER THE RECOMMENDATIONS OF THE CABINET IN RESPECT OF THE FOLLOWING ITEM:
 - 6 .1 REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033 DRAFT SECOND DEPOSIT 213 - 1032
7. TO RECEIVE THE REPORT OF THE MEETING OF THE CABINET HELD ON THE FOLLOWING DATES:
 - 7 .1 31ST OCTOBER, 2022 1033 - 1036
 - 7 .2 14TH NOVEMBER, 2022 1037 - 1040
8. PUBLIC QUESTIONS (NONE RECEIVED)
9. QUESTIONS BY MEMBERS (NONE RECEIVED)
10. PRESENTATION OF A PETITION

Topic: Road Safety at Black Lion Road, Cross Hands.

We, the undersigned, residents of Black Lion Road, want speed-calming measures installed along our road to ensure that the speed limit of 30mph is respected by drivers. We also want the dangerous staggered junction to be changed as a matter of urgency; this is a road hazard and a safeguarding issue.
11. MINUTES FOR INFORMATION (AVAILABLE TO VIEW ON THE WEBSITE)
 - 11 .1 COMMUNITIES, HOMES & REGENERATION SCRUTINY COMMITTEE - 16TH NOVEMBER 2022
 - 11 .2 DYFED PENSION FUND COMMITTEE - 11TH OCTOBER, 2022

- 11 .3 EDUCATION, YOUNG PEOPLE AND THE WELSH LANGUAGE SCRUTINY COMMITTEE - 6TH OCTOBER, 2022**
- 11 .4 GOVERNANCE AND AUDIT COMMITTEE - 21ST OCTOBER, 2022**
- 11 .5 LICENSING COMMITTEE - 7TH NOVEMBER, 2022**
- 11 .6 MEMBER APPOINTMENTS COMMITTEE - 4TH NOVEMBER, 2022**
- 11 .7 PLANNING COMMITTEE - 10TH NOVEMBER, 2022**
- 11 .8 STANDARDS COMMITTEE - 14TH OCTOBER, 2022**
- 11 .9 STANDARDS COMMITTEE - 26TH OCTOBER, 2022**
- 11 .10 STANDARDS COMMITTEE - 17 NOVEMBER 2022**
- 11 .11 STANDARDS COMMITTEE - 21 NOVEMBER 2022**

This page is intentionally left blank

COUNTY COUNCIL

WEDNESDAY, 9 NOVEMBER 2022

PRESENT: Councillor R.E. Evans (Chair)

Councillors (In Person):

S.M. Allen	P. Cooper	D.M. Cundy	C.A. Davies
B. Davies	L. Davies	L.D. Evans	N. Evans
S. Godfrey-Coles	P.M. Hughes	G.H. John	D. Jones
H. Jones	A. Lenny	K. Madge	D. Nicholas
M. Palfreman	D. Price	E. Rees	B.A.L. Roberts
H.B. Shepardson	M. Thomas	J. Tremlett	A. Vaughan Owen

Councillors (Virtually):

L.R. Bowen	K.V. Broom	J.M. Charles	A. Davies
W.R.A. Davies	T.A.J. Davies	C. Davies	G. Davies
H.L. Davies	K. Davies	L.M. Davies	S.L. Davies
T. Davies	M. Donoghue	A. Evans	D.C. Evans
H.A.L. Evans	W.T. Evans	A.D. Harries	J.P. Hart
T.M. Higgins	J.K. Howell	P. Hughes-Griffiths	M. James
J.P. Jenkins	A.C. Jones	G.R. Jones	M.J.A. Lewis
A. Leyshon	A.G. Morgan	D. Owen	B.D.J. Phillips
S.L. Rees	E.M.J.G. Schiavone	E. Skinner	R. Sparks
D. Thomas	E.G. Thomas	G.B. Thomas	F. Walters
P.T. Warlow	J. Williams		

Also Present (In Person):

W. Walters, Chief Executive;
J. Morgan, Director of Community Services;
C. Moore, Director of Corporate Services;
P.R. Thomas, Assistant Chief Executive (People Management & Performance);
R. Griffiths, Head of Place and Sustainability
L.R. Jones, Head of Administration and Law;
G. Morgan, Head of Democratic Services;
A. Williams, Head of Integrated Services;
L. Jenkins, Cabinet Support Officer;
E. Evans, Principal Democratic Services Officer;
C. Higginson, Media Manager;
S. Rees, Simultaneous Translator.

Also Present (Virtually):

J. Hawker, Digital Support Officer;
S. Pilliner, Head of Transportation & Highways;
K. Thomas, Democratic Services Officer;
J. Owen, Democratic Services Officer [Minute taker].

Chamber, County Hall, Carmarthen, SA31 1JP and remotely:- 10:00am - 1:09pm

(Note:

- At 12:52pm the Council's attention was drawn to Council Procedure Rule (CPR) 9 – Duration of Meeting and, as the meeting would have been underway for three hours at 1:00pm, it was resolved to suspend standing orders, in accordance with CPR 23.1, to enable the remaining business on the agenda to be considered.]

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M.D. Cranham, S.A. Curry, R. James, B.W. Jones, N. Lewis and D.E. Williams.

2. DECLARATIONS OF PERSONAL INTERESTS.

Councillor	Minute Item(s)	Nature of Interest
H. Shepherdson	Item 5 - Presentation by Chief Fire Officer Roger Thomas, Mid & West Wales Fire Authority.	He is a member of the Mid & West Wales Fire Authority.
K. Broom	Item 5 - Presentation by Chief Fire Officer Roger Thomas, Mid & West Wales Fire Authority.	She is a member of the Mid & West Wales Fire Authority.
K. Madge	Item 5 - Presentation by Chief Fire Officer Roger Thomas, Mid & West Wales Fire Authority.	He is a member of the Mid & West Wales Fire Authority.
K. Madge	Item 6.1 - Statutory Director of Social Care Services' Annual Report 2021/22 Item 6.2 - Approval of The West Wales Care Partnership's Dementia Strategy	His daughter is a social worker.
M. Palfreman	Item 6.1 - Statutory Director of Social Care Services' Annual Report 2021/22 Item 6.2 - Approval of The West Wales Care Partnership's Dementia Strategy Item 6.3 - West Wales Care Partnership Population Assessment and Market Stability Report	Cllr. Palfreman had a personal and prejudicial interest by virtue of paragraph 10(2)(d) of the Code of Conduct in that he undertakes work as a consultant for public bodies (including this authority) advising on issues relating to the provision of Health and Social Care services. Cllr Palfreman had been granted dispensation by the Standards Committee allowing him to speak and submit written representation but not vote. On this basis he remained in the meeting, took part in the deliberations but did not partake in the voting of the agenda items 6.1, 6.2 or 6.3

S. Godfrey-Coles	Item 6.1 - Statutory Director of Social Care Services' Annual Report 2021/22	Her partner is the Head of Children Services.
S. Davies	Item 10.2 - Question by Councillor Hefin Jones to Councillor Edward Thomas, Cabinet Member for Transport, Waste and Infrastructure Services.	She is employed by Dolen Teifi, as a Community Transport Development Officer for Llanelli.

3. CHAIR'S ANNOUNCEMENTS.

- The Chair announced that the Council had once again received accreditation from the White Ribbon Campaign in recognition of the work it had undertaken and planned to undertake. The White Ribbon Campaign aims to end male violence against women. As part of its commitment to the White Ribbon Campaign, the Chair announced that the Council would be flying the White Ribbon flag at County Hall and Town Halls in Llanelli and Ammanford and on the evening of 25th November 2022 County Hall would be lit. In addition, the promotions would be including in staff and Councillor newsletters.

Councillor Ann Davies, at the Chairs invite, added that the Council would be marking White Ribbon Day on the 25th November 2022 as it had done over recent years and urged all members to sign up to the White Ribbon Campaign promise.

- Congratulations were extended to the Integrated Home First Team in Carmarthenshire who had won the NHS Wales Award for Transforming Person Centred Care as well as achieving overall winner for Outstanding Transformation of Health and Social Care. Joanna Jones, Senior Delivery Manager for System Flow & Urgent Care. Sarah Vaughan, Community Response Manager for Delta Wellbeing, Lisa Davies, Reablement Senior and Alex Williams Head of Integrated Services were in attendance and had brought their Awards.

Councillor Jane Tremlett, Cabinet member for Social Care and Health added that the work of the team was valuable in preventing admissions to hospital and delivering the care to the people of Carmarthenshire.

- Councillor Linda Evans, at the Chair's invitation, raised awareness to this years Christmas Toy Box Appeal. Councillor Evans acknowledged that former Councillor Mair Stephens, before her passing earlier this year had run the Christmas Toy Box Appeal with passion and stated that it was an honour to continue with the Appeal. It was highlighted that this year many children and families would be impacted upon by the rising costs of living and therefore, Members were encouraged to contribute to the Appeal.
- The Chair made reference to upcoming Remembrance Day on Friday, 11th November and Remembrance Sunday on 13th November 2022. Members and Officers observed a two-minute silence prior to the meeting being closed.

4. TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF THE COUNCIL MEETINGS HELD ON THE FOLLOWING DATES:-

4.1. 28TH SEPTEMBER, 2022;

It was raised that Councillor L. Davies declaration of interest for Item 11.1 Notice of Motion submitted by Councillor Lewis Davies, should be amended to mirror the English minutes as follows

‘Sister-in-Law works as a teaching assistant;

‘**Chwaer**-yng-nghyfraith yn gweithio fel cynorthwydd addysgu;

RESOLVED that subject to the Welsh minutes being amended as stated above, the minutes of the meeting of Council held on the 28th September, 2022 be signed as a correct record.

4.2. 12TH OCTOBER, 2022.

RESOLVED that the minutes of the meeting of Council held on the 12th October, 2022 be signed as a correct record.

5. PRESENTATION BY CHIEF FIRE OFFICER ROGER THOMAS, MID & WEST WALES FIRE AUTHORITY.

[Note: Councillors K. Broom, K. Madge and H. Shepherdson having earlier declared an interest, re-iterated their declaration on this item and remained in the meeting for its consideration.]

The Chair welcomed Chief Fire Officer Roger Thomas and Mrs Sarah Mansbridge, Mid and West Wales Fire and Rescue Service’s Section 151 Officer, to the meeting.

The Chief Fire Officer gave an overview of the work of the Fire and Rescue Service. The presentation detailed information in respect of the work of the Fire Service and included the current operational and financial challenges.

The presentation was followed by a question and answer session.

The Chair thanked both the Chief Fire Officer and the Section 151 Officer for their attendance at the meeting and for the presentation.

6. TO CONSIDER THE RECOMMENDATIONS OF THE CABINET IN RESPECT OF THE FOLLOWING ITEMS:-

6.1. STATUTORY DIRECTOR OF SOCIAL CARE SERVICES' ANNUAL REPORT 2021/22

[Note:

- Councillors S. Godfrey-Coles and K. Madge having earlier declared an interest in this item, re-iterated their declaration on this item and remained in the meeting for its consideration but did not vote.
- Cllr. Palfreman having earlier declared an interest, re-iterated his declaration on this item and remained in the meeting for its consideration but did not vote. Cllr Palfreman had received a dispensation from the Standards Committee to speak but not vote.]

The Council was informed that the Cabinet, at its meeting held on the 17th October 2022 (minute 7 refers), had considered the 2021/22 Annual Report of the Statutory Director of Social Care Services.

The report, presented by the Cabinet Member for Social Care and Health and the Statutory Director of Social Services, provided an overview of performance in 2021/22 as well as an assessment on future provision, together with strategic priorities for 2022/23. The report also outlined the challenges of an unprecedented year due to COVID 19 and highlighted those areas to be developed in the current year.

There was a statutory requirement for the Director of Social Services to report annually to Council on the delivery of services and performance as well as plans for the improvement of the whole range of social services.

Council members paid tribute to the staff working across the health and social services during what had been a challenging period and thanked the Statutory Director of Social Services for his dedication to the service and hard work in providing a comprehensive report.

The Cabinet Member for Social Care and Health and the Statutory Director of Social Services responded accordingly to the queries raised.

RESOLVED that the Annual Report of the Statutory Director of Social Services on the Performance of Social Care Services in Carmarthenshire 2021/22 be approved.

6.2. APPROVAL OF THE WEST WALES CARE PARTNERSHIP'S DEMENTIA STRATEGY

[Note: Cllr. Palfreman having earlier declared an interest in this item, reiterated his declaration and remained in the meeting for its consideration but did not vote. Cllr Palfreman had received a dispensation from the Standards Committee to speak but not vote.]

Council was informed that the Cabinet, at its meeting held on the 17th October 2022 (minute 7 refers), had considered the West Wales Care Partnership's Dementia Strategy. The Strategy, recommended for approval, had been produced in partnership with Carmarthenshire, Ceredigion and Pembrokeshire County Councils, the Health Board and third sector partners as well as people living with dementia, their carers and family members across West Wales.

The Cabinet Member for Social Care and Health, in presenting the report highlighted that the Strategy supported several key objectives within the Corporate Plan and the Council's Wellbeing Objective to support older people to age well and maintain dignity and independence in their later years. Furthermore, Carmarthenshire County Council's approval of the strategy was simultaneously going through the democratic process in Ceredigion and Pembrokeshire and had already been approved by the Health Board. Approval of the Strategy would enable services to be delivered in line with the needs of the community.

RESOLVED that the West Wales Care Partnership Dementia Strategy be approved.

6.3. WEST WALES CARE PARTNERSHIP POPULATION ASSESSMENT AND MARKET STABILITY REPORT

[Note:

- Councillor K. Madge having earlier declared an interest in this item, reiterated his declaration and in this item remained in the meeting for its consideration but did not vote.
- Cllr. Palfreman having earlier declared an interest in this item, reiterated his declaration and remained in the meeting for its consideration but did not vote. Cllr Palfreman had received a dispensation from the Standards Committee to speak but not vote.]

The Council was informed that the Cabinet, at its meeting held on the 17th October 2022 (minute 9 refers), had considered the West Wales Care Partnership Population Assessment and West Wales Care Partnership Market Stability Report.

The report summarised the approach that had been taken to produce the report and detailed the key findings and process for publication in order to comply with the Welsh Government guidance.

The Cabinet Member for Social Care and Health reported that Population Assessments had to be published once within each local government electoral cycle. The first Population Assessment had been produced in March 2017, the detail of which would be refreshed during 2022. Welsh Government had issued supplementary advice for Regional Partnership Boards regarding the production of the 2022 Population Assessment which had included the need to also produce a separate Market Stability Report.

Both documents, which would inform the West Wales Area Plan and in turn inform regional and local, commissioning intentions would be published by the West Wales Care Partnership on the online data portal for the region: Home -West Wales Care Partnership.

The Cabinet Member for Social Care and Health and the Statutory Director of Social Services responded accordingly to the queries raised.

RESOLVED that the findings of the full reports be supported together with the approach taken in publishing them on the Council's website.

7. TO RECEIVE THE REPORT OF THE MEETING OF THE CABINET HELD ON THE FOLLOWING DATES:-

7.1. 3RD OCTOBER, 2022;

RESOLVED that the report of the meeting of the Cabinet held on the 3rd October, 2022 be received.

7.2. 17TH OCTOBER, 2022.

RESOLVED that the report of the meeting of the Cabinet held on the 17th October, 2022 be received.

8. TO CONSIDER THE FOLLOWING NOTICE OF MOTION:-

8.1. NOTICE OF MOTION PROPOSED BY COUNCILLOR ALUN LENNY AND COUNCILLOR KEVIN MADGE

Council considered the following Notice of Motion submitted by Councillor Alun Lenny and Councillor Kevin Madge:-

"Impact of the UK Government's Fiscal Policies on Council Funding

- Council states that further cuts in public spending by the UK Government, mainly resulting from the recent fiscal disaster of its own making, would make it immensely difficult to maintain services in the middle of a cost of living crisis. We agree with the WLGA that central government should step back and seriously consider the effect of its austerity policies on public services.

- Council calls on the UK Government to ensure that the Welsh Government gets sufficient funding to make Revenue Support Grant (RSG) settlements for councils at levels which will enable us to meet ongoing pressures and protect services.
- Council believes that a sufficient level of funding would enable councils to invest in local services in innovative ways in order to support growth, change lives for the better, and help residents through this distressing cost of living crisis.”

The motion was duly seconded.

The proposer and seconder of the Motion were afforded the opportunity of speaking in support thereof and outlined the reasons for its submission, as set out in the Motion.

A number of statements were made in support of the Motion.

RESOLVED that the Motion be supported.

9. PUBLIC QUESTIONS (NONE RECEIVED).

The Chair advised that no public questions had been received.

10. QUESTIONS BY MEMBERS:-

10.1. QUESTION BY COUNCILLOR KEVIN MADGE TO COUNCILLOR LINDA EVANS, CABINET MEMBER FOR HOMES & DEPUTY LEADER

“With the housing crisis in the Amman Valley and Carmarthenshire getting worse and private landlords making people homeless in addition to the prospect of higher interest rates in the next few months people will lose their homes. I would like to know from the Cabinet Member for Housing what action will be taken to bring the following properties back into public ownership in Garnant. They have been empty for years. In addition when are the 8 proposed new Council houses for Maesybedol going to be built?

1. 232 Cwmamman Road Garnant SA18 1LS
2. 14 Dynevor Road Garnant SA18 1NP
3. 9 Hendre Road Garnant SA18 2BL
4. 11 Hendre Road Garnant SA18 2BL”

Response by Councillor Linda Evans – Cabinet Member For Homes & Deputy Leader:-

First of all, I do share the concerns that Councillor Madge has raised about the housing crises which is impacting all of us across Wales. There is no doubt that the current demand is unprecedented, interest rates have increased, housing prices have increased and the new Renting Homes Act is going to be in force from the 1st December onwards.

This all contributes to the fact that landlords from the Private Sector are leaving the renting housing market at the moment. As a result, it is more important than ever to make sure that we increase the supply of affordable homes as well as managing demand. Thankfully, we are in a better position today than we were back in 2015. By now, we have 1520 of additional affordable homes that people can have access to. Members will be aware that we provide a range of options to increase supply by our new build programme, buying homes on the open market and making sure that we bring empty homes back into use as soon as possible. There are 88,473 homes in Carmarthenshire and at the moment there are 1,983 homes in the private sector that have been empty for more than 6 months.

Back in April, 2015 there were 2,671 empty homes in the County. These figures are testament to the success that the officers have had by working with owners and landlords. The total amount of empty homes has slowly reduced over the last few years, during 2021/22 we managed to get 152 empty homes back into use and Carmarthenshire was the second best in Wales. In 2020/21, we managed to get 168 homes back into use.

I would like to take the opportunity to thank Gareth Williams and his team for their tireless commitment. But of course, I am the first to admit and appreciate that there is more to be done and that is why we have set up an internal Improvement Board to make sure that we do everything we can to bring empty homes back into use.

We will very shortly be introducing a new empty homes plan which will lead to targeted intervention that we know from experience so far that taking action like this will lead to positive outcomes, either via advice and support or via enforcement.

We are also considering a council tax premium on empty homes. An intervention like this will also link with our wider strategic priorities of meeting the need for homes, supporting our regeneration initiatives and responding to empty homes that are causing a nuisance or that are attracting anti-social behaviour.

I hope this shows clearly our continuous priorities to bring empty homes back into use and can I ask kindly to Members, never to disregard how complex and how much time and emotion that goes into the process of dealing with empty homes. You have to deal with every property individually and with individual owners. Finally, with local matters that have been raised and the matter talking about specific properties, Councillor Madge is one of our most experienced Councillors and is aware that naming and discussing individual properties is not something appropriate or responsible to do in the Chamber. So, I will ask kindly to Councillor Madge to go through the usual process of raising local via the Democratic Services system and as I have said if any Councillor wants any more information or an explanation, I would be willing to organise a meeting between us and the appropriate Officers.

In relation to the houses that were supposed to be built in that area, I understand from Officers that has been responded to already. Thank you.

Supplementary Question by Councillor Kevin Madge.

My question is, can we have a debate in this Council with a plan, some of the matters raised in this question that we can all debate our housing needs in every ward. Because, every ward needs to be debated and can I have assurances that in due course we can have a major debate and I thank the Cabinet Member in what she says and I understand the system and I like some of us here get frustrated in progress. Can we have a major debate and that we can raise matters in our own wards for major debate. Thank you.

Response by Councillor Linda Evans – Cabinet Member For Homes & Deputy Leader:-

I understand that empty homes impacts everybody and I would be happy if we did not have any empty homes in the County, but that is not possible of course, because empty homes are always going to come round and round and empty homes have to be empty for at least 6 months before we are able to do anything about them.

I can tell you of the 1,900 I spoke about earlier, 55% of those have been empty for less than 6 months. So the process is a long process and where there is probate involved, large families, people moving abroad who own a house in this Country it is a huge process to deal with.

In relation to a debate, of course we have a new Chair on Scrutiny and I know that these debates will happen in scrutiny for any empty homes, then if you do have anything locally please come and speak to me and I will be happy to answer.

DURATION OF MEETING

At 12:52pm the Council's attention was drawn to Council Procedure Rule (CPR) 9 – Duration of Meeting and, as the meeting would have been underway for three hours at 1:00pm, it was therefore

RESOLVED to suspend Standing Orders to allow the remaining items on the agenda to be considered.

10.2. QUESTION BY COUNCILLOR HEFIN JONES TO COUNCILLOR EDWARD THOMAS, CABINET MEMBER FOR TRANSPORT, WASTE AND INFRASTRUCTURE SERVICES.

[Note: Councillor S. Davies having earlier declared an interest in this item, reiterated her declaration remained in the meeting.]

“There are residents of all ages in the rural ward of Llanfihangel Aberbythych, as in other wards county wide who, in the face of spiralling costs, will struggle to fund the running of private transport. Given these circumstances, the need to travel for work purposes, for medical appointments, and to access education and training, will the cabinet member responsible for transport please comment on exploring the utilisation of a bwcabus service - delivered by existing businesses - to plug the gap where the current provision is at best limited?”

Response by Councillor Edward Thomas – Cabinet Member for Cabinet Member for Transport, Waste and Infrastructure Services:-

Thank you for the question. The cost of living crises is affecting us all and indeed the Council. News stories of the weekend highlight the scale of the financial challenge facing Councils across the Country and we have heard further today about the pressures on the Authority.

Bus services across the County are facing the same challenges as energy and fuel costs increase. The sector is also experiencing a shortage of drivers and engineers. All adding to cost pressures in the sector at a time when we are facing budget restrictions. Currently, your ward is serviced by several routes to 276, 278, 279 and 284 local services unfortunately only run once a week the 280 which runs from Monday to Saturday and then the X14 Builth Wells to Carmarthen Services also covers your area but only on a Friday.

The Council has developed the Bwcabus services in areas of the County, but like all services investments are required to sustain the services. The Council is currently working with regional partners, the Welsh Government and Transport for Wales on the future plans for bus services as part of the South West Wales Metro. We are also working with community transport sectors to explore opportunities for the development of community transport in hard to reach areas of the County.

I will continue to press for government investment in rural areas to sustain connectivity and access to services for all our communities. Thank you.

Supplementary Question by Councillor Hefin Jones.

Thank you Councillor Thomas for the response. Given that you mention that the continued efforts to improve connectivity we need to be aware that 16-20 year olds 40% of them according to Welsh Governments own survey states that the public transport is the stumbling block for them to access further training. Councillor Thomas rightly outlined the difficulties around labour availability and increased costs. Acutely aware of the additional funding that was offered to keep busses on the road during Covid, my question would be is it now time that we take prudence into consideration and instead of seeing empty busses often running around the County. Mr Lee Waters MS has spoken at length about sustainability drive in the transport sector, can we ask then what is the state of dialogue between this Authority and the Deputy Minister for Climate Change, Mr Waters MS and his team for us to press ahead with this agenda. Thank you.

Response by Councillor Edward Thomas – Cabinet Member for Cabinet Member for Transport, Waste and Infrastructure Services:-

I can assure Cllr Jones that we are in dialogue with him, in fact the Leader Councillor Price and I have a meeting scheduled with Mr Lee Waters, Deputy Minister on 28th November where a lot of these matters will be raised and we will try and keep this Council in the loop.

The Council is working on the sustainability of the Bwcabus and the flexi model service provision, existing services has received European funding to make it possible and discussions on future investments and developments are live. I would reiterate that the public and community requires investment from the Welsh Government as part of a balanced transport system. The private car is the often the dominant mode of travel especially for those living in the rural areas.

The provision of transport is complex and of course it's a derived demand and often people will want to travel at the peak hours and as you quite rightly said buses are empty during the rest of the day. In the quieter off peak, we encourage people to use services which are available when the Bwcabus and flexible services over the more conventional services. The development of the metro for the whole of South and West Wales will be vital in support in the recovery of accessibility and connectivity across the region if the Welsh government is to achieve its ambitions target of model shift to more sustainable forms of transport. We will continue to press the case for investment within the County.

10.3 QUESTION BY COUNCILLOR KEVIN MADGE TO COUNCILLOR JANE TREMLETT, CABINET MEMBER FOR HEALTH & SOCIAL SERVICES.

“Could I have an update from the Cabinet Member on the following services and budgets at the Day Centre:-

1. Could I have an update on the attendance at the centre since the last County Council meeting on 28th September;
2. What is the current budget for Cwmaman Centre and what is the underspend for 2022/23;
3. Could you give me an update on the upgrading works which needs to be carried out at the centre kitchen;
4. Could I ask the Cabinet Member where are the elderly people in the Amman Valley in their 80s and 90s going to go when they can't heat their homes this winter when the day centre is closed.”

Response by Councillor Jane Tremlett – Cabinet Member for Cabinet Member for Health and Social Services:-

Thank you for your question. As you know, I and officers have met with you in person and on Teams on many occasions pre, during and post pandemic to discuss this Local matter.

Points 1 2 & 3 are specific operational questions which officers are happy to answer in writing through the usual Democratic Services Cllrs. Inquiry route. As Cabinet Member I see all enquiries and responses and monitor issues raised and am happy to follow up with members should they wish.

Point 4 - As a Council we recognise with the cost-of-living crisis, and in particular escalating energy costs, Carmarthenshire residents are concerned about how they can heat their homes during this winter. The Council is inviting those who wish to spend the day in a warm, friendly and welcoming environment to do so in one of the three main libraries, Carmarthen, Ammanford and Llanelli where people will be able to enjoy refreshments, television, computers and newspapers and where staff will be on hand with advice about the cost of living and how to access potential support.

In addition, local communities can apply for funding to provide Warm Welcome spaces in their community halls and meeting places. New or existing projects can apply. The Warm Welcome Spaces scheme is funded through the Council's Poverty Fund. Applications can be made until 18th November and must be used by March 2023.

Maximum is £10,000 and Minimum is £1,000 and can be used for a number of purposes including development of Community Cafes where residents of all ages can meet and socialise and reduce social isolation; Growing projects, Fuel clubs etc., etc.

Supplementary Question by Councillor Kevin Madge.

I am afraid that the answer I have had is not acceptable. In the last September meeting the Cabinet member said that there were 20 clients so I would like it to be recorded in the minutes those questions need to be answered. It is for the whole of the Amman Valley not just me and my ward.

Are we saying that the Day Centre no longer exists, the question is that a library is more important now to warm up elderly people in the Amman Valley rather than a Day Centre? Is that now more important, a library? So elderly people in Garnant now have to go down to Ammanford to warm up in the library before they can go to a Day Centre? I am outraged at that answer, thank you.

Response by Councillor Jane Tremlett – Cabinet Member for Cabinet Member for Health and Social Services:-

I will stick with the answer I gave in the first instance, I have given you the opportunity to know what is available in your area and indeed across the whole of Carmarthenshire to the warm welcome places which will be an essential part of helping people through this very desperate winter. Thank you.

11. TO APPROVE THE FOLLOWING CHANGES TO MEMBERSHIP OF COMMITTEES:-

11.1 RESOLVED that the nomination of Councillor Michael Thomas to replace Councillor Shelly Godfrey-Coles as one of the Labour Group's representatives on the Education, Young People and Welsh Language Scrutiny Committee be approved.

11.2 RESOLVED that the nomination of Councillor Shelly Godfrey-Coles to replace Councillor Nysia Evans as one of the Labour Group's representatives on Place, Sustainability and Climate Change Scrutiny Committee be approved.

11.3 RESOLVED that the nomination of Councillor Nysia Evans to replace Councillor Michael Thomas as one of the Labour Group's representatives on Communities, Homes and Regeneration Scrutiny Committee be approved.

12. MINUTES FOR INFORMATION (AVAILABLE TO VIEW ON THE WEBSITE)

The Chair stated that the minutes outlined on the agenda were available for information on the Council website.

CHAIR

DATE

COUNTY COUNCIL 7TH DECEMBER 2022

ANNUAL MONITORING REPORT 2021/22 ADOPTED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN		
Recommendations / key decisions required: <ul style="list-style-type: none"> To consider and approve the Annual Monitoring Report for the adopted Carmarthenshire Local Development Plan (LDP) – (which was submitted to the Welsh Government by 31 October 2022). That the findings and evidence contained within this Annual Monitoring Report be considered as, and inform evidence gathering as part of, the preparation of the revised LDP 2018 -2033. Give officers delegated authority to make typographical or factual amendments as necessary to improve the clarity and accuracy of the Annual Monitoring Report. 		
Reasons: <ul style="list-style-type: none"> To receive and accept the content of the report and the appended Annual Monitoring Report 2021/22. To note the outcomes and baseline data as part of ongoing LDP monitoring and as evidence in respect of the emerging Revised LDP 2018 - 2033. 		
Relevant scrutiny committee consulted YES Communities, Homes and Regeneration Scrutiny 16/11/2022		
Cabinet Decision Required considered at pre-cabinet 26 September 2022 Council Decision Required YES		
CABINET MEMBER PORTFOLIO HOLDER:- Cllr. A. Davies		
Directorate Environment Name of Head of Service: Rhodri Griffiths Report Author: Ian Llewelyn	Designations: Head of Place and Sustainability Forward Planning Manager	Tel Nos. 01267 246270 E Mail Addresses: RGriffiths@sirgar.gov.uk 01267 228816 IRLlewelyn@sirgar.gov.uk

EXECUTIVE SUMMARY COUNTY COUNCIL 7th DECEMBER 2022

ANNUAL MONITORING REPORT 2021/22

ADOPTED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

This report follows the adoption of the Carmarthenshire Local Development Plan (LDP) and presents the latest Annual Monitoring Report (AMR). The AMR has been prepared in accordance with the provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005.

The Planning and Compulsory Purchase Act 2004 requires each Local Planning Authority to prepare an Annual Monitoring Report (AMR) on its LDP following adoption and to keep all matters under review that are expected to affect the development of its area. Under the Act, the Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government, and publication on the Carmarthenshire County Council's website by 31st October each year following plan adoption.

Following consideration of the 2016/17 AMR it was resolved to prepare a Review Report into the LDP. This was considered at the meeting of Full Council on the 10th January 2018, which resolved to commence preparation of the Revised LDP 2018 – 2033.

Whilst the preparation of the Revised LDP continues, the Council is still required to prepare AMRs with the information and data produced used as evidence in the preparation of the Revised Plan.

A copy of the emerging draft AMR is appended as part of this report. It should be noted that the content of the AMR and this report will develop as further evidence and data becomes available ahead of reporting to County Council.

2. Background

As part of the requirement to monitor the implementation and effectiveness of the adopted LDP, Carmarthenshire County Council is required by the Welsh Government to produce and submit an Annual Monitoring Report (AMR).

This represents the latest AMR following the LDP's formal adoption on the 10th December 2014 and is to be submitted by the 31st October, with its preparation an integral component of the statutory development plan process.

Covering the period of 1st April 2021 to 31st March 2022 this AMR assesses the progress in implementing LDP policies and proposals. It provides the basis for monitoring the effectiveness

of the LDP and determines whether any revisions to the Plan are necessary. This, and other AMRs will aim to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are operating and functioning effectively. It also assesses the impact the LDP is having on the social, economic, and environmental well-being of the County and identifies any significant contextual changes that may influence the Plan's implementation or future review.

3. Content and Structure

The AMR is the principle means for measuring the success in implementing the Plan's policies. In recognition that measuring implementation is a continuous part of the plan making process, the monitoring of the Plan provides the connection between: evidence gathering; plan strategy and policy formulation; policy implementation; evaluation, and plan review.

The AMR also includes an analysis of the Strategic Environmental Assessment/ Sustainability Appraisal.

4. LDP Monitoring Framework

The LDP Monitoring Framework identifies a series of targets and indicators with defined triggers for further action. These have been developed in accordance with Welsh Government Regulations and guidance and was considered at the Examination into the Carmarthenshire LDP and within the Inspector's Report.

The AMR utilises a traffic light system in monitoring its policies which allow for a visual interpretation on the success, or otherwise. This is supported by the accompanying explanatory narrative which assesses the respective success or failure against each indicator, with a series of options available to respond to any emerging issues.

5. Summary of Key Outcomes

An overview of the key findings from the 2021/22 AMR is set out below:

- A total of **490** new homes were completed across the monitoring period covered in this AMR (1st April 2021 to 31st March 2022). **365** new homes on large sites (>5 dwellings), and **125** on small sites (<5 dwellings).
- During 2021/22, **92.3%** of all housing developments were permitted on allocated sites. This compares to 96.4% during 2020/21.
- The distribution of these planning permissions was as follows:
 - Growth Areas: – 77.3%
 - Service Centres: – 13.5%
 - Local Service Centres: – 1.4%,
 - Sustainable Communities: – 7.8%.
- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with **238** dwellings being granted (made up of 62 on large sites, and 193 on small sites).
- In relation to affordable housing 187.4 units were permitted, this is compared to the 84.8 units during the 2020/21 AMR period.

- Employment sites allocated within the Plan with planning permission has increased to **33.76 ha** during this AMR period.
- Vacancy rates within the identified primary Retail Frontages as follows:
 - Carmarthen - 14.1%
 - Llanelli - 22.9%
 - Ammanford - 9.5%
- Local Development Orders (LDO) are in operation for Ammanford and Carmarthen Town Centres. These reflect the focus on town centre regeneration and the need to respond positively to the impacts arising from Covid – 19 and the challenges across our high streets. Further information on the Town Centre LDOs, can be found on the dedicated LDO webpage.
- Welsh Language – The LDP continues to deliver development in a manner consistent with its Welsh Language policy, supporting development at a suitable rate to support the future of the Welsh language. **No** applications have been approved within linguistic sensitive areas without suitable consideration being given to mitigation measures or the suitability of the development to deliver housing for the local population. In addition, CCC continues to promote and encourage bilingual advertisements throughout the County, promoting the important role which the Welsh language plays in Carmarthenshire's communities.
- Caeau Mynydd Mawr SAC – the 2020/21 AMR indicated that 41.25 ha of land in good condition was being managed on 26 sites. A further 37.96 ha of land was also rated in good condition giving a total of 79.21 ha (source: PIMS Action progress reports). Subsequently, a new site has been identified as a suitable habitat for the marsh fritillary butterfly. However, at the time of preparing this AMR a habitat survey has not yet been undertaken due to the fact habitat surveys can only take place later in the year.
- **No** planning permissions for 'highly vulnerable' developments were permitted within the C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.
- Planning permission has been granted for renewable energy and heat projects that have the potential to contribute a total of **6.78 MW**; and
- Mineral's data indicates that the current hard rock landbank for Carmarthenshire is at least **86 years**. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion. The combined landbank is at least **10 years** supply.

6. AMR Conclusions and Recommendations

Whilst it is considered that there has in the main been positive progress in implementing many of the adopted Plan's policies and objectives, there are elements and components which are not delivering as intended. These are reflected in the content of the AMR with each monitoring measure accompanied by a commentary which provides a context on the performance as recorded as well as where appropriate identified mitigation in addressing any underperformance. It should be noted that some elements of the Plan its performance have been impacted by the Covid-19 Pandemic and the associated restrictions. In this respect some of the findings of this AMR inevitably reflect the challenges experienced by some sectors and society.

It should also be noted that preparation of the Revised LDP will address elements of under performance and or where contextual changes require alternative approaches.

7. Next Steps

The AMR has, in accordance with the Council's statutory duty, been submitted to the Welsh Government and published on the Council's website by 31st October. This publication following County Council approval will be accompanied by an informal consultation which will afford interested parties the opportunity to comment on the key issues raised. Whilst not a statutory requirement, such a consultation provides an important opportunity for views to be submitted, and where appropriate for those views to contribute to the content of subsequent AMRs.

The content of this AMR, along with that of the previous three documents, will be used to inform the preparation of the Revised LDP 2018 – 2033 and its associated evidence base.

DETAILED REPORT ATTACHED?

YES

IMPLICATIONS

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

Signed: **R Griffiths**

Head of Place and Sustainability

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

1. Policy, Crime & Disorder and Equalities

The AMR in monitoring the implementation of the LDP's policies and provisions, builds on the links and strategic compatibility between it and Carmarthenshire County Council's well-being objectives. It also ensures alignment with the national Well-being Goals set out within the Well-being of Future Generations Act 2015. Through its land use planning policies, the Revised LDP will seek to promote the principles of sustainability and sustainable development by facilitating the creation of communities and local economies which are more sustainable, providing access to local services and facilities and reducing the need to travel.

The integration of sustainability as part of the preparation of the LDP is reflected in the undertaking of a Sustainability Appraisal and Strategic Environmental Assessment reflecting national and international legislative requirements. The AMR in considering matters of sustainability, further monitors the outcomes of the Plan in light of the Sustainability Appraisal indicators.

The AMR considers key national legislative changes including the requirements emanating from the Wellbeing of Future Generations Act and the Council's Well-being Objectives and the implications for the LDP. In this respect, the AMR undertakes a compatibility analysis of the LDP and the National and local Well-being Objectives. It is also noted that the LDP review will need to ensure the requirements emanating from the Act are fully and appropriately considered with the Plan.

2. Legal

The preparation and publication of the AMR ensures the Council meets its requirements in respect of the Planning and Compulsory Purchase Act 2004 which requires each Local Planning Authority to prepare an Annual Monitoring Report (AMR) on its LDP. It also fulfils the requirements of section 76 of the Act in keeping all matters under review that are expected to affect the development of its area. The Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government, and publication on the Carmarthenshire County Council's website by 31st October each year following plan adoption.

Section 69 of the 2004 Act requires an LPA to undertake a review of an LDP and report to the Welsh Government at such times as prescribed (Regulation 41).

3 Finance

Financial costs to date are covered through the financial provisions in place - including reserves.

6. Staffing Implications

It is anticipated that the ongoing monitoring of the LDP and the preparation of the Revised LDP will be accommodated in the main by utilising the existing staff structure.

7. Physical Assets

Whilst not a consideration in respect of the content of the AMR, its monitoring outcomes in informing the preparation of the Revised LDP will impact on Council land and property holdings through their inclusion or otherwise for potential development purposes. This will have implications on potential disposal and land valuations and consequently capital receipts.

CONSULTATIONS

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

Signed: R Griffiths

Head of Place and Sustainability

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

1. Scrutiny Committee

Community and Regeneration Scrutiny Committee

2. Local Member(s)

The content of the AMR will be reported to Council for consideration. Members will be engaged throughout the preparation of the revised LDP. The content of the AMR will be subject to an informal consultation process.

3. Community / Town Council

Town/Community Council(s) will be a specific consultee at statutory stages throughout the preparation of the revised LDP. The content of the AMR will be subject to an informal consultation process.

4. Relevant Partners

A range of partners will be specific and general consultees throughout the preparation of the revised LDP. The content of the AMR will be subject to an informal consultation process.

5. Staff Side Representatives and other Organisations

Internal contributions will be sought throughout the preparation of the Revised LDP.

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

Yes

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

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Adopted Local Development Plan		http://www.cartogold.co.uk/CarmarthenshireLDP/index.html
Annual Monitoring Reports		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.YP-7r6hKjIU
Revised Local Development Plan		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/#.YP-8LKhKjIU
Supplementary Planning Guidance		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YP-8E6hKjIU
LDP Review Report		https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf

This page is intentionally left blank

Annual Monitoring Report 2021-2022

Adopted Carmarthenshire LDP

carmarthenshire.gov.wales

Contents

Chapter 1	4
Executive Summary	4
Background	4
Key Outcomes	5
Key Findings	5
Contextual Changes	7
Regional Context	9
Local Context.....	9
Supplementary Planning Guidance.....	10
Local Development Orders	10
Sustainability Appraisal (SA) Monitoring	10
Conclusions and Recommendations	11
Chapter 2	12
Introduction	12
Background	12
LDP Review Report.....	12
Requirement for LDP Monitoring	13
Content and Structure	14
LDP Monitoring Framework.....	15
Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011).....	17
Contextual Information.....	17
National Legislative and Policy Context.....	18
The Wales Act (2017)	18
Planning (Wales) Act 2015	19
Planning Law in Wales - Law Commission Project and Planning Consolidation Bill	19
The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2021.....	20
Future Wales: The National Plan 2040	20
Strategic Development Plans (SDPs).....	20
Well-Being of Future Generations Act 2015	22
Environment (Wales) Act 2016	23
Historic Environment (Wales) Act 2016.....	24

Planning Policy Wales, Edition 11	25
Building Better Places: The Planning System Delivering Resilient and Brighter Futures.....	27
Technical Advice Note (TAN) 15.....	28
Welsh National Marine Plan	30
Local Housing Market Assessments (LHMAs)	31
Planning legislation and policy for second homes and short-term holiday lets	32
Regional Policy Context	33
South West Wales Regional Economic Delivery Plan	33
Swansea Bay City Region	34
• City Deal	34
• Pentre Awel.....	34
• Canolfan S4C Yr Egin	35
• Digital Infrastructure.....	35
• Swansea City and Waterfront Digital District	36
• Homes as Power Stations.....	36
• Pembroke Dock Marine	37
• Life Science, Well-being, and Sports Campuses.....	37
• Supporting Innovation and Low Carbon Growth	37
• Skills and Talent	37
Local Context.....	38
Carmarthenshire County Council – Well-being Objectives.....	38
• Public Service Board.....	39
Carmarthenshire Well-being Assessment.....	39
Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 – 2023.....	40
Carmarthenshire Economic Recovery & Delivery Plan	41
Moving Rural Carmarthenshire Forward	42
Net Zero Carbon by 2030.....	43
NRW Phosphate Guidance Edition 2 - Water Quality Matters	45
Summary	46
The Carmarthenshire Context.....	46
Spatial Influences	46
Distribution of Growth	47
Economic Indicators.....	48
Covid – 19 and Brexit	48

Housing	49
House Sales	51
Population and Household Projections	52
Economy.....	53
Welsh Index of Multiple Deprivation	54
Chapter 3 Monitoring Indicators	56
Spatial Strategy	56
Sustainable Development	63
Housing	66
Economy and Employment	81
Retail	84
Transport.....	91
Minerals	95
Renewable Energy	102
Waste Management	105
Environmental Qualities – The Built and Natural Environment	107
Recreation and Community Facilities	125
The Welsh Language	131
Chapter 4	131
Sustainability Appraisal / Strategic Environmental Assessment Monitoring	131
Methodology.....	131
Appendix 1 – Well-being Objectives/Goals Compatibility Analysis	143
A1. Overview	143
A2. The LDP Vision	144
A3. The LDP Strategic Objectives	144
A4. The National Well-being Goals	146
A5. Carmarthenshire Well-being Objectives.....	150
Start well	150
Live well.....	150
Age well	150
In A Healthy, Safe & Prosperous Environment.....	150
Corporate governance	150
Appendix 2: Housing Trajectory.....	153

Chapter 1

Executive Summary

Background

1.1 Under section 76 of the Planning and Compulsory Purchase Act 2004, local planning authorities are required to monitor the implementation of their adopted Local Development Plan (LDP) by preparing an Annual Monitoring Report (AMR).

1.2 This is the sixth AMR following the Council's formal adoption of the Carmarthenshire LDP on the 10th December 2014. This AMR represents the period of 1st April 2021 to 31st March 2022 and is required to be submitted to Welsh Government by 31st October 2021.

1.3 Following the publication of the second Annual Monitoring Report it was considered necessary to undertake a review of the current adopted LDP. The Review Report considered and set out the areas of the LDP which were delivering and performing well, and the areas where changes would be required. In doing so, it concluded that a Revised LDP should be prepared through a full revision process¹. The Review Report was approved at the meeting of County Council on the 10th February 2018.

1.4 The Local Authority is now well into the preparation of the Revised Carmarthenshire LDP 2018-2033. This work has involved undertaking community engagement and partnership working - as well as producing an updated evidence framework. This ongoing work led to the publication of the Preferred Strategy for consultation in December 2018 and the Deposit Revised LDP published for consultation between 29 January 2020 and 27 March 2020. A further 3-week consultation of the Deposit Revised LDP was undertaken between the 11th September and the 2nd October 2020.

¹ Carmarthenshire Local Development Plan – Review Report (February 2018)
<https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf>

1.5 However, following the publication of interim guidance by Natural Resources Wales (NRW) on the impacts of phosphate pollution in protected riverine Special Areas of Conservation (SAC) the progress of the Revised LDP towards adoption has been further impacted. In this regard a report was presented to County Council on the 9th March 2022 to further consider the impacts arising from this guidance and the potential next steps. At this meeting it was resolved to prepare a second Deposit Revised LDP and Revise the Delivery Agreement accordingly.

1.6 This AMR continues to provide an important opportunity for the Council to assess the impact the adopted LDP is having on the social, economic, and environmental well-being of the area. The document sets out a detailed analysis of the way in which the Plan continues to work, from its strategic context, its performance against strategic objectives, and to whether individual policies are achieving their expected outcomes. This document also compares the performance of policy targets against those from previous years. The information contained within this AMR will continue to be utilised to inform future policy and will feed into the preparation of the Revised LDP 2018 – 2033.

Key Outcomes

Key Findings

1.7 Chapter 3 of this AMR considers how the adopted LDP's strategic and general policies are performing against the identified key monitoring targets, and how its strategy and objectives are being delivered. An overview of the key findings is set out below:

- A total of 490 new homes were completed across the monitoring period covered in this AMR (1st April 2021 to 31st March 2022). 365 new homes on large sites (>5 dwellings), and 125 on small sites (<5 dwellings).
- During 2021/22, 92.3% of all housing developments were permitted on allocated sites. This compares to 96.4% during 2020/21.
- The distribution of these planning permissions was as follows:

Growth Areas: – 77.3%

Service Centres: – 13.5%

Local Service Centres: – 1.4%,

Sustainable Communities: – 7.8%.

- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with 238 dwellings being granted (made up of 62 on large sites, and 193 on small sites).
- In relation to affordable housing 187.4 units were permitted, this is compared to the 84.8 units during the 2020/21 AMR period.
- Employment sites allocated within the Plan with planning permission has increased to 33.76 ha during this AMR period.
- Vacancy rates within the identified primary Retail Frontages as follows:
 - Carmarthen - 14.1%
 - Llanelli - 22.9%
 - Ammanford - 9.5%
- Local Development Orders (LDO) are in operation for Ammanford and Carmarthen Town Centre. These reflect the focus on town centre regeneration and the need to respond positively to the impacts arising from Covid – 19 and the challenges across our high streets. Further information on the Town Centre LDOs, can be found on the dedicated LDO webpage.
- Welsh Language – The LDP continues to deliver development in a manner consistent with its Welsh Language policy, supporting development at a suitable rate to support the future of the Welsh language. No applications have been approved within linguistic sensitive areas without suitable consideration being given to mitigation measures or the suitability of the development to deliver housing for the local population. In addition, CCC continues to promote and encourage bilingual advertisements throughout the County, promoting the important role which the Welsh language plays in Carmarthenshire's communities.
- Caeau Mynydd Mawr SAC – the 2020/21 AMR indicated that 41.25 ha of land in good condition was being managed on 26 sites. A further 37.96 ha of land was also rated in good condition giving a total of 79.21 ha (source: PIMS Action progress reports). Subsequently, a new site has been identified

as a suitable habitat for the marsh fritillary butterfly. However, at the time of preparing this AMR a habitat survey has not yet been undertaken due to the fact habitat surveys can only take place later in the year.

- No planning permissions for 'highly vulnerable' developments were permitted within the C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.
- Planning permission has been granted for renewable energy and heat projects that have the potential to contribute a total of 6.78 MW; and
- Mineral's data indicates that the current hard rock landbank for Carmarthenshire is at least 86 years. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion. The combined landbank is at least 10 years supply.

Contextual Changes

1.8 In assessing the performance of the LDP, it is necessary for the AMR to consider any national, regional, and local contextual changes that have occurred in the preceding year, and to consider the consequential impact of these changes on the LDP which may necessitate a review of the Plan.

1.9 The following key documents and publications are considered:

- The Wales Act (2017)
- Planning (Wales) Act 2015
- Planning Law in Wales - Law Commission Project and Planning Consolidation Bill
- The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2021
- Future Wales: The National Plan 2040
- Strategic Development Plans (SDPs)
- Well-Being of Future Generations Act 2015
- Environment (Wales) Act 2016
- Historic Environment (Wales) Act 2016
- Planning Policy Wales, Edition 11

- Building Better Places: The Planning System Delivering Resilient and Brighter Futures
- Technical Advice Note (TAN) 15
- Welsh National Marine Plan
- Local Housing Market Assessments
- Planning legislation and policy for second homes and short-term holiday lets
- South-west Wales Regional Economic Delivery Plan
- Swansea Bay City Region
- Carmarthenshire County Council - Well-being Objectives
- Carmarthenshire Well-being Assessment
- Moving Forward in Carmarthenshire – The Council's New Corporate Strategy 2018 - 2023
- Carmarthenshire Economic Recovery & Delivery Plan
- Moving Rural Carmarthenshire Forward
- Net Zero Carbon by 2030
- NRW Phosphate Guidance Edition 2 - Water Quality Matters

1.10 Whilst some of these identified changes are profound in terms of the future direction of planning at a national level, it is the content of both Future Wales: the national plan 2040 and Planning Policy Wales (Edition 11) which have a notable direct and immediate impact for the ongoing and future implementation of the adopted LDP. The implications of both will however be matters considered through the preparation of the Revised LDP 2018 – 2033.

1.11 Evidential work on population, household and economic growth will play a fundamental role in informing the content of the revised LDP, and it will support the future growth requirements for the Plan area.

1.12 The publication of Future Wales: the national plan 2040 is noted, and its content and provisions will be considered as the Revised LDP 2018 – 2033 progresses through its preparatory process.

Regional Context

1.13 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. The role of the LDP in guiding and supporting the City Region's aspirations will be central to its success, and its continued progress will be monitored.

1.14 The £1.3 billion Swansea Bay City Deal was signed in March 2017. The deal will transform the economic landscape of the area; boost the local economy by £1.8 billion; and generate almost 10,000 new jobs over the next 15 years. There is reference to 11 major projects overall, with the following specific projects proposed for Carmarthenshire:

- A Wellness and Life Science Village in Llanelli; and
- A creative industry project at Yr Egin in Carmarthen.

1.15 The signing of the City Deal represents a significant and landmark moment within the region in terms of its economic benefits and job creation opportunities. In land use terms the LDP provides a positive and proactive framework to facilitate this and is well placed to support the delivery of the City Deal.

Local Context

1.16 There was a clear synergy between the LDP and the former Integrated Community Strategy which is exemplified through the commitment to a sustainable Carmarthenshire, with the adopted LDP providing a land use expression to this objective. This remains the case with the Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023 and its objectives these on-going linkages will be further embedded as we progress through the preparatory process for the Revised LDP 2018 - 2033.

1.17 The Well-being of Future Generations (Wales) Act 2015 requires the Council as a representative of the Public Service Board to prepare a Well-being Plan. The Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023 was published in May 2018 and will be monitored to ensure continuity of purpose and content with the LDP. In this respect the National and the Council's Well-being Objectives are considered and discussed as part of a compatibility analysis with the objectives of the LDP. Reference is made to Appendix 1 of this Report in this regard. Reference should also be had to the content of the LDP Review Report.

1.18 In summary, the relevant contextual changes captured within this report will be fully considered as part of the preparation of the Revised LDP 2018 - 2033.

Supplementary Planning Guidance

1.19 A number of Supplementary Planning Guidance (SPG) documents have been published which elaborate on and support the interpretation and implementation of the LDP and its policies and provisions. Reference should be given to Chapter 2 of this AMR. SPG preparation and adoption will continue where necessary. Consideration will be given to the future requirements for SPG emanating from the content of the Revised LDP 2018 - 2033.

Local Development Orders

1.20 As part of the Council's Covid recovery and to reflect its impacts on, and the changing shape of our town centres, two LDO's have been prepared in relation to Ammanford and Carmarthen Town Centres. Both LDOs have been adopted and are in operation.

Sustainability Appraisal (SA) Monitoring

1.21 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this, the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken.

1.22 Some of the tangible outcomes to emerge from the review included confirmation of the designation of three separate Air Quality Management Areas (AQMAs) in Llandeilo, Carmarthen, and Llanelli respectively.

1.23 Whilst none of the indicators are deleted, it should be noted that the commentary column makes it clear where information is unavailable and/or not applicable. In some instances, information is no longer available (or relevant); in other instances, the data available is of insufficient detail to enable useful monitoring. There will be opportunities to work alongside colleagues in Corporate Policy in future years to develop an integrated review of the social, economic, and environmental baseline – such an approach will also inform what we monitor as part of the Revised LDP

Conclusions and Recommendations

1.24 This AMR is the sixth monitoring report following the adoption of the LDP in December 2014. The findings of the AMR provide an important opportunity for the Council to continue to assess the effectiveness of the Plan. In doing so, it is essential to recognise that this report follows the commencement of the preparation of the Revised LDP 2018 – 2033.

1.25 The production of AMR's remains relevant particularly in collating evidence which supports the preparation of the Revised LDP.

1.26 Whilst it is considered that progress has been made in implementing many of the adopted Plan's policies and objectives, there are elements and components which are not delivering as intended. These may be due to a number of factors as discussed within this document; however, it is clear the impact of Covid has been a wide ranging one and remains an ongoing economic consideration. How national and local governments respond will contribute significantly to the shape of our communities and economies. Consequently, significant regard will be had to the need to respond to the changes arising from plans strategies both nationally and locally and in tackling the challenges associated with post Covid recovery. Such matters will be appropriately considered and where applicable accommodated as part of the Revised LDP.

Chapter 2

Introduction

Background

2.1 The provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005, places a requirement on Carmarthenshire County Council as the Local Planning Authority (LPA) to prepare a Local Development Plan (LDP) for its administrative area. The LDP was adopted at the meeting of County Council on the 10th December 2014 and sets out the Authority's policies and proposals for the future development and use of land. The LDP superseded the previous Unitary Development Plan (UDP) and is used to guide and control development providing the foundation for consistent and rational decision making, and in guiding future opportunities for investment and growth. Its policies and proposals include land-use allocations for different types of development (i.e., housing, employment, retailing, education, open space etc.) as well as criteria for assessing individual proposals. The Plan has a direct effect on the lives of every resident of the County as well as major implications on investment programmes, other plans and strategies, communities, and landowners alike. In doing so, it provides a measure of certainty about what kind of development will, and will not, be permitted in particular locations during the Plan period. The Plan area excludes the part of the County contained within the Brecon Beacons National Park, where the Park Authority should be contacted in respect of the development plan and development proposals in that area.

LDP Review Report

2.2 Following the findings and recommendations of the second AMR (2016/2017), it was resolved to prepare a Review Report into the LDP and to consider the issues arising in relation to its delivery and implementation. During the preparation of the LDP Review Report, it was clear that the scale and implications of the highlighted issues were such that these could only be accommodated through a full revision process.

2.3 In addition, the adopted LDP was going into the last 4 years of the Plan's life, and the review highlighted the need to commence with a revised plan to replace the

current LDP ahead of its expiration at the end of 2021. Note: *subsequent guidance from the Welsh Government indicates that by virtue of its adoption in 2014 the fixed term requirement for LDP's does not apply in relation to the Carmarthenshire Adopted Plan. Consequently, the current Adopted Plan remains extant until superseded by the Revised LDP.*

2.4 In light of these issues, the meeting of Full Council on the 10th January 2018 resolved to formally proceed with the preparation of a Revised LDP for Carmarthenshire.

2.5 The content of the LDP Review Report, and the findings of the six AMRs will be utilised as evidence in guiding and informing its content and any evidential requirements that emerge.

Requirement for LDP Monitoring

2.6 **The Planning and Compulsory Purchase Act 2004** (The Act) requires each LPA to prepare an Annual Monitoring Report (AMR) for its LDP following adoption, and to keep all matters under review that are expected to affect the development of its area. In addition, under section 76 of the Act, the Council has a duty to produce information on these matters in the form of an AMR for submission to the Welsh Government (WG), and publication on the Carmarthenshire County Council's website by 31st October each year following plan adoption. The preparation of an AMR is therefore an integral component of the statutory development plan process.

2.7 Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 requires an AMR to identify any policies specified that are not being implemented.

2.8 Where such a policy is identified the AMR must include a statement identifying:

- The reasons why the policy is not being implemented.
- The steps (if any) that are intended to be taken to enable the policy to be implemented; and,
- Whether a revision to the plan to replace or amend the policy is required.

2.9 The AMR is also required to specify:

- The housing land supply from the current Housing Land Availability Study; and,
- The number (if any) of net additional affordable and general market dwellings built in the LPA's area.

Content and Structure

2.10 The AMR is the main mechanism for measuring the implementation and the success of the Plan's policies and reports on issues which impact upon the Plan's objectives. The AMR also analyses the effectiveness and continued relevance of the Plan's policies in light of national policy and contextual changes. The findings of the AMR could result in amendments to policies in order to improve their effectiveness and may result in a review of part, or of the whole Plan.

2.11 Monitoring is a continuous part of the plan making process. It provides the connection between evidence gathering, plan strategy and policy formulation, policy implementation, evaluation, and plan review. It also, through the publication of the AMR, assists in improving the transparency of the planning process, and keeps stakeholders, the community and business groups informed of development plan issues.

2.12 The LDP Manual Edition 3 (2020) supplements the above requirements for monitoring.

2.13 It is not realistic or necessary for all the LDP's policies to be monitored as this would lead to an unnecessarily large and complicated document. Consequently, the LDP through its AMR will assess the performance of policies in achieving the integrated plan objectives. It assesses the extent to which LDP strategies, policies and key sites are being delivered and is the main mechanism for reviewing the relevance and success of the LDP.

2.14 The content of this AMR is therefore as follows:

- **Executive Summary**
- **Introduction:** introducing the AMR, outlining the requirement for LDP and SEA/SA monitoring and the structure of the AMR.
- **Contextual Changes:** Setting out any changes in circumstances outside of the remit of the Plan including those relating to legislation and national policy that could impact on the policy framework of the LDP.
- **LDP Monitoring framework:**
 - **LDP Monitoring:** Outline the findings of the monitoring framework including the identification of policies in respect of the identified targets and triggers. It includes an assessment of any mitigating circumstances and where appropriate, a recommended action to ensure the policies' successful implementation.
 - **Sustainability Appraisal Monitoring:** Outline the findings of the Plan's monitoring against the indicators identified in the SA/SEA.
- **Conclusions and recommendations:** Statement of any actions arising from the monitoring outcomes.

LDP Monitoring Framework

2.15 The monitoring framework is set out in Chapter 7 of the LDP and comprises a series of targets and indicators with defined triggers for further action. The monitoring framework was developed in accordance with the above Welsh Government Regulations and guidance on monitoring and was subject to consideration at the Examination in public and through the Inspector's Report into the Carmarthenshire LDP. The monitoring framework set out within the LDP forms the basis of this AMR.

2.16 This AMR utilises a traffic light system in monitoring its policies. This allows a readily available visual interpretation on the Plan's success, or otherwise. However, this should be qualified through an understanding of the accompanying explanatory narrative. The circumstances where a monitoring indicator has not met its target, or where an assessment trigger has been activated, this indicator and narrative is considered to assess the conditions influencing its failure to meet the target and the impacts on policy implementation.

Policy target is being achieved or exceeded.	Green
Policy targets not currently being achieved as anticipated, but it does not lead to concerns over the implementation of the policy.	Yellow
Policy target is not being achieved as anticipated with resultant concerns over implementation of policy.	Red
No conclusion to be drawn – limited data available.	

2.17 The following options are available to the Council in association with each of the indicators and their triggers and will be considered as evidence in the preparation of the revised LDP 2018 - 2033. This AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

- **Continue Monitoring:** Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review of the policy.
- **Officer / Member Training required:** Where indicators associated with planning applications suggest that policies are not being implemented as they were intended, and further officer or Member training is required.
- **SPG / Development Briefs required:** Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period and as part of the Revised LDP, 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 consider engaging with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
- **Policy Research / Investigation:** Where monitoring indicators suggest the LDP policies are not being as effective as intended, further research, investigation, and evidence gathering will be undertaken to inform any decision to formally review the policy.
- **Review Policy:** Where monitoring indicators suggest that amendments to the LDP are required, these will be considered as part of the revision of the LDP.

Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011)

2.18 The SA-SEA (SA) Report, which accompanies the Adopted LDP, identifies baseline indicators for SA monitoring. Reference should be made to Chapter 4 where the SA monitoring for this AMR is set out.

2.19 It is considered that the SA monitoring can inform the overall analysis of the performance of the LDP. It is however noted that the SA monitoring process should not be undertaken in isolation of the Plan's monitoring. It should assist in informing an overall picture in terms of the environmental, economic, and social conditions of the County.

2.20 The SA will be subject to review and revision in line with the commitment to prepare the Revised LDP 2018 – 2033.

Contextual Information

2.21 In considering the performance and implementation of the LDP, it is necessary to also consider any contextual changes that have occurred during the previous year which may have affected the delivery of the Plan. This includes local, regional, and national considerations, recognising that the LDP should not be considered in isolation, and that its delivery may be impacted upon by a range of external and other factors.

2.22 This AMR identifies relevant changes to national planning policy where there may be implications for the LDP and the preparation of the Revised LDP. Further reference may also be had to key contextual documents and considerations. Such examples whilst not necessarily having occurred during the AMR period may by virtue of their importance and relationship to the Development Plan process require specific consideration in developing the Revised Plan.

2.23 Additionally, it will identify the factors that may have influence on the implementation of the LDP and the preparation of the Revised LDP. This will be

supplemented through additional reference to contextual changes within the policy monitoring outcomes: -

- National Context;
- Regional Context; and,
- Local Context.

National Legislative and Policy Context

The Wales Act (2017)

2.24 The Wales Act 2017 received Royal Assent on the 31st January 2017. Whilst outside this AMR period, it remains a key contextual legislative change in that it provides the National Assembly for Wales with the power to legislate on any subject other than those which are reserved to the UK Parliament. The Act implements elements of the St. David's Day agreement which required legislative changes and is aimed at creating a clearer and stronger settlement in Wales which is durable and long-lasting. In particular, the Wales Act amends the Government of Wales Act 2006 by moving to a reserved powers model for Wales.

2.25 The 2017 Act devolved further powers to the Assembly and the Welsh Ministers in areas where there was political consensus in support of further devolution. These include:

- Devolving greater responsibility to the Assembly to run its own affairs, including deciding its name;
- Devolving responsibility to the Assembly for ports policy, speed limits, bus registration, taxi regulation, local government elections, sewerage and energy consenting up to 350MW (see below for additional detail);
- Devolving responsibility to Welsh Ministers for marine licensing and conservation and energy consents in the Welsh offshore region; and extending responsibility for building regulations to include excepted energy buildings;
- Devolving power over Assembly elections;
- Devolving powers over the licensing of onshore oil and gas extraction;

- Aligning the devolution boundary for water and sewerage services along the border between England and Wales; and,
- Establishing in statute the President of Welsh Tribunals to oversee devolved tribunals and allowing cross-deployment of judicial office holders.

Planning (Wales) Act 2015

2.26 The Planning (Wales) Act 2015 gained Royal Assent on 6 July 2015 and is outside the monitoring period of this AMR. It is however by virtue of the changes it instigates of continued relevance in contextual terms. It sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development.

2.27 In terms of the development plan, the 2015 Act seeks to strengthen the ‘plan led’ approach with the LDP retaining a fundamental role. It further supplements the current plan led system by introducing a legal basis for the preparation of a National Development Framework (NDF), now titled Future Wales at a national level, and regional Strategic Development Plans (SDPs) to address cross-boundary issues such as housing, employment, waste, and transport.

Planning Law in Wales - Law Commission Project and Planning Consolidation Bill

2.28 The future of Welsh law: A programme for 2021-2026 was announced and published by the Government in September 2021 confirming our formal commitment to the delivery of a Planning Consolidation Bill. The Bill forms an important part of this programme and is an area of work the Government has wanted to bring forward in light of the Law Commission’s detailed review of planning law in Wales and its long-held view about the complexity of this area of law.

2.29 The Welsh Government continues to work closely with the Law Commission on the production of the Bill, which is being informed by the Report and the interim and detailed Government responses to their recommendations.

The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2021

2.30 The order came into force on 30 April 2021. The statutory instrument has inserted temporary “Recovery PDRs” into the Town and Country Planning (General Permitted Development) Order 1995. The new part 4A and amendments to part 42 in schedule 2 to the order include a number of permitted development amendments to support businesses, creating greater flexibility for a temporary period in response to the challenges presented by COVID-19 recovery.

2.31 Local planning authorities should be mindful of the extension of emergency permitted development rights for local authorities and NHS bodies and will mean permission for the first coronavirus related developments such as field hospitals and body stores will start to expire at the end of September. The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2021 came into force on 29 March 2021. Local planning authorities should reach out to their emergency planning and NHS colleagues now, to ensure any ongoing permission to retain the development is secured in good time.

Future Wales: The National Plan 2040

2.32 Future Wales was published by the WG on 24th February 2021. It is a 20-year plan with an end date of 31st December 2040.

Development Plan Status

2.33 Future Wales is part of the development plan for the whole of Wales. Planning decisions must be made in accordance with Future Wales unless material considerations indicate otherwise.

Strategic Development Plans (SDPs)

2.34 The Local Government and Elections (Wales) Act provides a consistent governance mechanism for delivering services across Wales on a regional basis and establishes four Corporate Joint Committees (CJCs) across the whole of Wales.

2.35 With specific regard to the strategic planning function, i.e., preparing an SDP, each CJC will (from the 30 June 2022) have the ability to exercise its statutory duty to prepare an SDP. This will be a mandatory function, rather than voluntary as through the PWA 2015. In preparing an SDP, NPAs will have a member on the CJC, with voting rights, wherever the CJC encompasses either part, or the whole of the NPA area.

2.36 The CJC must agree the content of an SDP at preferred strategy and deposit stages, as well as agreeing to submit the plan for examination. So, whilst technical work can be progressed by a sub-committee (which would also have a NPA member on it) formal agreement is required by a majority vote of the CJC.

2.37 It is anticipated that it will take a short time for the CJs to become operational before they can implement their respective statutory function to prepare an SDP. Technical work on aspects of an SDP can be undertaken within this period, ready to move forward rapidly when formal stages can be undertaken from 2022 onwards. Working on the basis of SDP preparation taking 5 years, the earliest an SDP could be adopted is anticipated to be 2028.

2.38 The Development Plans Manual (DPM) Edition 3 (published March 2020) includes a section setting out the key concepts, content, and scope of an SDP (Chapter 10). In combination with Future Wales and the SDP Regulations this will provide sufficient guidance to enable an SDP to be prepared. The SDP section will be further elaborated and expanded this year to provide additional detail.

2.39 Until an SDP is adopted, LDPs should continue to be prepared. Where an SDP is adopted, LDP Lites will be prepared within the SDP area for each respective LPA, including the NPAs. An LDP Lite cannot be formally commenced before an SDP is adopted. This is because the SDP will set the overarching strategy, scale of growth, key locations and policies for each LDP Lite. This will not be formally known and set out until the SDP is adopted.

2.40 LDP Lites will not have a preferred strategy consultation stage, as LDPs currently do, as the strategy will have already been established by the SDP. LDP Lites will be much slimmer, essentially focusing on site specific allocations, delivering the overarching strategy set out in the SDP. It is expected LDP Lites will be prepared in 2 to 2.5 years, therefore being much quicker and less financially intensive than LDPs. Regulations will be necessary to bring forward LDP Lites, although it will not be necessary to commence preparation of these until late 2022.

LDP Implications

The provisions of the Act, whilst not necessarily having an immediate impact upon the preparation of the Revised LDP and this AMR, will be monitored particularly in terms of the increased emphasis it places on development plans in the form of Future Wales and the prospective SDPs, with cross border discussions and the potential for further collaborative working being central in that regard.

The content of Future Wales will be considered during the preparation of the Revised LDP.

Well-Being of Future Generations Act 2015

2.41 The Well-Being of Future Generations Act received Royal Assent in April 2015. It has an overarching aim of requiring all public bodies in Wales that are subject to the Act to work in a way that improves economic, social, environmental, and cultural well-being with a view to helping create a Wales that ‘we want to live in now and in the future’.

2.42 The Act puts in place a ‘sustainable development principle’ which directs organisations on how to go about meeting their duty under the Act. This means that the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.43 The Act provides the legislative framework for the preparation of Local Well-being Plans which will replace the current Integrated Community Strategy. Given that the promotion of sustainable development is an underlying principle of the LDP, there are clear associations between the aspirations of both the Plan and Act/Well-being Plans. The Act introduces a series of well-being goals to strive towards in pursuit of sustainable development.

2.44 LPAs are required to take into account the well-being plans in the preparation of LDPs and the making of planning decisions.

LDP Implications

The requirements under the duties set out in the Act will be developed in any future AMRs and as part of the preparation of the Revised LDP. Reference in this respect should be had to the local context below and Appendix 1.

Environment (Wales) Act 2016

2.45 The Environment (Wales) Act received Royal Assent on 21 March 2016. It delivers against the Welsh Government's commitment to introduce new legislation for the environment.

2.46 Key parts of the Act are as follows:

- Part 1: Sustainable management of natural resources – enables Wales's resources to be managed in a more proactive, sustainable, and joined-up way.
- Part 2: Climate change – provides the Welsh Ministers with powers to put in place statutory emission reduction targets, including at least an 80% reduction in emissions by 2050 and carbon budgeting to support their delivery.
- Part 4: Collection and disposal of waste – improves waste management processes by helping us achieve higher levels of business waste recycling, better food waste treatment and increased energy recovery.

- Parts 5 & 6: Fisheries for shellfish and marine licensing – clarifies the law in relation to shellfisheries management and marine licensing.
- Part 7: Flood & Coastal Erosion Committee and land drainage – clarifies the law for other environmental regulatory regimes including flood risk management and land drainage.

2.47 The policy statement places a duty on Welsh ministers to prepare, publish and implement a statutory National Natural Resource Policy (NNRP).

2.48 A key component of the Act is the duty it places on public authorities to ‘seek to maintain and enhance biodiversity’. The Act in doing so, requires public authorities to forward plan and report on how they intend to comply with the biodiversity and resilience of ecosystems duty.

LDP Implications

The preparation of the Revised LDP will respond to the provisions of the Act.

It is however noted that in relation to the duty under the Act to ‘seek to maintain and enhance biodiversity’ that the LDP policy framework includes such provisions, however the scope of the current framework will be reviewed and developed as appropriate.

Historic Environment (Wales) Act 2016

2.49 The Historic Environment (Wales) Act was passed by the National Assembly for Wales on 9 February 2016 and became law after receiving Royal Assent on 21 March 2016.

2.50 The Historic Environment (Wales) Act 2016 has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

2.51 The Act amends the two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. These currently provide the framework for the protection and management of the Welsh historic environment. The Act also contains new stand-alone provisions relating to historic place names, historic environment records and the Advisory Panel for the Historic Environment in Wales.

LDP Implications

Regard will be given to the content of the Act and its requirements, including secondary legislation and Technical Advice Note 24: Historic Environment as part of the preparation of the Revised LDP.

Planning Policy Wales, Edition 11

2.52 Following publication of Future Wales a new version of Planning Policy Wales has been issued. The main changes that have been made to Edition 10 (December 2018) of *Planning Policy Wales* (PPW) which are contained in the new Edition 11 (February 2021) are summarised below.

2.53 Chapter 1 Introduction - This chapter has been updated to take account of changes made to the Notification Directions on major residential development and on coal and petroleum development.

2.54 Reference to the application of the Socio-economic Duty in the planning system has been added. The aim of this Duty, which is due to come into effect on 31 March 2021, is to reduce inequalities resulting from socio-economic disadvantage.

2.55 Chapter 2 People and Places: Achieving Well-being Through Placemaking - Chapter 2 has been updated by referring to the Covid-19 pandemic and the Welsh Government's *Building Better Places* document which identifies relevant planning policy priorities and actions to aid in the recovery.

2.56 Chapter 3 Strategic and Spatial Choices - The section of Chapter 3 which covers the 'Sustainable Management of Natural Resources' has been updated to include wider links to decarbonisation and energy.

2.57 The section about the use of compulsory purchase powers by local authorities to unlock the development potential of sites has been strengthened.

2.58 There is an update to promote the incorporation of drinking water fountains or refill stations as part of development in public areas, in accordance with the Welsh Government's commitment to progress work on free drinking water in public places.

2.59 Chapter 4 Active and Social Places - The section in Chapter 4 covering active travel has been expanded to make it a requirement to put active travel and public transport infrastructure in place early in the development process. This change has been made in response to feedback on the Active Travel (Wales) Act 2013 received by Senedd Cymru's cross-party group on this Act.

2.60 Also under 'transport', the policy on ultra-low emission vehicles has been amended as elements of it have been transferred to *Future Wales – the National Plan 2040*. In addition, an update is provided regarding ensuring that the design of new streets supports the wider Welsh Government work on making 20 mph the new default speed limit and preventing pavement parking.

2.61 The 'Housing Delivery' section has been updated to reflect the policy changes regarding housing land supply that were made by the Minister for Housing and Local Government in March 2020. These changes removed the five-year housing land supply policy and replaced it with a policy statement making it explicit that the housing trajectory set out in an adopted Local Development Plan (LDP) will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports.

2.62 The 'Affordable Housing' section has been updated to reflect the Minister's policy statement in July 2019 regarding the need for local planning authorities to make

provision for affordable housing led sites when reviewing their LDPs. In addition, it has been clarified that all affordable housing, including that delivered through planning obligations and planning conditions, is required to meet the Welsh Government's development quality standards.

2.63 Chapter 5 Productive and Enterprising Places - This chapter has been updated to reflect the renewable energy policies and approach set out in *Future Wales* and the wider Welsh Government energy policy. The changes have resulted in the removal of the references to Strategic Search Areas and the revocation of Technical Advice Note 8, *Renewable Energy*. Reference is also made to Local Energy Planning and the introduction of the Welsh Government's local ownership policy for all renewable energy projects in Wales.

2.64 Updates to reflect *Future Wales* have also been made to the sections on 'Electronic Communications', 'Economic Development', 'Tourism', and the 'Rural Economy'.

2.65 Chapter 6 Distinctive and Natural Places - This chapter has been updated to emphasise the importance of National Parks in light of the involvement of National Park Authorities in the preparation of Strategic Development Plans, reflecting the relevant policy in *Future Wales*.

2.66 There is also a clarification to support historic environment best practice guidance on considering the settings of archaeological remains as part of development proposals.

LDP Implications

The implications and requirements from PPW will be fully considered as part of the preparation of the Revised LDP.

Building Better Places: The Planning System Delivering Resilient and Brighter Futures

2.67 Building Better Places was published on 16th July 2020 and sets out the planning policy priorities of the Welsh Government in the post Covid-19 recovery phases. The document outlines the need for good, high-quality developments which are guided by placemaking principles. It acknowledges that delivery of good places currently require Planners to be creative and dynamic.

2.68 Building Better Places identifies key issues which bring individual policy areas together to ensure that action is the most effective. The 8 issues are:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places - the lockdown lifeline
- Changing working practices: our future need for employment land
- Reawakening Wales's tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

2.69 Each issue draws out the pertinent points of PPW with commentary on specific aspects of the post potential Covid-19 pandemic situation. Whilst published outside this AMR period it, in light of the continuing socio and economic challenges posed as we emerge post pandemic it remains a relevant consideration.

LDP Implications

The implications and requirements will be fully considered as part of the preparation of the Revised LDP.

Technical Advice Note (TAN) 15

2.70 A consultation on a replacement TAN 15 was undertaken in 2019. Key proposed changes include:

- Factual updates to terminology and references – e.g., *Environment Agency Wales* replaced by **Natural Resources Wales**.

- Replacing the Development Advice Map with a new Wales Flood Map, showing areas at high/medium risk (zone 3), low risk (zone 2) and very low risk (zone 1) as three separate flood zones.
- Integrating surface water mapping into the new Wales Flood Map, to replace the Zone B advisory classification contained within the Development Advice Map.
- Changes to the Development Categories, including a new 'water compatible development' category. Land-uses such as renewable energy have been added to the guidance, and some development types have changed categories.
- Emphasising the importance of the Development Plan and highlighting the need for comprehensive Strategic Flood Consequences Assessments to inform development strategies, site selection and planning policies.
- Guidance on how major regeneration initiatives affecting communities located in areas of flood risk should be progressed through national and regional levels of the planning system.
- Updating guidance on coastal erosion currently set out in TAN 14 and integrating it within TAN 15. This will enable TAN 14 to be cancelled.
- Guidance in relation to the justification and acceptability tests has been updated to make it clear that planning authorities should not consider proposals for highly vulnerable development in high and medium risk areas (zone 3).
- New advice on making development resilient to flooding and on the consideration when proposing new or improved flood defences.
- Introduction of an amended Notification direction, encapsulating all new homes (and other highly vulnerable developments) in the highest flood risk areas, as a further tool in reducing the number of new homes placed in areas of flood risk.

2.71 The new version of TAN 15 was initially due to be published in December 2021. However, following the Ministerial announcement this is now scheduled to take effect in June 2023. Work is currently being undertaken to update their Strategic Flood Consequences Assessments for Carmarthenshire and as part of the region. This will

inform not only the Revised LDP and support the future SDP but will also ensure we respond to the content of the Ministers letter.

2.72 Updates to the Flood Map for Planning were made by Natural Resources Wales in late March 2022, with further changes outside this AMR period. Further updates to the Map will take place in late November, and will continue on a 6-monthly basis

LDP Implications

The implications and requirements from the emerging TAN will be fully considered as part of the preparation of the Revised LDP.

Welsh National Marine Plan

2.73 The WG are in the process of preparing the first Welsh National Marine Plan (WNMP). It will out Welsh Government's policy for the next 20 years for the sustainable use of our seas. The WNMP will contain plans and policies for both the inshore and offshore regions. Implementation guidance will help authorities understand the decisions they will need to take.

2.74 The requirement to produce the Plan is established under the [Marine and Coastal Access Act \(MCAA\)](#), with the Welsh Ministers constituting the planning authority for the Welsh:

- inshore region (out to 12 nautical miles)
- offshore region (12 to 200 nautical miles)

2.75 The WNMP will:

- support our vision for clean, healthy, safe, and diverse seas
- guide future sustainable development
- support the growth of marine space and natural resources ('blue growth')

2.76 Following the consultation on the content of the draft WNMP the WG intends to re-structure the draft WNMP to separate out the detailed implementation guidance and underpinning evidence into a supporting framework. The shortened core WNMP

will focus on vision, objectives, and policies, responding to stakeholder feedback on increasing accessibility to key information from a user perspective. The detailed implementation guidance, currently sitting within the draft WNMP, will sit within a suite of supporting guidance.

2.77 It is considered this approach will allow for timely and responsive updates to guidance. It will also support the consideration of up-to-date evidence from the Wales Marine Planning Portal as part of decision making.

LDP Implications

The implications and requirements arising from the emerging Welsh national Marine Plan will be fully considered as part of the preparation of the Revised LDP.

Local Housing Market Assessments (LHMAs)

2.78 A revised methodology for undertaking Local Market Housing Assessments (LHMAs), including the new tool and accompanying guidance, became operational on 31 March 2022. The new methodology has been developed collaboratively by the Welsh Government and a small group of local authority experts alongside engagement with all local authorities. This methodology will be used as the basis of evidence for the calculation of housing need.

2.79 The new methodology has been developed as a result of recommendations by the Independent Review of Affordable Housing Supply and will ensure the standardisation of housing need calculations across Wales.

2.80 In respect of planning, LHMAs are vital to determine local housing requirements and form a key part of the evidence base for Development Plans. As such the Revised LDP will have appropriate regard to the new methodology. The only exception is where a plan has passed the Deposit Stage of plan preparation prior to 31st March 2022.

2.81 The new LHMA: guidance for local authorities is available on the Welsh Government Website:

[Local housing market assessment \(LHMA\): guidance for local authorities | GOV.WALES](#)

Planning legislation and policy for second homes and short-term holiday lets

2.82 The Welsh Government consulted on proposals to amend the development management system and planning policy in Wales to help local planning authorities manage Second Homes and Short-term Holiday Lets.

The consultation put forward three proposals:

- To amend the Town and Country Planning (Use Classes) Order 1987 to create new use classes for Primary Homes, Secondary Homes and Short-term Holiday Lets.
- To make related amendments to the Town and Country Planning (General Permitted Development) Order 1995 to allow permitted changes between the new use classes for Primary Homes, Secondary Homes and Short-term Holiday Lets.
- Amend Planning Policy Wales (PPW) to make it explicit that, where relevant, the prevalence of second homes and short-term holiday lets in a local area must be taken into account when considering the housing requirements and policy approaches in Local Development Plans (LDPs).

Regional Policy Context

South West Wales Regional Economic Delivery Plan

2.83 Since the publication of the Swansea Bay City Region Economic Regeneration Strategy in 2013, the economic and policy context has changed considerably at the Welsh and UK level. This has been brought into particular focus following the UK's decision to leave the European Union and the impact of the covid-19 pandemic. This changing contextual landscape also now includes the advent of the new Corporate Joint Committees, and the preparation of new Regional Economic Frameworks by Welsh Government. These Frameworks set out visions and high-level priorities for each region in Wales.

2.84 To respond to changing circumstances, the four local authorities in South West Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) which will replace the previous Swansea Bay City Region Economic Regeneration Strategy.

2.85 The REDP commission includes:

- A thorough analysis of the evidence base on the region's economy, labour market and infrastructure to determine its strengths, weaknesses, opportunities and threats
- Interpretation of the strategic policy context at local, regional and national level
- Development of detailed strategic aims and objectives that respond to the economic opportunities for the region and complement the shared regional vision as articulated in the Regional Economic Framework
- Preparation of Regional Economic Delivery Plan that includes actions that need to be taken to achieve the vision and objectives

2.86 The REDP complements the new Welsh Government Regional Economic Framework (REF) and provides a further layer of detail outlining the objectives and actions that will deliver against the high-level vision in the REF.

Swansea Bay City Region

2.87 The Swansea Bay City Region encompasses the Local Authority areas of Pembrokeshire, Carmarthenshire, City and County of Swansea and Neath Port Talbot. It brings together business, local government and a range of other partners, working towards creating economic prosperity for the people who live and work in our City Region. The Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030 sets out the strategic framework for the region aimed at supporting the area's development over the coming decades.

- **City Deal**

2.88 The signing of the City Deal secured the biggest ever investment for Southwest Wales. The £1.3 billion deal will transform the economic landscape of the area, boosting the local economy by £1.8 billion, and generating more than 9,000 new jobs over the 15-year life span. The eleven major projects identified in the City Deal set out to deliver world-class facilities in the fields of energy, smart manufacturing, innovation, and life science, with major investment in the region's digital infrastructure and workforce skills and talent underpinning each sector.

2.89 The total investment package is made up of £241 million of UK and Welsh Government funding, £396 million of other public sector money and £637 million from the private sector. The make-up of the Swansea Bay City Region Board includes the four local authorities, together with Abertawe Bro Morgannwg and Hywel Dda University Health Boards, Swansea University, and the University of Wales Trinity St David's, along with private sector companies. The City Deal identifies the following projects:

- **Pentre Awel**

2.90 The Pentre Awel project earmarked for Llanelli will feature new business, education, and health facilities, along with a state-of-the-art new leisure centre and swimming pool. Proposed for an 83-acre site in South Llanelli, Pentre Awel will be the first development of its scope and size in Wales.

2.91 Pentre Awel will provide public, academic, business and health facilities all on one site to boost employment, education, leisure provision, health research and delivery, and skills and training.

2.92 The project is planned to include integrated care and physical rehabilitation facilities to enable the testing and piloting of life science technologies aimed at enhancing independence and assisted living.

- **Canolfan S4C Yr Egin**

2.93 Yr Egin is a digital and creative hub at the University of Wales Trinity Saint David in Carmarthen. Anchored by S4C's headquarters, the 3,700 square metre first phase of the development is also home to a range of other companies working within the creative sector, including multi-media publishing and digital technology; digital education; video production and photography; postproduction; graphic design; translation and sub-titling.

2.94 Canolfan S4C Yr Egin – which also includes an auditorium, editing suites, a large performance area and a café – offers a varied programme of events, workshops, talks and screenings for members of the public as well as those working in the creative and digital industries.

- **Digital Infrastructure**

2.95 The £55 million Digital Infrastructure programme will benefit residents and businesses in all parts of the Swansea Bay City Region, which includes Carmarthenshire, Neath Port Talbot, Pembrokeshire, and Swansea. The programme is estimated to be worth £318 million to the regional economy in the next 15 years.

Led by Carmarthenshire County Council, the Digital Infrastructure programme will:

- Ensure the region's cities, towns and business parks have competitive access to full-fibre connectivity
- Pave the way for the region to benefit from 5G and internet of things innovation, which includes smart homes, smart manufacturing, smart agriculture, and virtual reality, as well as wearable technology that will support healthcare, assisted living and other sectors

- Focus on improving access to broadband in the region's rural communities, while stimulating the market to create competition between digital providers for the benefit of consumers
- **Swansea City and Waterfront Digital District**

2.96 The Swansea City and Waterfront Digital District being led by Swansea Council is made up of three elements:

- A 3,500-capacity indoor arena at a site adjacent to the LC in Swansea city centre that will accommodate music concerts, touring shows, exhibitions, conferences, gaming tournaments and other events. Ambassador Theatre Group (ATG) have been appointed to run the indoor arena, once it's operational. Led by Buckingham Group Contracting Ltd, considerable progress is being made on site as the arena heads towards completion in the autumn of 2021. A digital square featuring digital artworks and ultra-fast internet connection speeds will also be developed outside the arena.
- A state-of-the-art office development with around 100,000 square feet of flexible office space and amenities will be developed for tech and digital businesses, with conference and meeting facilities as well as potential links to the indoor arena. Acting as a catalyst for further development on The Kingsway, the development will benefit from world class digital connectivity and integration with smart city technology. Construction tendering is underway.

- **Homes as Power Stations**

2.97 State-of-the-art design and energy efficiency technologies will be introduced to thousands of properties as part of the Homes as Power Stations project throughout the Swansea Bay City Region.

2.98 The pioneering project is aiming to facilitate the adoption of the Homes as Power Stations approach to integrate energy efficiency design and renewable technologies into the development of new build homes and retrofit programmes carried out by the public, private and third sectors. This will tackle fuel poverty while helping residents save money on their energy bills.

2.99 The Homes as Power Stations project aims to prove the concept in the public sector at a relatively small scale with the intention of then scaling up activity in other sectors across the Swansea Bay City Region. These will include private sector developers.

- **Pembroke Dock Marine**

2.100 The £60 million Pembroke Dock Marine programme will place Pembrokeshire at the heart of global zero carbon marine energy innovation while also helping tackle climate change.

2.101 Pembroke Dock Marine will deliver the facilities, services and spaces needed to establish a world-class centre for marine engineering. Led by the private sector and supported by Pembrokeshire County Council.

- **Life Science, Well-being, and Sports Campuses**

2.102 The vision for the Campuses project is to deliver two complementary initiatives across two sites in two phases (Singleton and Morriston in Swansea) that add value to the regional life science, health, and sport sectors. This will support interventions and innovation in healthcare and medicine to help prevent ill-health, develop better treatments, and improve patient care, while boosting sport through world class sport science and new facilities.

- **Supporting Innovation and Low Carbon Growth**

2.103 This £58.7 million programme will deliver sustainable jobs and growth in the Swansea Bay City Region to support the creation of a decarbonised and innovative economy, thanks to a partnership between government, academia, and industry.

- **Skills and Talent**

2.104 The Skills and Talent project aims to deliver a regional solution for the identification and delivery of the skills and training requirements for all City Deal projects.

LDP Implications

The current adopted LDP in recognising the important regional contribution of Carmarthenshire, makes provision through its policies and proposals for employment development, with the economy an important component of the Plan's Strategy. The role of the City Region is a key consideration to ensuring the continued compatibility in a strategic context.

In this respect the signing of the City Deal and the identification of the above projects will be a notable informants and contributors in land use policies or proposals. In this respect, whilst the City Deal reinforces much of the current LDPs strategic approach, a measurement of compatibility will be necessary as part of the preparation of the Revised LDP to ensure appropriate provisions are in place to support delivery.

Local Context

Carmarthenshire County Council – Well-being Objectives

2.105 The Council in line with its statutory obligations has published its Well- being Objectives. These objectives as set out below:

Start well

1. Help to give every child the best start in life and improve their early life experiences
2. Help children live healthy lifestyles

Live well

3. Support and improve progress, achievement, and outcomes for all learners
4. Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty
5. Create more jobs and growth throughout the county
6. Increase the availability of rented and affordable homes
7. Help people live healthy lives (tackling risky behaviour and obesity)
8. Support community cohesion, resilience & safety

Age well

9. Support older people to age well and maintain dignity and independence in their later years

In A Healthy, Safe & Prosperous Environment

10. Look after the environment now and for the future
11. Improve the highway and transport infrastructure and connectivity
12. Promote Welsh Language and Culture

Corporate governance

13. Better Governance and use of Resources

2.106 Having published these Objectives, the Council must take all reasonable steps to meet them. A detailed Action Plan is being prepared to support each Improvement/Well-being Objective, and these will be monitored and reported on through the Performance Management Framework.

- **Public Service Board**

2.107 Established as a statutory board under the provisions of The Well-being of Future Generations (Wales) Act 2015 the Public Services Board (PSB) for Carmarthenshire is a collection of public bodies working together to improve the well-being of the County.

2.108 The board's role is to improve the economic, social, environmental and cultural well-being of our area by working to achieve the 7 Well-being goals identified within The Well-being of Future Generations (Wales) Act 2015. In doing so it will seek to assess the state of economic, social, environmental, and cultural well-being and publish a well-being plan setting out its local objectives and the steps necessary to meet them. The Carmarthenshire PSB includes four statutory members: Carmarthenshire County Council, Hywel Dda University Health Board, Mid and West Wales Fire and Rescue Service and Natural Resources Wales along with other public sector, third sector and education partners.

Carmarthenshire Well-being Assessment

2.109 The Well-being Assessment undertaken by the Carmarthenshire PSB outlines: what well-being looks like in Carmarthenshire; and what Carmarthenshire's residents and communities want well-being to look like in the future, through exploring key issues which positively and/or negatively impact well-being.

2.110 Its findings as published for consultation forms the basis for the report to the PSB which will utilise its outcomes, alongside other key information, to identify priorities for improving the social, economic, environmental, and cultural well-being of Carmarthenshire.

2.111 These priorities informed the PSB's Well-being Plan for Carmarthenshire titled The Carmarthenshire We Want – 2108 – 2023 published in May 2018 This Plan will outline how the PSB will collectively utilise the five ways of working to improve well-being in Carmarthenshire and contribute towards the national well-being goals.

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

2.112 The 2018-2023 Corporate Strategy sets out the direction for the local authority over the next five years, incorporating our improvement and well-being objectives as defined by legislation.

2.113 It also includes the Executive Board's key projects and programmes for the next five years, a set of almost 100 priority projects and areas.

2.114 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. Note: following the recent local government election and the formation of a new cabinet and election of a new Leader Cllr. Darren Price a new Cabinet Vision Statement 2022 – 2027 has been published for consultation. This will be an important contextual indicator both in future AMR's but also in the preparation of the Revised LDP.

LDP Implications

The LDP will remain a key tool to deliver the Well-being assessment and the above Objectives. The progression towards the Well-being Plan and the recent transference from the Local Service Board to the Public Service Board will be monitored to ensure the continued alignment of these two core Plans.

A key consideration in moving forward relates to the integration and compatibility of the LDP's strategic objectives with the Well-being Objectives identified above. It is considered essential that its compatibility be examined from an early stage to ensure the LDP is well placed to respond to these changes and the emerging Action Plan which will support their delivery. Appendix 1 undertakes a comparative analysis of the LDP's Strategic Objectives against the national and local Well-being Objectives.

Carmarthenshire Economic Recovery & Delivery Plan

2.115 The Council's Economic Recovery Plan (April 2021) identifies some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the Council's priorities for supporting Business, People and Places. With this support, Carmarthenshire's economy can recover as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

2.116 The economic modelling shows how COVID-19 has and is likely to continue to impact on the Carmarthenshire economy. There remains a high level of uncertainty around the pattern of the recovery, as well as the impact of Brexit, so the Plan is short-term and flexible, focusing on the critical period of recovery over the next 24 months, and is in alignment with Welsh Government's reconstruction priorities.

2.117 The purpose of the Economic Recovery Plan is to set out the short-term priorities and immediate actions over the next two years that protect jobs and safeguard businesses in Carmarthenshire in response to COVID-19 and the immediate impacts of Brexit.

2.118 Modelling has been undertaken on the potential impact of the COVID-19 crisis on Carmarthenshire and its three main towns (i.e., Llanelli, Ammanford and Carmarthen). The potential impacts are summarised within the Paper and are set out in more detail within the 'Modelling the Impact of Covid-19 report'.

2.119 Notably under the 'Place - Sustaining vibrant towns' responses are regeneration masterplans – where it stated that *“We will review and update our integrated regeneration masterplans for Carmarthen, Llanelli and Ammanford. We will invest £1.2m match funding in capital projects and interventions in our town centres to meet the needs for our foundational and high growth businesses.”* Also, with reference to the Carmarthenshire Ten Town Recovery & Growth Plans it is stated that *“We will produce recovery and growth plans for our 10 rural towns and appoint market town officers to help each town take their ideas forward. Our £100k seed funding and £1m capital funding will support immediate and longer-term needs.”*

2.120 There is also reference to the establishing of Local Development Orders in Carmarthen and Ammanford and potentially strategic employment areas.

LDP Implications

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis on recovery to be suitably acknowledged and responded to. There is a strong emphasis on Place within the Carmarthenshire Economic Recovery & Delivery Plan which aligns with the role of the Development Plan as a placemaking tool.

The relationship between the LDP and the corporate emphasis on recovery will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery. Where there is a 'time lag' to the Revised LDP, then wherever possible planning tools will need to be introduced – such as Local Development Orders.

Moving Rural Carmarthenshire Forward

2.121 This report marks a significant milestone for the authority as it is the first time ever that a wide-ranging strategy has been developed to regenerate our rural communities in Carmarthenshire. The final report was approved at Full Council on the 11 September 2019.

2.122 The Ten Towns initiative is to support the economic recovery and growth of rural towns across the County. The initiative was established as a direct response to the Moving Rural Carmarthenshire Forward Plan, which sets out a number of key recommendations to support the regeneration of rural Carmarthenshire.

2.123 A key part of the programme is the development of Economic growth plans to drive forward an agenda for change for each of the respective towns and their wider hinterland: Cross Hands, Cwmaman, Kidwelly, Laugharne, Llandeilo, Llandovery, Llanybydder, Newcastle Emlyn, St. Clears and Whitland.

LDP Implications

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis on the rural context to be suitably acknowledged and responded to. The need for the 10 Economic growth plans has been brought into focus by the economic challenges brought about by the pandemic.

The relationship between the LDP and the corporate emphasis on recovery and rural interests will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery.

Net Zero Carbon by 2030

2.124 The Council is committed to tackling climate change as acknowledgement of the significant role it has to play in both further reducing its own greenhouse gas emissions and providing the leadership to encourage residents, businesses, and other organisations to take action to cut their own carbon footprint.

2.125 In February 2019, the Council declared a climate emergency, and made a commitment to becoming a net zero carbon local authority by 2030. The Council has since been the first local authority in Wales to publish a net zero carbon action plan, which was endorsed by full Council in February 2020.

2.126 The Council is taking a proactive approach towards becoming a net carbon zero local authority by 2030, with its initial focus being on our measurable carbon footprint. This does not preclude other wider actions to address the climate emergency, which are being carried out across Council departments.

LDP Implications

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis on net zero carbon to be suitably acknowledged and responded to.

The relationship between the LDP and the corporate emphasis on net zero carbon will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery.

NRW Phosphate Guidance Edition 2 - Water Quality Matters

2.127 In January 2021, Natural Resources Wales issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine Special Area of Conservation (SACs) whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau. Two further iterations of this NRW guidance have been published.

2.128 As a Local Planning Authority, the Council will be required to have regard to the advice given by NRW when making planning decisions (for both individual developments and the LDP. The NRW advice note outlines, where a planning application within the catchment areas of the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau cannot evidence that the development proposal would result in phosphate neutrality or betterment, that unfortunately the Local Planning Authority would not be able to support the application at this time. This reflects the unacceptable impact on the water quality of the rivers which are sensitively designated as a SAC.

2.129 The implications on the current and the emerging Revised LDP are significant and will require solution focused approaches for it to progress. The Council is taking as proactive an approach as possible to this issue, notably in terms of officer resource and commissioning of consultancy support.

2.130 As part of this response Carmarthenshire is the first and only authority in Wales to have prepared and rolled out a phosphate calculator to enable developers/applicant etc to work out the level of phosphate generated by a development and therefore devise appropriate mitigation schemes. This is in turn supported by detailed mitigation guidance etc. We were also the first to establish and hold a Nutrient Management Board (NMB) in Wales (for the Afon Tywi) and are members of the also recently formed Cleddau and Teifi NMBs.

2.131 It should be noted that Edition 3 of the NRW guidance has been published outside of the monitoring period for this AMR.

LDP Implications

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis, including rural interests. With the issues faced in permitting development in the County's northern / rural areas as a result of NRW guidance – this has clear implications not only on the delivery of LDP ambitions (including allocated sites) but wider Council ambitions.

This complicated issue will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery, whilst interim measures require to be identified wherever possible to allow for suitable development proposals to be supported. Crucially also, the water quality of our rivers requires protection.

Summary

2.132 As set out above, new legislation and changes in national, regional, and local contexts have emerged during the current monitoring period, some of which may have implications for the future implementation of the LDP. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation.

2.133 As appropriate contextual will form an important component in the preparation of the revised LDP be it in terms of its policies and proposals or supporting documents or evidence.

The Carmarthenshire Context

Spatial Influences

2.134 Carmarthenshire is a diverse County with the agricultural economy and landscape of the rural areas juxtaposed with the urban and industrial south-eastern area. Around 65% of the population reside on 35% of the land in the south and east of the County. The main urban centres are Llanelli, Ammanford/Cross Hands and

Carmarthen. The County also has a number of other settlements of various sizes and many of them make notable contributions to the needs and requirements of their community and the surrounding area. These are supplemented by a large number of rural villages and settlements which are self-sufficient in terms of facilities and services.

2.135 The adopted LDP builds upon the spatial characteristics and diversity of the County and its communities and seeks to consolidate the existing spatial settlement pattern.

2.136 The focus of the current spatial form and resultant distribution of existing housing and employment provision is within the established urban centres of Llanelli, Carmarthen, and Ammanford/Cross Hands. The focus on these settlements as identified 'Growth Areas' reflects their respective standing and their sustainability and accessibility attributes. The Growth Areas exhibit good accessibility through connections to the strategic highway network and the rail networks as well as public transport.

2.137 The characteristic rural and urban split typifies the variability within communities and settlements and their historic and future roles. This is exemplified by the predominantly south-eastern urban areas and their post-industrial needs in terms of regeneration. The challenges faced by such settlements are often of a marked difference in terms of scale to those of rural areas, which face separate challenges in respect of depopulation and the agricultural industry. This encapsulates the diversity of Carmarthenshire's communities and settlements which are diverse in character, scale, and role with a settlement's size not always reflective of its role.

Distribution of Growth

2.138 The distribution of growth is based on a settlement's position within the LDP hierarchy which could not be predicated on a simplistic interpretation of distribution (for example, across all tier 3 settlements on an equal basis). This equally applies within the Growth Areas, or indeed any other tier in the settlement hierarchy, where each has

manifestly different issues and considerations within the context of their importance in strategic terms and the function they perform.

2.139 There are a number of considerations that influence the release of land for development across the County, notably:

- Environmental - in the form of flood risk considerations. Many of the larger settlements are situated adjacent to the sea and/or rivers. Also worthy of note are areas of nature conservation importance - including those within the Llanelli/Burry Port and Cross Hands areas, as well as the emerging issues posed by phosphates in certain protected rivers;
- Social considerations - including areas of cultural and linguistic value in terms of the Welsh language, as well as areas of deprivation.

2.140 The richness of Carmarthenshire's natural, built, 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. The County includes sites designated at the international level to protect and enhance important nature conservation value, as well as striking landscapes and distinctive historic towns and villages. 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. There are also a number of designated sites for nature conservation and biodiversity importance, including 8 Special Areas of Conservation, 3 Special Protection Areas, 1 Ramsar site, 90 Sites of Special Scientific Interest, 5 National Nature Reserves, 5 Local Nature Reserves and 7 registered landscapes.

Economic Indicators

Covid – 19 and Brexit

2.141 The period of this combined AMR has been characterised by a period of public health and economic challenges associated with Covid but also that of Brexit. As with large parts of the UK the economy of Carmarthenshire continues to be heavily

influenced by Government controls and fiscal measures. In this respect the immediate socio-economic impacts of COVID-19 and Brexit on the economy is in part obscured by Government interventions, such as the Coronavirus Job Retention Scheme (furlough) and the Self Employment Income Support Scheme, as such the implications are only become fully clear as society and the economy has emerged from restrictions however, these have been compounded and driven by external international and national factors including inflation and the cost of living crisis and the potential for prolonged recession as identified in the recent Bank of England forecasts.

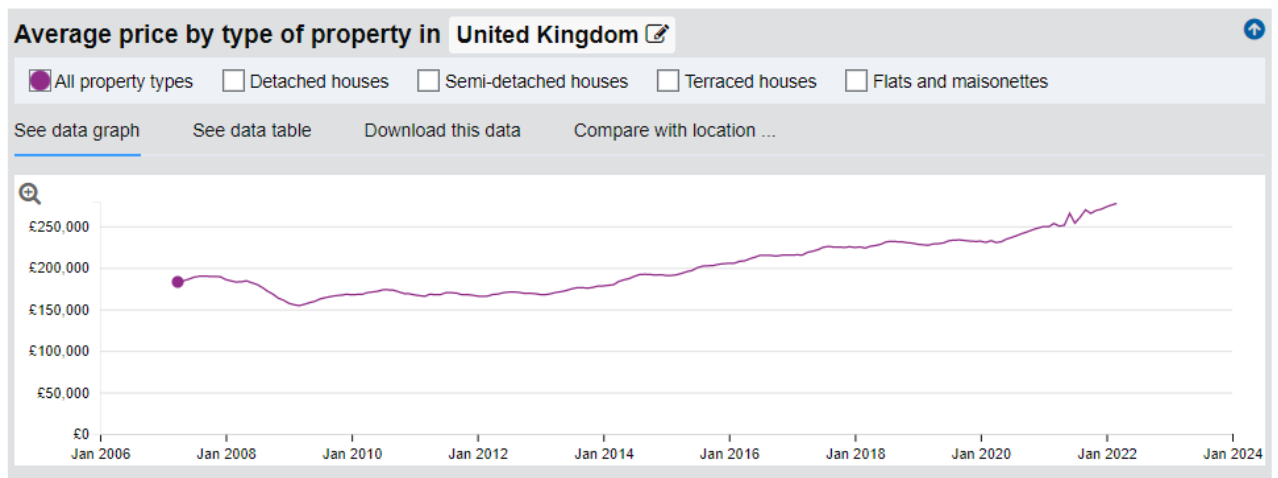
Housing

2.142 The economic downturn post-2008 has at a national level had a significant impact on housing provision in the UK as a whole, and in turn impacted confidence and delivery at a local level. Indeed, it was only in February 2015 that the England & Wales house price index recovered to beyond the pre-crash level experienced in 2007. Prices have continued to rise through to the end of this monitoring period with the period from August 2020 showing a notable rise from £152,642 (average price for all properties) rising to £197,262 in March 2022.

2.143 The impact of Covid-19 on Carmarthenshire house prices whilst still unknown in terms of its medium- and long-term affect has seen a marked upturn in prices over the lockdown and subsequent period from March 2020 with a 32% increase to the end of this monitoring period. This is above all Wales average of 24%. Whilst this increase is marked and is reflected in anecdotal evidence in relation to demand on the local housing market there is as yet no certainty as the potential for this trend to continue particularly in light of the immediate financial challenges around the cost of living.

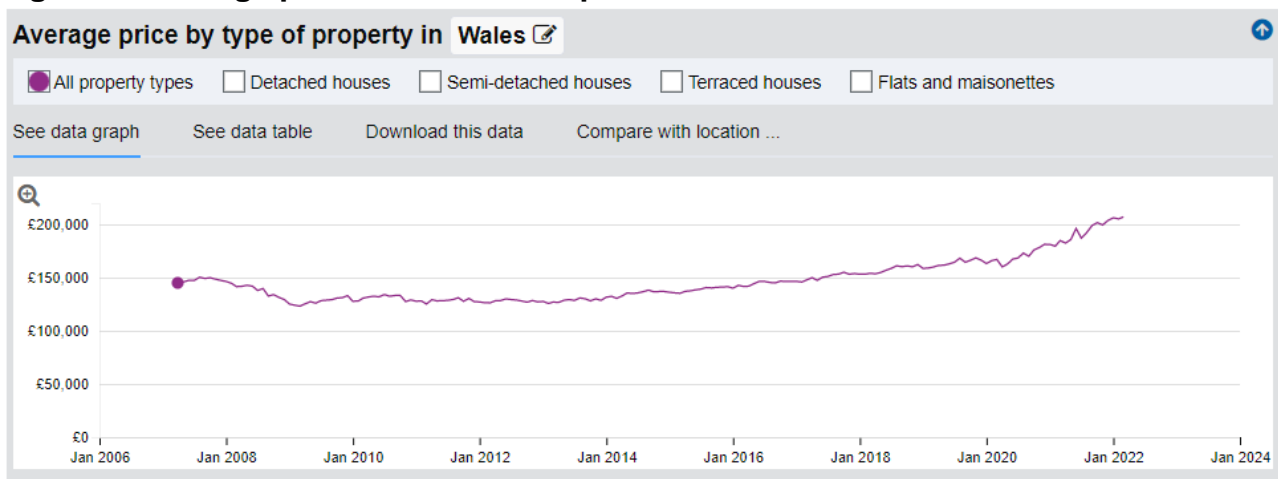
2.144 Within a Carmarthenshire context, average house prices have significantly surpassed the pre-recession high of £149,515 (December 2007), with an average price in March 2022 having increased to £197,262 (see figure 3 below). This shows a marked upward trend after years slow incremental growth. This is compared to the Wales figure of £207,003 (see figure 2).

Figure 1: Average price: United Kingdom from April 2007 to March 2022



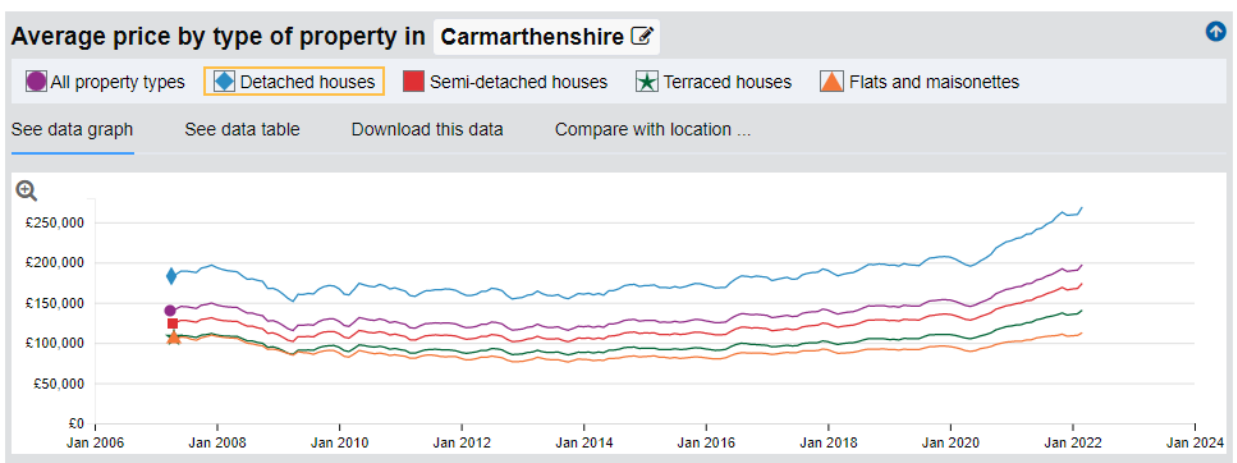
Source: Land Registry

Figure 2: Average price: Wales from April 2007 to March 2022



Source: Land Registry

Figure 3: Average price by property type: Carmarthenshire from April 2007 to March 2022



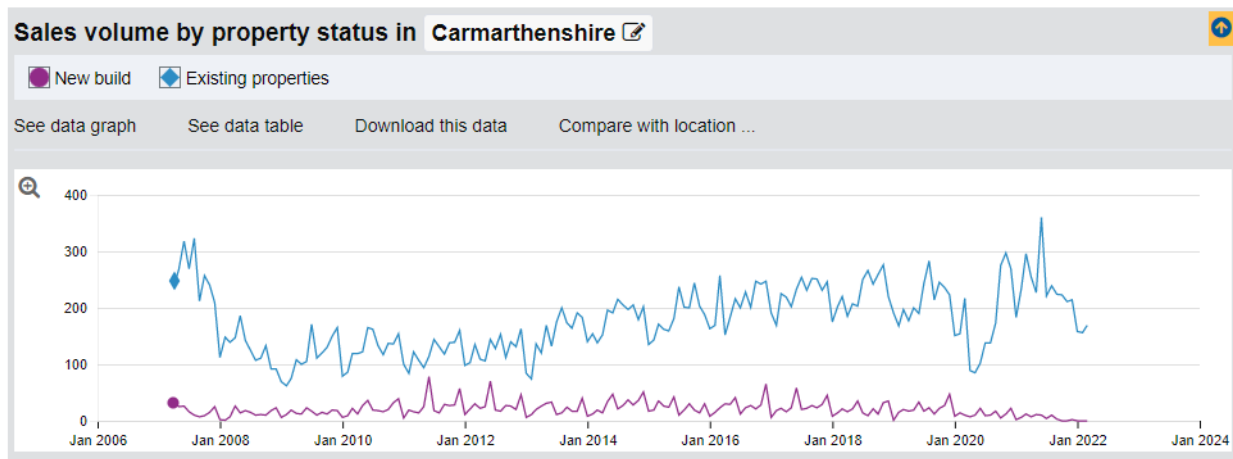
Source: Land Registry

2.145 Housing completions within Carmarthenshire during the 2021/22 AMR period were at 490 as compared to 607 (1 April 2019- 31 August 2020) and 399 (1 September 2020 – 30th March 2021)². In land supply terms the Pre Covid completions has seen a recovery to their highest level since 2011 (640). All of this is also within a context of a strong interest from Housing Associations and the national housebuilders maintaining, and in the case of some renewing their interest in Carmarthenshire. This in itself sends a positive message about market confidence in the County pre Covid-19.

House Sales

2.146 As indicated within figure 4, there has been a gradual recovery in property sales following the drop from its peak in 2007/2008. This gradual recovery had seen sales return to a consistent level, albeit with the sales of existing properties in May 2020 dropping to coincide with the initial Covid-19 restrictions. Subsequent sales have seen a strong recovery with sales of existing properties in June 2021 exceeding the previous high of August 2007. Further analysis will be needed to understand the core influences and critically if this is to amount to a consistent future pattern.

Figure 4: Sales Volume by Property: Carmarthenshire from April 2007 to March 2022



Source: Land Registry

² Excludes small sites housing completion data.

Population and Household Projections

2.147 In considering the publications of the Welsh Government sub-national population and household projections, the previous AMR documents have provided the background evidence to understand the reasoning behind the significant changes between each projection.

2.148 In this respect and in support of the preparation of the Revised LDP evidence has been prepared which identifies and assesses the veracity of the WG projections. These will be subject to ongoing review and includes the latest WG projections and where possible reflect and take account of emerging 2021 Census data.

Economy

2.149 Economic activity data for Carmarthenshire, and at an all-Wales level from 2011 to this third annual monitoring period, indicated in terms of economic activity a gradual improvement through to 2018. Subsequent data has identified a drop off down to 71.5% through to December 2020.

Figure 5: Annual Labour Market Summary (Residents aged 16-64) – Economic Activity Rate (to be updated)

	Carmarthenshire		Wales	
	Economic Activity Rate	Economic Inactivity Rate	Economic Activity Rate	Economic Inactivity Rate
April 2011- March 2012	74.2%	25.8%	73%	27%
April 2012- March 2013	71.7%	28.3%	73.9%	26.1%
April 2013- March 2014	73.5%	26.5%	75.3%	24.7%
April 2014- March 2015	74%	26%	74.4%	25.6%
April 2015- March 2016	75%	25%	75.3%	24.7%
April 2016 – March 2017	78.6%	21.4%	74.8%	25.2%
April 2017 – March 2018	77.1%	22.9%	76.5%	23.5%
April 2018 – March 2019	74.6%	25.4%	76.7%	23.3%
April 2019 – March 2020	74.1%	25.9%	76.6%	23.4%
April 2020 – March 2021	70.7%	29.3%	75.3%	24.7%
April 2021 – March 2022	72.1%	27.9%	76.5%	23.5%

Source: StatsWales

2.150 The above change in economic activity will continue to be monitored and considered in any subsequent AMRs or as part of a future review of the LDP.

2.151 A sixth iteration of the Employment Land Review will be published in due course. This will build on the outcomes and content of the previous reviews further considering the performance of the economy in Carmarthenshire in terms of the take

up and activity levels on existing and allocated employment sites. Additional evidence is being prepared in support of the preparation of the Revised LDP in the form of a Two Counties Economic Study.

Welsh Index of Multiple Deprivation

2.152 The Welsh Index of Multiple Deprivation 2019 (WIMD) is the Welsh Government's official measure of relative deprivation for small areas in Wales. It is designed to identify those small areas where there are the highest concentrations of several different types of deprivation. Deprivation is the lack of access to opportunities and resources which we might expect in our society. This can be in terms of material goods or the ability of an individual to participate in the normal social life of the community.

2.153 The WIMD, has been developed to support the effective local targeting of resources and policy. It provides the official measure of relative deprivation for small areas in Wales. Carmarthenshire has 112 LSOAs (Lower Super Output Areas). The results from WIMD show that Carmarthenshire has 30 LSOAs that are within the 30% most deprived areas in Wales. The majority of these areas are located in the Llanelli area, and the Amman and Gwendraeth Valleys.

Figure 6: Percentage of LSOAs by deprivation rank category - Overall Index (2019) (Carmarthenshire)

% LSOAs ranked in the bottom 10% most deprived in Wales in the Overall Index	4.5%
% LSOAs ranked in the bottom 20% most deprived in Wales in the Overall Index	10.7%
% LSOAs ranked in the bottom 30% most deprived in Wales in the Overall Index	26.8%
% LSOAs ranked in the bottom 50% most deprived in Wales in the Overall Index	54.5%

Source: Welsh Government

2.154 The area which is ranked as the most deprived area in Carmarthenshire is Tyisha 2 and the area which is ranked as least deprived is Carmarthen Town North 4.

2.155 In terms of Access to Services, Cynwyl Gaeo in Carmarthenshire is the area, which is the most deprived in Wales, followed very closely by Llanegwad 2 and Trelech, which are the 4th and 5th most deprived in Wales respectively.

2.156 Whilst not subject to a monitoring indicator in relation to the LDP, it is considered prudent to continue to monitor the deprivation across the County; the Plan's strategy, policies and provisions can play an important role in addressing the issues that arise.

Chapter 3 Monitoring Indicators

This chapter provides an assessment of whether the Plan's strategic policies, and associated supporting policies, are being implemented as intended and whether the LDP objectives and strategy are being achieved. Appropriate conclusions and recommended future steps (where required) are set out to address any policy implementation issues identified through the monitoring process.

Spatial Strategy

1 Monitoring Policy Target: 85% of all housing developments permitted should be located on allocated sites.

Indicator	Percentage of overall housing permissions which are on allocated sites.					
Annual/ Interim Monitoring Target	85% of all housing developments permitted every year should be located on allocated sites.					
Assessment trigger	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
54% of all housing developments permitted were located on allocated sites.	38.3% of all housing developments permitted were located on allocated sites.	87.5% of all housing developments permitted were located on allocated sites.	84.8% of all housing developments permitted were located on allocated sites.	81.0% of all housing developments permitted were located on allocated sites.	96.4% of all housing developments permitted were located on allocated sites.	92.3% of all housing developments permitted were located on allocated sites.
Analysis: This monitoring indicator measures the number of applications received on large sites (i.e. sites of five or more) against whether they are located on allocated sites or non-allocated sites.						

- The assessment shows 740 dwellings (92.3%) of the permitted housing units on large sites were located on allocated sites.
- Of these allocated sites, outline planning permission was granted for 561 dwellings and reserved matters or full permission was granted for 179 dwellings.
- As can be seen below, the past year has seen an increase in the number of dwellings permitted on both allocated and windfall sites during the monitoring period (large sites only):

Total Dwellings Permitted on Large Sites	
2015-16	1269
2016-17	334
2017-18	777
2018-19	737
2019-20	617
2020-21	251
2021-22	802

- 20 applications were granted on 17 allocated sites.
- The larger number of units being granted on the following sites: 210 dwellings granted on GA2/MU7 (North Dock, Llanelli); 202 dwellings granted on GA2/h30/h33/h31 (Cwm y Nant, Dafen, Llanelli); 100 dwellings granted on T2/1/h2 (Cwrt Farm, Pembrey); 94 dwellings permitted on GA2/h35 (Land at Maesarddafen Road, Cefncaeau).

Conclusion:

The target has been met.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring.

2 Monitoring Policy Target: The following proportions of dwellings to be permitted on housing allocations as follows:

- Growth Areas 62%
- Service Centres 10%
- Local Service Centres 12%
- Sustainable Communities 15%

Indicator		Proportion of housing permitted on allocations per tier of the settlement hierarchy.											
Annual/ Interim Monitoring Target		The distribution of dwellings to be in accordance with the proportions specified in the target.											
Assessment trigger		The distribution of dwellings in Growth Areas, Service Centres and Local Service Centres deviates 20% +/- the proportions specified in the target.											
		The distribution of dwellings in Sustainable Communities deviates 10% +/- the proportions specified in the target.											
Performance													
		1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22					
Target		Actual											
Growth Areas	62%	67.3%	43.8%	64.4%	54.9%	72.0%	21.9%	77.3%					
Service Centres	10%	3.6%	9.5%	10.3%	2.6%	2.8%	24.8%	13.5%					
Local Services Centres	12%	17.1%	0.7%	15.7%	9.8%	13.4%	35.9%	1.4%					
Sustainable Communities	15%	15.2%	46%	9.6%	32.8%	11.8%	17.4%	7.8%					
Analysis													
The distribution of dwellings permitted on allocations by settlement hierarchy has generally been in line with the targets set (including the deviation tolerance).													
Growth Areas													

572 dwellings have been granted in the Growth Areas on nine sites: 19 dwellings within GA1: Carmarthen, 520 in GA2: Llanelli; and 33 in GA3: Ammanford/Cross Hands.

Service Centres

100 dwellings have been granted in Service Centres on one site in Pembrey.

Local Service Centres

10 dwellings have been granted in Local Service Centres on one site in Pontyates.

Sustainable Communities

58 dwellings have been granted in Sustainable Communities on six sites, spread over various location within the County.

Conclusion:

The target has been met.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring.

3. Monitoring Policy Target: Bring forward the availability of strategic employment sites

Indicator	Permissions for, or availability of on site or related infrastructure which facilitates delivery of strategic employment sites (ha) as listed in Policy SP4.					
Annual/ Interim Monitoring Target	By 2018, all the strategic employment sites are considered to be immediately available or available in the short term i.e. the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.					
Assessment trigger	By 2018 all the strategic employment sites are not immediately available or available in the short term.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
<p>Analysis: Three specific strategic employment sites have been identified within the LDP (Policy SP4):</p> <ul style="list-style-type: none">- Dafen, Llanelli- Cross Hands East- Cross Hands West Food Park <p>In total the land allocated for these three sites amounts to 40.9Ha. Whilst all the elements of all strategic employment sites have not attained planning permission, there has been a clear progression towards delivery of all or parts of these three sites. Whilst the policy target has not strictly been achieved as anticipated, it does not lead to concerns over the future delivery of the remaining elements of the sites. Reference is also made to the GA2/MU9 – Delta Lakes which forms part of the South Llanelli Strategic Zone and has been identified as a key component in delivering part of the Vision for the City Deal – An Internet of Life Sciences and Well-being. This innovative and sector leading project will maximise on the site a landmark employment regeneration development driving delivery and economic growth within the area.</p> <p>Dafen Llanelli Full Planning Permission has been granted for an Air Ambulance facility, including office accommodation, on part of the allocation taking up 1.87Ha. This has been completed and the site is in full operation.</p> <p>Full Planning Permission has been granted for the construction of Carmarthenshire Custody and Llanelli Police Station and associated works on part of the allocation taking up 1.90Ha.</p> <p>Remaining undeveloped parts of the allocation are situated either between or adjacent to existing built elements and could therefore benefit from related infrastructure and existing access roads.</p> <p>Cross Hands East Outline Permission has been granted on the whole site (19 Ha) for the proposed development of an industrial park, including the development of business industrial units (use classes B1 & B8), offices business incubator units, a hotel, a business central hub, resource centre, energy centre, central green</p>						

space, parkland. A reserved matters permission to the original outline has subsequently been granted enabling development of the internal access road, infrastructure and development plot plateaus. The construction of the plot layout and the road and associated infrastructure of Phase 1 has been implemented to provide nine development plots. Expressions of interest have been received to develop sites via the County's own Property Development Fund. The Council is also preparing potential self-build scheme for the key gateway plot that can make use of any funding opportunities that may become available.

The site is identified as a strategic site within the Swansea Bay City Deal region and European Regional Development Fund (ERDF) of up to £2.4 million has been secured to deliver the infrastructure development of Phase 2 as part of the Welsh Government's Strategic Site programme. Phase 2, consists of up to five larger plots with the remaining site road and service infrastructure. The Cross Hands Joint Venture with Welsh Government has been extended to cover the Strategic Employment Site.

More recently, work has commenced on the preparation of a Local Development Order (LDO) for the site to facilitate the delivery of the site with the aim of encouraging further economic growth and development within this area.

Cross Hands West Food Park

Consent was granted for a Food Processing Plant on the portion of the allocation south west of Castell Howell Foods. 'Celtica Foods', part of Castell Howell is part of a multi-million pound expansion project that will see emphasis on the Company's Welsh meat brand 'Celtic Pride'. The site occupies 2.09 Ha and the unit is completed and operations have commenced. Some of the site is incidental green space, with the potential for expansion of operations in the future. The other permission is for the north west portion of the allocation (covering 2.35 Ha) and is for a single storey food grade industrial building with associated two storey office element and external service yards and car parking. These have also already been constructed. There is further space available for expansion on land within the planning permission - an estate spine road already services this northern end of the site. Consequently, in total the elements of this employment allocation that have already been delivered amounts to 4.44ha.

The Swansea Bay City Deal:

The future development of the strategic sites, and indeed the future economic development of the County, should be viewed in the context of the wider sub-region where the Swansea Bay City Deal has recently been signed, 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.

The Deal will see three specific projects for Carmarthenshire – a Wellness and Life Science Village on the Strategic Site at Delta Lakes (GA2/MU9), Llanelly; a creative industry project at Yr Egin in Carmarthen; and a skills and talent initiative which will support skills development. The £200million project at delta lakes aims to create over 1800 high quality jobs and boost the economy by over £400 million over 15 years. This and the other two projects will benefit the County as a whole and should help to attract further investment in the future.

Conclusion:

Strong progress has been made in delivering the 3 strategic employment sites.

The signing of the City Deal and the progress of partners in developing proposals in relation to the Wellness and Life Science Village provides a strong indication of, and confidence in, the delivery of the Delta Lakes site. In this respect the site has permission for the raising of levels which is currently being enacted and an outline planning application submitted for the whole scheme, now known as Pentre Awel, was granted in August 2019.

The creative industry project at Yr Egin in Carmarthen was granted planning permission in October 2016 and is part complete, with some elements in operation.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

Maintaining and continuing a strong integration of LDP and regeneration objectives in driving investment and delivery.

Sustainable Development

4 Monitoring Policy Target: By 2021 32% of the development on housing allocations will be delivered on previously developed sites

Indicator	Permissions for residential development on previously developed housing allocations.					
Annual/ Interim Monitoring Target	29% of dwellings permitted on allocated sites should be on previously developed allocations. Information gathered on an annual basis. The annual monitoring figure noted above takes into consideration the number of dwellings already completed on previously developed allocated sites.					
Assessment trigger	Less than 29% (with an additional variance of 20% under the target figure to allow for flexibility) of dwellings are permitted through housing allocations on previously developed land					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
10% of dwellings on housing allocations have been permitted on previously developed land.	19.7% of dwellings on housing allocations have been permitted on previously developed land.	15.7% of dwellings on housing allocations have been permitted on previously developed land.	31.8% of permitted dwellings on housing allocation have been permitted on previously developed land.	58.4% of permitted dwellings on housing allocation have been permitted on previously developed land.	18.6% of permitted dwellings on housing allocation have been permitted on previously developed land.	37.5% of permitted dwellings on housing allocations have been permitted on previously developed land.
Analysis:						
The percentage of dwellings permitted on previously developed sites (37.5% - 278 dwellings) is higher than expected and is mainly down to the granting of permission on the North Dock site in Llanelli (210 dwellings). A total of 462 dwellings has been granted on greenfield sites.						
Conclusion:						
Continue monitoring.						
Future steps to be taken (if necessary):						
The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.						

5 Monitoring Policy Target: No highly vulnerable development should take place in C1 and C2 flood risk zone contrary to PPW and TAN15 guidance

Indicator	Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).					
Annual/ Interim Monitoring Target	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.					
Assessment trigger	1 application permitted for highly vulnerable development in C1 or C2 flood risk zone contrary to NRW advice. Note: The LPA will be required to refer all applications which they are minded to approve for the development of emergency services or highly vulnerable development, where the whole of the land where the development is proposed to be located, is within C2 flood zone, to the Welsh Ministers. In the case of residential development, the threshold for notifying the Welsh Ministers is set at 10 or more dwellings, including flats.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.
Analysis: Records indicate that no highly vulnerable development applications were permitted during this AMR period, which was contrary to NRW advice.						
Conclusion: The target has been met.						
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th January 2018.						

6 Monitoring Policy Target: Produce SPG on Sustainable Drainage Systems (SUDS)

Indicator		Production of SPG on SUDS.				
Annual/ Interim Monitoring Target						
Assessment trigger		SPG not produced within 5 months of adopting the Plan.				
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
SPG produced.	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted
Analysis: The Placemaking and Design SPG was adopted in September 2016. This SPG discusses SUDS approaches within an overall green infrastructure approach. The SPG can be viewed via the Council website or by clicking on the link above.						
Conclusion: Target achieved.						
Future steps to be taken (if necessary): The SPG will be updated as appropriate to respond to the implementation of Schedule 3 - mandatory requirement for Sustainable Drainage Systems (SuDS) on new developments.						

Housing

7 Monitoring Policy Target: Maintain a minimum 5 year housing land supply

Indicator	The housing land supply taken from the current Housing Land Availability Study (TAN1).					
Annual/ Interim Monitoring Target	Maintain a minimum 5 year housing land supply.					
Assessment trigger	Housing land supply falling below the 5 year requirement.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
4.1 years	4.2 years	3.8 years	3.5 years	n/a	n/a	n/a

Analysis:

Technical Advice Note 1: Joint Housing Land Availability Studies has been revoked by the Welsh Government, as a result there is no longer a requirement for Local Authorities to produce Joint Housing Land Availability Studies (JHLAS). Housing delivery will now be reported by Local Authorities in their Local Development Plan Annual Monitoring Reports. Development Plans Manual Edition 3 sets out the new monitoring framework for housing delivery. Whilst it's focus is on integrating housing trajectories into Revised Local Development Plans, guidance is also provided for monitoring housing delivery for LPAs with an adopted LDP prior to the publication of the Manual (see paragraph 8.15 of the Manual).

	Completions (Large Sites)	Under Construction
Total	365	95

2022 Housing Trajectory

In accordance with the Development Plans Manual, for Local Planning Authorities with an adopted LDP prior to the publication of the Manual, there is a requirement to create a housing trajectory which is based on actual completions to date. The trajectory should also set out the timing and phasing of sites in the remaining years of the plan period. Whilst the LDP was set to end in December 2021, this is no longer the case and will end when it is replaced by the Revised LDP. In order to create a trajectory, as there is less than a year left of the plan period remaining, the housing trajectory period has been extended to show a five year period.

The Deposit Revised LDP (published for consultation in 2020) has been used to inform this trajectory, however, it should be noted that a number of the sites included within this AMR housing trajectory do not feature in the Revised LDP trajectory as they have been removed as allocations. Conversely, the new Revised

LDP sites do not feature in this AMR housing trajectory as they currently have no planning status. It should also be noted that the Deposit LDP is due to be republished for consultation in early 2023, but it is considered appropriate to use the 2020 Deposit for the purpose of drawing this Housing trajectory.

Figure 1 illustrates the housing trajectory. Certain elements of the detail of the graph can be found in Appendix 2 which lists the large sites and their expected delivery.

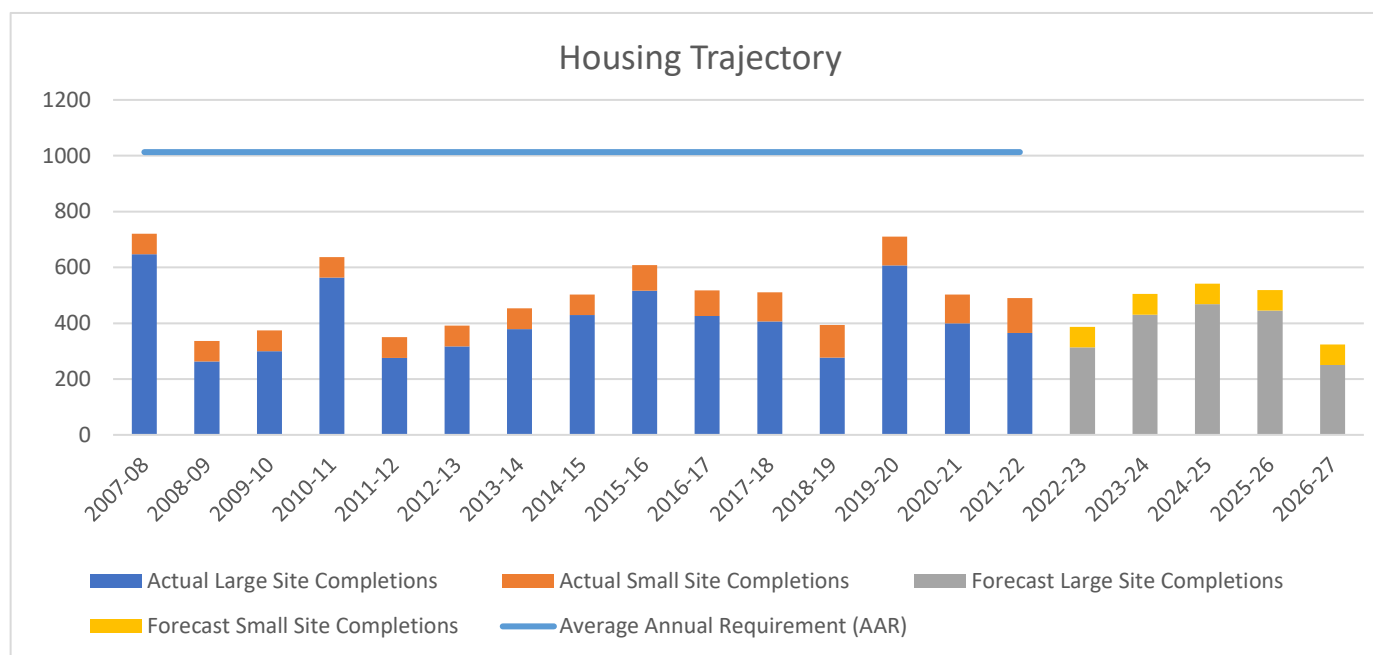


Figure 1: Housing Trajectory Graph

As can be seen from the trajectory, dwelling completions have fallen consistently below the Average Annual Requirement (AAR). In previous AMRs, the five year supply has not been met and reasons have been given for this and remain relevant to the dwelling completions falling significantly below the AAR.

House completions have shown a generally consistent pattern in recent years (when taken an average from the 2019-21 period, as the 2019-20 study took in a period of 17 months and the 20-21 study was 7 months), and considering the impact the Covid-19 pandemic has had in terms of house building, completion levels have proved to be higher than expected. Small site completions continue to be much higher than anticipated.

	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14	2014 -15	2015 -16	2016 -17	2017 -18	2018 -19	2019 -20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27
Actual Large Site Completions	647	263	300	563	276	317	379	429	516	426	406	277	607	399	365					
Actual Small Site Completions	74	74	74	74	74	74	74	74	92	92	105	117	103*	104*	125					
Forecast Large Site Completions																313	431	468	445	250
Forecast Small Site Completions																74	74	74	74	74
Average Annual Requirement (AAR)	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013
Total Completions	721	337	374	637	350	391	453	503	608	518	511	394	710	503	490	387	505	542	519	324

*A total of 207 dwellings were completed in the 2019-21 period, therefore this figure has been divided between the two monitoring periods.

Figure 2: Housing Trajectory Figures

Conclusion:

The target of a 5-year housing land supply has not been met in previous AMRs, and as demonstrated above, the trend of house completions falling below the Annual Average Requirement (AAR) continues. Reference should also be made to the recommendations and conclusions of this AMR.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Second Revised Deposit LDP.

8 Monitoring Policy Target: Provide 15,197 dwellings by 2021

Indicator	The number of dwellings permitted annually.					
Annual/ Interim Monitoring Target	1,405 dwellings permitted annually.					
Assessment trigger	20% +/- 2,810 dwellings permitted in the first two years after adopting the Plan.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
1,483 dwellings.	584 dwellings	1,045 dwellings	866 dwellings	795 dwellings	381 dwellings	995 dwellings
Analysis: The number of dwellings permitted on large sites (>5 units) was 802. This is made up of 588 dwellings granted outline permission, and 214 dwellings granted reserved matters or full planning permission. The number of dwellings permitted on small sites was 193.						
Conclusion: With respect to the Assessment Trigger, which has only been met in the first year of the Plan, the number of dwellings permitted falls outside the threshold allowance of 20%.						
Future steps to be taken (if necessary): Matters relating to site delivery will be considered in the preparation of the Revised LDP. The above indicator will be subject to ongoing monitoring.						

9 Monitoring Policy Target: Provide 2,375 dwellings on windfall sites by 2021

Indicator	The number of dwellings permitted on windfall sites.					
Annual/ Interim Monitoring Target	186 dwellings permitted annually on windfall sites.					
Assessment trigger	20% +/- 372 dwellings permitted on windfall sites in the first 2 years after adopting the Plan.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
784 dwellings.	407 dwellings	284 dwellings	241 dwellings	295 dwellings	139 dwellings	255 dwellings
<p>Analysis:</p> <p>238 dwellings have been granted on windfall sites, 62 dwellings were granted permission on large windfall sites (sites of >5 dwellings), comprising of 27 dwellings gaining outline permission and 35 dwellings gaining reserved matters/full permission. 193 dwellings have been granted on small sites of <5 dwellings.</p> <p>The number of windfall dwellings permitted has shown a general decrease since the adopting of the LDP. This may be due to the reduction in the number of UDP legacy sites with a valid permission coming forward. Permission granted on small sites vary slightly from the first AMR but remain fairly consistent in the past few years: 199 (AMR 1); 199 (2017); 187 (2018) 129 (2019); 178 (2020); 130 (2021); 193(2022).</p>						
<p>Conclusion:</p> <p>The results from this AMR period has seen a slight increase but a general reduction in the number of windfall sites being permitted. This may be due to the reduction in the number of historic UDP 'legacy' sites with a valid permission coming forward.</p>						
<p>Future steps to be taken (if necessary):</p> <p>The above indicator will be subject to ongoing monitoring.</p>						

10 Monitoring Policy Target: Provide a Gypsy and Traveller site to meet identified need within the Llanelli area

Indicator	The number of Gypsy and Traveller pitches required.					
Annual/ Interim Monitoring Target	Identify a Gypsy and Traveller site to meet identified need in the Llanelli area by 2016. Provide a Gypsy and Traveller site to meet identified need in the Llanelli area by 2017.					
Assessment trigger	Failure to identify a site by 2016. Failure to provide a site by 2017.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis: The Deposit Revised LDP which was published in 2020 identified two sites within the Llanelli which are proposed to be allocated. Firstly, site reference PrC1/GT1 Land at Penyfan, Trostre, and secondly PrC1/GT2, as an extension to the Penybryn site in Bynea. Given that the Council will publishing a 2 nd Deposit Revised LDP in late 2022 / early 2023, the Council will be undertaking an updated Gypsy and Traveller Accommodation Needs Assessment. This will identify the most up to date need within the county, and therefore inform the site selection and the size of any required site. Notwithstanding the information above, the sites highlighted within the original Deposit Revised LDP can be considered against Policy H7 of the adopted LDP, which provides a criteria-based policy for Gypsy and Traveller sites.						
Conclusion: The 2 nd Deposit Revised LDP will be accompanied by an updated Gypsy and Traveller accommodation need assessment and identify the requirement for any site(s) needed within the county.						
Future steps to be taken (if necessary): The identification and provision of a site will be further considered as part of the preparation of the Revised LDP.						

11 Monitoring Policy Target: Monitor the need for Gypsy and Traveller transit sites

Indicator	The annual number of authorised and unauthorised Gypsy and Traveller caravans in the County.						
Annual/ Interim Monitoring Target	No Gypsy and Traveller site recorded in one settlement for 3 consecutive years.						
Assessment trigger	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years.						
Performance							
1/4/15 – 31/3/16	1/4/16 31/3/17	–	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis: The bi-annual StatsWales data recommenced in July 2021 with the most recent publication in January 2022. During caravan count for January 2022, there were a total of 13 caravans on unauthorised sites (tolerated), and a further two caravans on unauthorised sites (Not tolerated) within the County. Of those 13 caravans on 'tolerated sites' this includes the site at Caer Elms, Llanelli which has been in existence for over 10 years. Given that the bi-annual count has been on stop in previous years due to the COVID pandemic, there is little information to suggest that a transit site is required at this stage. As highlighted in Indicator 10, the Council will be undertaking a revised GTANA, which will consider the need for transit sites within Carmarthenshire.							
Conclusion: It is recommended at this stage that there is no need to provide a transit site in Carmarthenshire, however the Local Planning Authority along with colleagues from the Housing Division will continue to monitor the number of unauthorised encampments within the county, including its location and whether a single family group frequently reside at a particular location. Furthermore, an updated GTANA will be published as background evidence to the Deposit Revised LDP in late 2022 / early 2023.							
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring.							

12 Monitoring Policy Target: 2,121 no. of affordable dwellings permitted by 2021

Indicator	The number of affordable dwellings permitted.					
Annual/ Interim Monitoring Target	226 affordable dwellings permitted in the first year of the Plan after adoption.					
	452 dwellings permitted in the first 2 years of the plan after adoption.					
Assessment trigger	20% +/- 452 affordable dwellings not permitted in the first 2 years of the Plan after adoption.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
217.3 units	101 units	216.4 units	122 units	171 units	84.8 units	

Analysis:

Housing Allocations	
Type of Permission	Number of Affordable Units 2021/22
Outline Permissions (with indicative numbers)	108.4
Outline Permissions (with numbers specified)	10 (with a further 2 units at £66.71 per square metre)
Full Planning and Reserved Matters	64 units. There is also a £15,516 commuted sum contribution from housing allocations
Total	182.4

Windfall Sites (large sites)	
Type of Permission	Number of Affordable Units 2019/20
Outline Permissions (with indicative numbers)	2.1
Outline Permissions (with numbers specified)	1
Full Planning and Reserved Matters	2

Total	5.1
--------------	------------

Windfall Sites (Small sites)	
Type of Permission	Number of Affordable Units 2019/20
Key Worker / Rural Enterprise Dwellings / Live Work / One Planet Development	11 Dwellings
Local Need	4 local need Dwellings
Affordable Dwelling	2 affordable Dwellings
Total	17 dwellings

	Number of Affordable Units 2019/20
Outline or Detailed Permission with a UU for affordable housing (£ per square metre basis)	28 dwellings within 22 outline planning permissions
Outline Permissions with Commuted Sum Agreed	0 permissions
Full Planning or Reserved Matters Permission with a commuted sum contribution paid / to be paid	£682,589.99 in 61 applications

Large Sites

This AMR period has seen three large sites within the Llanelli area being granted an outline planning permission with a 20% affordable housing target, which contributes to an increase in the number of affordable units granted permission. It will be important to note how these will be taken forward in the form of detailed planning applications. In relation to allocated sites with a full or reserved matters permission this stands at 64 units, with the majority of the affordable housing coming from a 100% affordable site in Llandybie (24 units), and 20 units from the Persimmon site at Cwrt Farm, Pembrey.

There are very minimal affordable housing numbers coming from windfall sites. This is in part to the LDP coming to the end of its life with more emphasis on securing these sites.

Small Sites

Within this AMR period, we have seen an increase in the number of Rural Enterprise / OPD / agricultural dwellings than previous years with 11 being granted planning permission as opposed to 2 previously. 4 Local Need dwellings have been approved and 2 affordable dwellings which is relatively consistent with other years.

In terms of outline planning permission. 28 dwellings within 22 outline planning permission have been secured via a legal agreement.

For full planning permissions and Reserved Matters applications we have seen £682,589.99 being secured within 61 applications. Over the whole LDP monitoring period since 2015/2016 the figure within this AMR is consistent with previous years.

Conclusion:

In looking at the general numbers within the affordable housing indicators within this AMR, the level of Affordable Housing being achieved is consistently around the affordable housing target set within Policy AH1 of the LDP. This is due in part to the larger sited being within Council ownership.

As the LDP is now within its final years, the number of windfall sites coming forward will decrease, thus reducing the proportion of affordable housing that comes from this source

Small site conclusion to be completed following the completion of the data collection.

Future steps to be taken (if necessary):

The Forward Planning Section is working closely with internal colleagues from Regeneration & Policy, and Housing to assist in the marketing and disposal of Council owned site which includes potential for additional affordable housing.

The above indicator will be subject to ongoing monitoring, and further viability work is being undertaken as part of the Revised LDP.

13 Monitoring Policy Target: Affordable Housing targets to reflect economic circumstances

Indicator	Affordable Housing percentage target in Policy AH1.					
Annual/ Interim Monitoring Target	Target to reflect economic circumstances.					
Assessment trigger	Should average house prices increase by 5% above the base of 2013 levels sustained over 2 quarters then the Authority may conduct additional viability testing and modify the targets established in Policy AH1.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22

Analysis:

	Based on sales only			
	Mean	Lower Quartile	Upper Quartile	90th percentile
Apr 2021	197,769	121,998	255,000	340,000
May 2021	192,971	121,665	241,666	325,000
Jun 2021	196,330	126,665	241,666	325,000
Jul 2021	196,466	125,000	238,333	323,333
Aug 2021	199,389	127,000	238,333	330,000
Sep 2021	199,065	122,333	243,333	340,000
Oct 2021	204,883	124,000	256,666	351,666
Nov 2021	207,632	129,000	261,666	353,333
Dec 2021	197,657	131,333	246,166	324,000
Jan 2022	200,194	135,333	249,483	317,333

Feb 2022	206,516	133,665	256,916	337,333
Mar 2022	213,560	135,665	262,415	365,000

The table above identifies the average sales values on a monthly basis since the start of this AMR period. The mean value in March 2021 was £201,779, and whilst it fluctuated around the £200,000 mark up to February 2022, we have seen a steady trend of much higher sales values. The lower and upper quartiles and 90th percentiles are showing a big increase in values. Reporting sales values during COVID has been cautious, with only 2002 sales during 2020. The levels of sales in 2021 have returned to the typical range over the period since 2013 (2200 and 2800 per year) and therefore there is sufficient data to assume that the price information is fairly reliable.

Conclusion:

There is no doubt that house prices have been rising considerably over the last year. As the Council prepares for the publication of the 2nd Deposit Revised LDP in late 2022/ early 2023, it is undertaking background viability work to inform the revised LDP, which in turn will feed into Policy AHOM1 of the Deposit Revised LDP.

Future steps to be taken (if necessary):

Continue to monitor various statistical evidence associated with house prices which will feed into the revised LDP.

14 Monitoring Policy Target: Affordable dwellings to be permitted on housing allocations per sub-market areas as follows:

- Llandovery, Llandeilo and North East Carmarthenshire
- St Clears and Rural Hinterland
- Carmarthen and Rural
- Newcastle Emlyn and Northern Rural Area
- Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley
- Llanelli
- Ammanford / Cross Hands and Amman Valley

Indicator	The number of affordable dwellings permitted on housing allocations per sub-market area.						
Annual/ Interim Monitoring Target	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AH1 as follows:						
Assessment trigger	The proportion of affordable dwellings permitted on residential allocations not in accordance with Policy AH1.						
Performance							
	1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
• Llandovery, Llandeilo and North East Carmarthenshire – 30%							
• St Clears and Rural Hinterland – 30%							SC4/h1 W/38320 – Land at Glandy Cross (33%)
• Carmarthen and Rural 30%							GA1/h4 PL/00876 – Land at Rhiw Babell, Pensarn (30%) SC18/h1 W/20622 – Land at Bronwydd Arms, (20%)

Page 10

							GA1/h15 W/38323 – Former MAFF Depot, Abergwili Road (30%)
▪ Carmarthen West (20%)							
• Newcastle Emlyn and Northern Rural Area – 20%							
• Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20%							T3/5/h8 PL/00019 – Land off Heol Llanelli, Pontyates (20%) T2/1/h2 S/21597 – Land off Garreglwyd (20%) SC17/h4 PL/01568 Land at Meinciau Road, Mynyddygarreg (20%)
• Llanelli – 20%							GA2/h35 S/34991 - Land at Cefncaeau, Llanelli, - 20% GA2/MU7 S/38285 – Land at North Dock, Llanelli – 20% GA2/h30, GA2/h31, GA2/h33 S/40692 – Cwm y Nant, Llanelli
• Ammanford / Cross Hands and Amman Valley – 10%							GA3/h30 Land South of Erw'r Brenhinoedd, Llandybie – 100% scheme

Analysis:

As identified in Indicator 21, we have seen three large sites come forward within the Llanelli with the potential to secure approximately 510 dwellings. The site at Cwrt Farm was also granted planning permission for 100 dwellings.

There is a general spread of permitted sites throughout the sub market areas, with the exception of the North west and North eastern areas of the county. As highlighted elsewhere, it is within these areas where the Phosphates issues have arisen.

Nevertheless, in considering the six AMRs which have been published to date, it has shown that some of the submarkets areas such as those in the North East have seen very minimal planning permissions / development, which has resulted in minimal numbers of affordable housing being granted and delivered.

Conclusion:

For sites which have been granted planning permission during AMR5, the percentage target for affordable housing has been moderately successful, with the monitoring policy target aligning closely with the planning permissions being granted. With sites also being developed by affordable housing providers, this will increase the number of affordable units being developed within the County.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. As part of the revised LDP, further work is being undertaken relating to the viability and deliverability of sites, and the affordable housing targets will be considered

Economy and Employment

15 Monitoring Policy Target: 111.13ha of employment land allocated by Policy SP7 is developed over the Plan period

Indicator	Permissions granted for development on employment land listed in Policy SP7.					
	Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.					
Annual/ Interim Monitoring Target	25% of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption.					
	For the purposes of monitoring employment land, 'available' shall be taken to indicate that the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.					
Assessment trigger	Less than 25% of employment land allocated by Policy SP7, with an additional variance of 20% under the target figure to allow for flexibility, is permitted or available within 2 years of adoption. Annual narrative to describe progress towards delivery.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
90% of the annual/ interim monitoring target has been met.	98% of the annual/ interim monitoring target has been met.	Target already met in the second AMR. Further progress in third AMR.	Target already met in the second AMR. Further progress in fourth AMR.	Target already met in the second AMR. Further progress in this AMR period.	Target already met in the second AMR.	Target already met in the second AMR. Further progress in this AMR period.
Analysis:						
<p>The monitoring policy target relates to the amount of employment land that has been permitted or has become available within two years of adoption. At the time of publication of the first AMR in 2016, two years had not passed since adoption, so it was difficult to make an accurate assessment of this target. Nevertheless, it was found that almost 90 % of the annual / interim monitoring target for the first two years had already been met by this time.</p> <p>During this AMR period, further land on employment allocations gained planning permission for employment activities – amounting to 1.90 ha in 2021/22. Combining this with the total amount of land already with planning permission, or available for development, the figure rises from 31.86ha within the 2020/21 AMR to 33.76ha for the 2021/22 monitoring period.</p> <p>The monitoring target set out in the LDP (25% of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption) was met within AMR 2 in 2017 (taking into account the additional variance of 20% under the target to allow for flexibility). The further land take up during the latest monitoring period is evidence of the continued deliverability of the sites allocated for employment use in the LDP.</p>						

Conclusion: Clear progress has been made; further monitoring and reporting will be undertaken in subsequent AMRs and as part of the LDP Review.
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

16 Monitoring Policy Target: Produce SPG on Rural Enterprise

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 9 months of adopting the Plan					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
SPG produced.	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted
Analysis: The Rural Development SPG was adopted in September 2016.						
The adopted SPG is available via the following link: https://www.carmarthenshire.gov.wales/media/1213903/adopted-rural-development-spg-report.pdf						
Conclusion: The target has been achieved.						
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th January 2018.						

Retail

17 Monitoring Policy Target: To ensure that vacancy rates within the Primary and Secondary Retail Frontage areas of the Growth Area towns do not increase to a level that would adversely impact on the vitality of those centres.

Indicator	Annual vacancy rates of commercial properties within the Primary and Secondary Retail Frontage areas of the Growth Area towns.						
Annual/ Interim Monitoring Target	Vacancy rates of commercial properties in the town centres of Carmarthen, Ammanford and Llanelli.						
Assessment trigger	Monitor for information.						
Performance							
1/4/15 – 31/3/16	1/4/16 – 31/3/17	–	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
					No data available		

Analysis:

The Council recognises the need to understand and track changing retail activities at both a county and local centre level. With this in mind, the Council produced an [updated Carmarthenshire Retail Study 2015](#) which is available on the Council’s website. This update builds on the previous 2009 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (non-food retail). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to the end of 2021. This will be updated to support the production of the second revised LDP Deposit plan. Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres which include tracking vacancy levels and the proportion of non-retail uses. The vacancy rates are identified below by settlement and by the Primary and Secondary Frontage area:

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Vacant Units (%)	Total Units	Vacant Units (%)
Carmarthen	163	23 units (14.1%)	128	24 units (18.8%)
Llanelli	83	19 units (22.9%)	102	16 units (15.7%)

Page

Ammanford	42	4 units (9.5%)	53	12 units (22.6%)
-----------	----	----------------	----	------------------

Carmarthen

The vacancy rate in Carmarthen Town centre has reduced in the primary retail frontage but increased in the secondary frontage. The vacancy rate in the primary retail frontage has gradually increased annually, however, for the first time since the LDP's adoption the vacancy level within the primary retail frontage has marginally reduced by one unit (proportionally from 14.7% last year to 14.1%). However, the vacancy rate within the secondary retail frontage has increased significantly with an additional 10 vacant units being recorded in the year's AMR.

Ammanford

As a retail centre Ammanford is notably smaller than either Carmarthen or Llanelli, but it does nonetheless fulfil an important retail function. The vacancy levels in the primary retail frontage as shown above are low, however, experience over recent years indicates a town centre which is susceptible to regular turnover of occupancy. The data outlined above notes that the vacancy level in the primary retail frontage remains the same as last year, whilst there is one more vacant unit in the secondary retail frontage.

Llanelli Town Centre

The number of vacant units within the Primary Retail frontage in Llanelli has remained the same as in the last AMR, albeit the overall number of units has increased by one consequentially reducing the proportion of vacant units. The number of vacant units within the secondary retail frontage has decreased significantly from 24 vacant units last year to 16 this year (from 23.5% to 15.7%). It has been noted over the years that a number of 'hot spots' exist in Llanelli where vacancy has been an ongoing issue. Such areas have been the target of ongoing Council driven regeneration initiatives.

Economic Recovery

Retail trends in recent years have seen an increase in online shopping and a shift away from the highstreet. The Covid-19 pandemic has exacerbated this situation; due to health and safety concerns and the restrictions placed upon shops opening, more and more people have been shopping online. The impacts upon the vitality of the high street have been rapid and significant. Town Centres largely became deserted, except for those people shopping for essential items, with the comparison retail sector notably impacted. In this respect, supermarkets and convenience retailers became the few shops still trading, all of this at a time when components of the retail sector and certain town centres were already struggling.

In response to the issues around Covid-19, WG have published their guidance – Building Better Places - to aid recovery. It identifies that: "The economic consequences have meant that many retailers are struggling financially, and this will lead to higher vacancy rates in all of our commercial

centres. Online competition to our town centre retailers was strong before the crisis; this situation will become more apparent as more retailers increase their online presence and more people have become used to doing the majority of their non-essential shopping online.”

There is a recognition that retail and commercial centres are hubs of social and economic activity and that their function extends beyond retail providing a focal point for a diverse range of facilities, services and cultural activities, functions and experiences. These functions are often equally important in supporting the needs and enjoyment of local communities. The WG in recognising the central role of retail and commercial centres state that they “should become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Flexible, local co-working spaces could also be a crucial new element to increase space to work. Residential uses are also key to the vitality of centres, provided that they do not curtail the commercial activities which take place and soundscapes are considered.” The guidance indicates that town centres should no longer look at retail need alone but encapsulate a wider array of uses, particularly in the employment, leisure, and public service sectors.

In response to the economic effects of Covid-19 upon Carmarthenshire’s economy, CCC have identified key action areas to aid economic recovery. These include taking steps to retain, attract and support businesses to the 3 primary town centres – Carmarthen, Llanelli and Ammanford. The actions identified which are of particular relevance to land use planning include but are not limited to: increasing footfall to all areas of the towns; reducing the number of empty premises in the town centre; and, considering alternative uses of derelict sites / empty buildings / potential future development sites in the interim.

At the beginning of 2022, Local Development Orders (LDOs) were adopted to facilitate changes of use without the need to obtain planning permission within the identified town centres of Carmarthen and Ammanford. The aim of these LDOs is to attract business and footfall into the town centres, without restricting these areas to primarily retail uses.

In 2021, WG temporarily extended the permitted development rights to enable the change of use of retail units. This was intended to enable the trial of alternative uses and get initial feedback as to whether start-ups would likely be viable without the expense and delay associated with submitting a planning application. The amendments allowed properties within areas identified as town centres in the LDP, currently within the A1 use class, to be changed to A2, A3, B1, D1 and D2 for a period of 6 months. These additional permitted development rights came to an end in April 2022. However, earlier this year, the WG consulted upon the possibility of introducing new permitted development rights, including allowing changes of use within identified town centres as previously enabled. The consultation proposed removing the six-month trial period and the changes could be retained in perpetuity. There is currently no further information available following the outcome of the consultation.

Conclusion:

The changes in vacancy levels in the primary and secondary retail frontages vary in each town centre. Last year’s AMR recorded an increase in vacancy levels in each one of the primary frontages, whilst this year there is very little change. Last year’s results were not wholly unexpected given the impacts of Covid-19 upon town centres and their retail provision. The results within the secondary retail frontage vary greatly with a

significant increase in vacancies in Carmarthen, a significant decrease in vacancies in Llanelli and little change in the secondary retail frontage in Ammanford.

Future steps to be taken (if necessary):

Monitor the effectiveness of the Carmarthen and Ammanford LDOs.

Monitor the vacancy levels within the primary and secondary retail frontages and undertake further work to consider the issues which affect the town centres.

To participate in forums and regeneration led initiatives aimed at ensuring that the vitality and viability in town centres is enhanced.

The above indicator will be subject to ongoing monitoring pending the adoption of the Revised LDP. As part of the preparation of the Revised LDP, a comprehensive retail study will be undertaken to provide a better understanding of the retail provision, needs and demands in Carmarthenshire and how best to respond to changing circumstances.

18 Monitoring Policy Target: Maintain the integrity of the Primary Retail Frontage.

Indicator	Proportion of units in A1 retail use located in the Primary Retail Frontage as designated by Policy RT2.					
Annual/ Interim Monitoring Target	65% or more of units within the Primary Retail Frontage are in A1 use.					
Assessment trigger	Less than 65% of units within the Primary Retail Frontage are within A1 use with an additional variance of 10% under the target figure to allow for flexibility.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
				No data available		

Analysis:

The Council as part of its retail monitoring regime beyond this AMR recognises the need to understand and track changing retail activities at both a County and local centre perspective. With this in mind, the Council produced an [updated Carmarthenshire Retail Study 2015](#) which is available on the Council's website. This update builds on the previous 2009 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (no-food retail). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to 2021. This will be updated to support the production of the second revised LDP Deposit plan.

Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres - key components of which include tracking vacancy levels and the proportion of non-retail uses within the defined centres.

The proportion of units in non-A1 retail use by Primary and Secondary Frontage areas are set out below. The details in relation to secondary frontages are included for context and completeness:

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Non A1 (%)	Total Units	Non A1 (%)
Carmarthen	163	30 units (18.4%)	128	45 units (35.2%)
Llanelli	83	12 units (14.5%)	102	34 units (33.3%)
Ammanford	42	10 units (23.8%)	53	21 units (39.6%)

Note: The above table excludes use classes within units vacant at the time of survey.

In considering the above, it is clear that the integrity of the Primary Retail Frontage is being maintained across the three designated centres with very little change since the last AMR was produced. In this regard, the trigger point has not been reached.

As noted above, Local Development Orders have been adopted and are in operation in Carmarthen and Ammanford town centres. These provide additional flexibility for changing use within the town centres. Furthermore, should the amendments to the permitted development rights outlined above be introduced, there may be a greater diversity of uses within the town centres and variety in the use classes present in the retail frontages.

The information set out in indicator 17 above outlines a shift in approach in the town centres, with a view of introducing a greater variety of uses to town centres, rather than focussing as heavily on retail. Whilst the role of retail on the highstreet and in town centres remains integral and a key component of ensuring a town's vitality, it is acknowledged that a greater variety of uses can lead to viable, thriving commercial and business centres. The introduction of new guidance, new permitted development rights and the LDOs may well lead to more diverse town centres.

The Council will respond as appropriate to those centres where evidence indicates there is a pressure on their vitality and viability. Any need for change in planning policy will be implemented through the Revised LDP and informed by a revised Retail Study to ensure that the policies reflect the current position, most up to date evidence and is reflective of current trends and issues.

Conclusion:

The retail position within the three identified centres remains positive.

- Carmarthen Town represents an important regional retail centre offering a broad retail offer ranging from high street names through to local provision and exhibits strong A1 retail provision. It is recognised that careful monitoring is required however, and a responsive approach through a LDO is in place.
- Llanelli has experienced a change in its town centre offer over recent years, but has attracted significant investment and there are corporate, political and business initiatives in place as part of its regeneration.
- Ammanford offers a range of local retailers and retains some high street names, although this has gradually reduced. It is recognised that careful monitoring is required and a responsive approach through a LDO is in place.

Future steps to be taken (if necessary):

Monitor the Carmarthen and Ammanford LDOs.

o participate in forums and regeneration led initiatives aimed at ensuring that the vitality and viability in town centres is enhanced.

The above indicator will be subject to ongoing monitoring ahead of the adoption of the Revised LDP.

Consideration is being given to the scope and content of an updated Retail Study to inform the content of the Revised LDP and to support the determination of future planning applications for retail development.

Transport

19 Monitoring Policy Target: To implement the road schemes identified in Policy SP9

Indicator	Progress towards implementing the road schemes identified in Policy SP9 in accordance with delivery timetables.					
Annual/ Interim Monitoring Target	Implementation in accordance with delivery timetables.					
Assessment trigger	The road schemes identified in Policy SP9 are not delivered in accordance with delivery timetables.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.
<p>Analysis:</p> <p>Significant progress continues to be made in the implementation of the schemes listed within Policy SP9. In this respect phases 1 and 2 of the Cross Hands Economic Link Road has been implemented and is open to traffic. Work is nearing completion on the final phase 3 of this scheme.</p> <p>The Carmarthen West Link Road was completed and opened to traffic in March 2019.</p> <p>It is not proposed to measure the success in relation to the implementation of the policy in terms of the identified Welsh Government Improvements as they are matters outside the control of the Local Planning Authority. This framework will however continue to monitor their progress towards implementation particularly with a view to the timescales indicated.</p>						
<p>Conclusion:</p>						

Significant progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.

Future steps to be taken (if necessary):

Monitor the progress of the Welsh Government Improvements.

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

20 Monitoring Policy Target: To implement the cycle schemes identified in Policy TR4

Indicator	Progress towards implementing the cycle schemes identified in Policy TR4.					
Annual/ Interim Monitoring Target	Implementation in accordance with delivery timetables by 2021.					
Assessment trigger	Non implementation of the cycle schemes identified in the Local Transport Plan and forthcoming Local Transport Plan. If finance has not been secured for a project by first plan review.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis: The following provides an update on progress in relation to the 3 cycle schemes identified within Policy TR4: <ul style="list-style-type: none">• Towy Valley – A planning permission has been granted for the western section of the cycleway from Abergwili to Nantgaredig and works have commenced. Work is progressing on the design and route of the Nantgaredig to Llandeilo element of the scheme with a planning application scheduled late 2022.• Amman Valley Cycleway --The main infrastructure works are substantively complete with the exception of a small section at Brynamman. Ongoing work will relate to signage, marketing and branding.• Whitland to Llanglydwen – There are currently no programmed proposals to proceed with this route.						
Conclusion: Progress has been made on the implementation of the schemes listed in Policy TR4. Note the delivery timetable in the target has been exceeded in relation Towy Valley cycle path. However, the initial phase has been delivered with work progressing on proposals for the second phase.						
Future steps to be taken (if necessary): Continue to monitor the final implementation of the two schemes currently being delivered. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP. Further consideration will be given to inclusion and/or the delivery of the Whitland to Llanglydwen route as part of the Revised LDP.						

Minerals

21 Monitoring Policy Target: Maintain a minimum aggregate landbank of 10 years for hard rock

Indicator	Aggregates landbank for Carmarthenshire County Council.					
Annual/ Interim Monitoring Target	To maintain a minimum 10 year landbank of hard rock.					
Assessment trigger	Less than 10 years hard rock landbank.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
The current hard rock landbank for Carmarthenshire is 55 years.	The current hard rock landbank for Carmarthenshire is at least 68 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 71 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 92 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 77 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 86 years.	Data not available.
Analysis: A landbank is a stock of planning permissions for the winning and working of minerals. It is composed of the sum of all permitted reserves at active and inactive sites at any given point in time for a given area. For the purposes of commercial stability, the aggregates industry requires a proven and viable landbank. MTAN 1: Aggregates requires that a minimum 10 year landbank of hard rock should be maintained, this has been mirrored in the LDP monitoring target. Whilst data for the 2021-22 reporting period is not yet available, the latest, best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority indicates that the current crushed rock landbank for Carmarthenshire is 86 years using the average of the last 3 years production data and 88 years using the average of the last 10 years production data. Therefore, Carmarthenshire has at least 86 years of hard rock supply. This is well above the figure considered necessary in the monitoring target.						
Conclusion: The latest, best available data indicates that the monitoring Policy Target is being met and therefore no further action is required.						
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th January 2018.						

22 Monitoring Policy Target: Maintain a minimum aggregate land bank of 7 years for sand and gravel

Indicator	Combined aggregates landbank for Carmarthenshire County Council with neighbouring authorities of PCC, PCNP & Ceredigion CC.					
Annual/ Interim Monitoring Target	To maintain a minimum 7 year landbank of sand and gravel.					
Assessment trigger	Less than 7 years sand and gravel landbank.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is 18 years.	The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 17 years.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 14 years.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 12 years.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 10 years.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 10 years.	Data not available
Analysis: MTAN 1: Aggregates requires that a minimum 7 year landbank of sand and gravel should be maintained, this has been mirrored in the LDP monitoring target. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion. Whilst data for the 2021-22 reporting period is not yet available, the latest best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority for the combined Sand & Gravel landbank is for 31.12.2020. The combined landbank is 16 years based on 3 years production average and 10 years based on 10 year production average. This is above the figure considered necessary in the monitoring target.						
Conclusion: The latest, best available data indicates that the monitoring Policy Target is being met and therefore no further action is required as a consequence of this AMR.						
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th January 2018.						

23 Monitoring Policy Target: No permanent, sterilising development will be permitted within mineral buffer zones (except in circumstances set out in MPPW).

Indicator	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone.					
Annual/ Interim Monitoring Target	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP2.					
Assessment trigger	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP2 over 3 consecutive years.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
No sites contrary to Policy MPP2.	No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.

Analysis:

In the latest monitoring period from 1 April 2021 – 31 March 2022, 12 planning permissions were granted on land situated within the buffer zones of extant mineral sites, as set out on the LDP Proposals Maps. None of the permissions were deemed to be 'permanent, sterilising' developments. For each of the new residential properties listed below, existing residential properties were located between them and the working quarries. The developments included:

- extensions to three separate existing domestic properties;
- two new treehouse holiday lets within woodland
- renovation of an existing cottage
- a new single dwelling
- CLEUD approval of an independent standalone residential dwelling.
- agricultural storage shed where prior approval was not required;
- telecoms operation where prior approval was not required;
- change of use of land to a residential curtilage
- sub division of an existing farmhouse to form two separate independent residential units
- non-material amendment granted to a prior permission for the renovation of farmhouses and the conversion of 2 outbuildings.

In addition there were several permissions for the Discharge of Planning Conditions relating to the extant quarries themselves, although these did not affect the associated buffer zones surrounding the quarries.

Conclusion:

No action required as a consequence of this AMR.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

24 Monitoring Policy Target: No permanent, sterilising development will be permitted within a mineral safeguarding area (except in circumstances set out in Policy MPP3).

Indicator	Number of planning permissions for permanent, sterilising development permitted within a mineral safeguarding area.					
Annual/ Interim Monitoring Target	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP3.					
Assessment trigger	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP3 over 3 consecutive years.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
No sites contrary to Policy MPP3.	No sites contrary to Policy MPP3.	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3

Analysis:

Whilst a number of developments were granted planning permission in mineral safeguarding areas in the latest monitoring period, none of these were deemed to be 'permanent, sterilising' developments that would prevent the resource being extracted in the future (if indeed the resource was required to be extracted and it was environmentally acceptable to do so). The developments that were granted planning permission in mineral safeguarding areas fall into the following general categories:

- Reserved matters to an outline planning permission;
- Temporary or non-permanent developments (e.g. touring caravan/glamping sites);
- Agricultural developments (e.g. modern agri-buildings such as concrete and steel barns) on existing farms;
- Equestrian related development (e.g. stables/menage/arena);
- Changes of Use of existing buildings e.g. barn conversions for tourism/residential use on existing farms
- Demolition and replacement of existing dwellings
- Prior notifications, planning permissions not required (telecoms, forestry, agriculture, demolition);
- Individual dwellings within or adjacent to hamlets or small residential clusters without development limits;
- Alterations / extensions or changes of use of existing buildings;
- New dwellings (or other uses) within, or adjacent to, the development limits of existing settlements;
- Developments on land within 200m of residential areas;
- Permissions associated with extant mineral sites;

Conclusion:

No action required as a consequence of this AMR.

Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

25 Monitoring Policy Target: Consider prohibition orders on dormant mineral sites not likely to be worked in the future

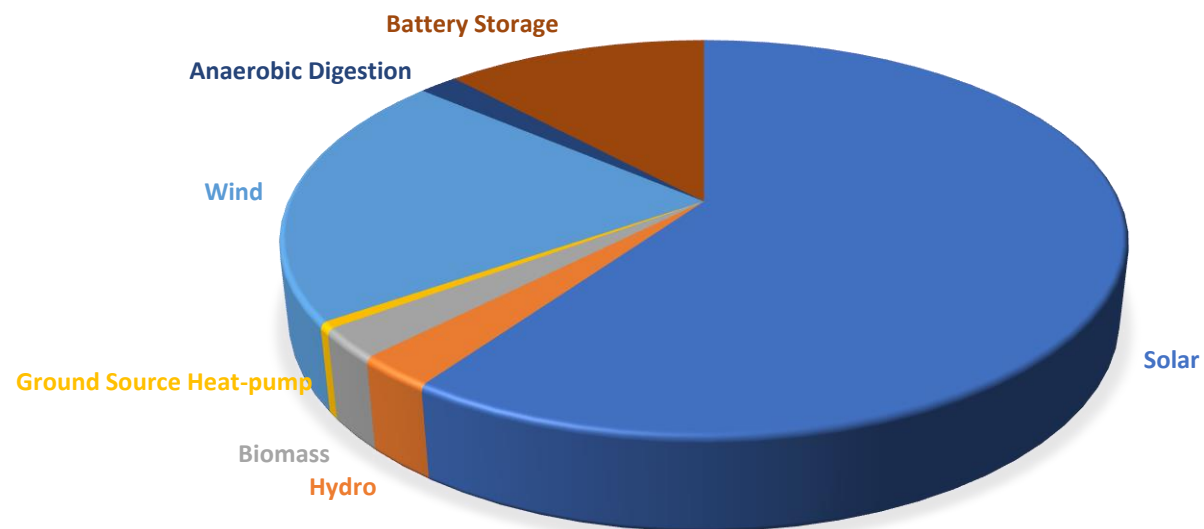
Indicator	Number of prohibition orders issued on dormant sites.					
Annual/ Interim Monitoring Target	Ensure that those dormant sites deemed not likely to be re-worked in the future (as part of the annual review) are served with prohibition orders within 12 months.					
Assessment trigger	LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis: As part of its annual review, the Minerals Planning Authority monitors dormant sites and those that it considers not likely to be re-worked in the future are served with prohibition orders. The Authority has Executive Board Member authorisation to serve 5 Prohibition Orders. The Minerals Planning Authority has been delayed by potential interest in one of the sites but Orders may be served in 2022-23.						
Conclusion: Whilst this Monitoring Policy Target has not strictly been met, the ongoing consideration of dormant sites and the authorisation provided by the Council to serve Prohibition Orders on 5 sites [and their potential issue in 2022-23] is considered sufficient. No further action other than continued monitoring is required.						
Future steps to be taken (if necessary): The Mineral Planning Authority to continue with the assessment of dormant sites as part of the annual review process and to feed the information through as part of the LDP monitoring. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th January 2018.						

Renewable Energy

26 Monitoring Policy Target: To increase the amount of energy produced in the County from renewable sources

Indicator	Permitted capacity of renewable electricity and heat projects within the County (by MW).					
Annual/ Interim Monitoring Target	Annual increase in the permitted capacity of renewable electricity and heat projects through the Plan period.					
Assessment trigger	Monitor for information purposes.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
45.79 MW of renewable energy has been permitted.	17.306 MW of renewable energy has been permitted.	3.55 MW of renewable energy has been permitted.	0.69 MW of renewable energy has been permitted.	1.64 MW of renewable energy has been permitted.	0.15 MW of renewable energy has been permitted.	6.78 MW of renewable energy has been permitted.
<p>Planning permission has been granted for 6.78 MW of renewable energy. Whilst this is considerably lower than in the early years of the Plan period, it does show an increase compared to the past few years. The number of applications both received and permitted for wind and energy has again reduced, the reasons for which is not known but the reduction in the feed-in tariffs is likely to be a major factor, this monitoring period has seen three applications for wind turbines, whilst solar schemes total eight applications.</p> <p>Of the 6.78 MW of potential renewable energy projects has been permitted, this can be broken down as follows: Solar: 1.67MW and Wind: 5.11MW.</p> <p>For information, the following chart illustrates the proportion of renewable energy generated since the adoption of the Plan. The chart demonstrates that solar projects are the dominant schemes being permitted since 2016.</p>						

PROPORTION OF RENEWABLE ENERGY GENERATED DURING THE PLAN PERIOD TO DATE



Conclusion:

Continue monitoring.

Future steps to be taken (if necessary):

The permitted capacity of renewable energy projects will be monitored in future AMRs. The above indicator will be subject to ongoing monitoring.

27 Monitoring Policy Target: Produce SPG on General Renewable Energy

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 9 months of adopting Plan.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 - 31 March 2017	Performance 1 April 2017 - 31 March 2018	Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 - 31 March 2020	Performance 1 April 2020 - 31 March 2021	Performance 1 April 2021 - 31 March 2022
			SPG Adopted			
<p>Analysis: Following an analysis of the types of applications received for renewable energy installations, it was considered that the Renewable Energy SPG should solely focus on wind and solar energy developments, instead of on general renewable energy.</p> <p>The SPG should have been prepared within 9 months of the adoption of the Plan, however during its preparation, it was considered that the Landscape Sensitivity and Capacity Study should feed into the SPG. Council adopted the SPG on 12 June 2019.</p>						
<p>Conclusion: The SPG has been adopted.</p>						
<p>Future steps to be taken (if necessary): None required at this stage.</p>						

Waste Management

28 Waste Management: Produce SPG on Nantycaws Waste Management Site

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 5 months of adopting Plan.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022

Analysis:

The necessity to prepare a SPG in relation to the Nantycaws Waste Management Site has been superseded by the inclusion of details in relation to landfill and residual waste treatment in the Waste Planning Monitoring Reports (WPMRs) for the South West Wales Region (changed to the Mid & South West Wales Region from April 2021). The Reports set out the regional position regarding landfill and residual waste treatment. Nantycaws is one of six non-hazardous waste landfill sites within the Mid and South West Wales region, although it is currently not operational.

The latest WPMR (2021-2022) points to a remaining regional void space capacity of 7.5 years. This is higher than the trigger set out in *TAN21: Waste* whereby a new landfill site would need to be considered for the region. What is clear is that the Nantycaws site will continue to be important to the future management of waste for the region. As well as the landfill site, Nantycaws has a Materials Recycling Facility to cater for the County's recyclable waste. The site has planning permission for an anaerobic digestion plant which has not yet been built (but will have the potential to accept residual food waste).

It is important to note the future intentions and discussions regarding the Nantycaws site in relation to the evolving Revised LDP. The Deposit Revised LDP was published for public consultation in 2020. In this document Nantycaws was identified as a reserve site, however following internal corporate discussions and in light of representations received during the Deposit consultation, it was decided that Nantycaws should be reallocated as a Regeneration and Mixed Use Site as a focused change. The site will be designated as a Regeneration and Mixed Use Site in the Second Deposit Revised LDP due to be published for consultation in late 2022 / early 2023.

Consequently the site will form part of a mixed use development aimed at delivering a strategic opportunity for waste management and related employment based activities. The Council will be working with the site owners CWM Environmental Ltd (a teckal company of the County Council) specifically, as well as infrastructure providers, to ensure the site's delivery and that its timing is robustly evidenced. This will in due course include the drawing up of a statement of common ground (SoCG) and a potential masterplan for the site.

<p>Conclusion:</p> <p>The requirement to prepare an SPG for Nantycaws has been superseded. The future of the site in terms of planning policy will be addressed as part of the preparation of the Revised LDP, taking into account the guidance, information and assessments set out within the Waste Planning Monitoring Reports (WPMRs) for the Region.</p>
<p>Future steps to be taken (if necessary):</p> <p>Monitor accordingly, taking into account information and guidance set out in the forthcoming WPMR for the Mid and South West Wales Region. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>

Environmental Qualities – The Built and Natural Environment

29 Monitoring Policy Target: Secure a minimum of 100ha of suitable habitat for the Marsh Fritillary Butterfly within the Caeau Mynydd Mawr project area during the Plan period.

Indicator	Hectares of suitable habitat in management.					
Annual/ Interim Monitoring Target	An ongoing increase in provision of suitable habitat in management.					
Assessment trigger	No increase in any given year.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
4.24ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project. (this figure was net of NRW managed designated sites)	A further additional 6.56ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 – the total increase over the Plan period to 31/3/17 is 10.8ha.	A further additional 1.42 ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 and 2 – the total increase over the Plan period to 31/3/18 is 12.22ha.	A further 0.21ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 2 and 3 – the total increase over the Plan period to 31/3/19 is 12.43ha.	A further 0.59ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 2, 3 and 4 – the total increase over the Plan period to 31/3/20 is 13.02ha.	A further 0.2ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1,2,3, 4 and 5 – the total increase over the Plan period to 31/3/21 is 13.22ha.	Area in management has increased. Awaiting outcome of the survey of the additional land.
Analysis:						

At the end of AMR 1, 32.27ha of land in good condition for the Marsh Fritillary was being managed by the project on 14 different sites. In addition, on designated sites (SSSIs and SACs) there was a further 42.86ha of land in good condition giving a gross total of 75.13ha. At the end of AMR 2, the project managed 22 sites that together provided 38.83ha of habitat in good or suitable condition for the marsh fritillary butterfly. Natural Resources Wales managed a number of designated sites that provide an additional 41.95ha of habitat. This gave a gross total of 80.78ha at the end of AMR2. At the end of AMR3, the project managed 24 sites that together provided 40.25ha of habitat in good or suitable condition for the marsh fritillary butterfly. Natural Resources Wales (NRW) managed a number of designated sites that provide an additional 37.96ha of habitat. This gave a gross total of 78.21ha at the end of AMR3. NRW are responsible for managing slightly less land than in AMR2, as a small area they were managing has been withdrawn from a management agreement, and while some of this land is now managed by the project not all this land has been transferred.

At the end of AMR4, the project was managing 24 sites that provided 40.46ha of habitat in suitable condition for the marsh fritillary butterfly (source: PIMS Action progress reports 2018-2019). The project continued to ensure the appropriate grazing of the land in management agreements, often assisting landowners in finding suitable grazing animals. It was also making use of the Glas Tir small grants scheme, when it can, for hedgerow management. Significant progress was made on reviewing the SPG and its evidential facets during AMR4.

As at 31/3/20, the project was managing 25 sites, resulting in the managing of 41.05ha of land in suitable habitat for the marsh fritillary butterfly. As at 31/3/21 the project was managing 26 sites, resulting in 41.25 ha of habitat that is considered to be in good condition for the Marsh Fritillary butterfly (which when taken with the 37.96ha that is managed by NRW in the designated sites adds up to a 'gross' total of 79.21 ha).

Also, a draft Revised SPG for Caeau Mynydd Mawr was subject to a public consultation exercise alongside the draft deposit Revised LDP between 29th January 2020 and the 27th March 2020. The Draft Revised SPG was underpinned by key evidential facets and papers. Amongst the report provided to Council on the 13 of January 2021 was a summary of representations received on this consultation and officer recommendations in relation thereto. The Council resolved to adopt the Revised SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

This project is a product of partnership arrangement which is overseen by a Steering Group. A dedicated Project Conservation Officer is employed to implement the project. Since its inception, the project has attained a TIC award and been Highly Commended by RTPi Cymru. It was confirmed early in AMR 4 that the project had won its category in the 2018 UK RTPi award.

As at 31/03/2022, a new site has been chosen as a suitable habitat for the marsh fritillary butterfly. However, a habitat survey has not yet been undertaken due to the fact habitat surveys can only take place later in the year. An officer has previously visited this site and recorded the presence of Marsh Fritillaries. It is projected that next year the suitable area of habitat for the marsh fritillary butterfly will increase as long as none of the sites drop out of management.

Conclusion:

Target will be achieved in this AMR period, awaiting survey of new site. Reference is made to the content of the SPG which is available via the link below:

<https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkmV6iSnIU>

Future steps to be taken (if necessary):

Continue to monitor and report in future AMR.

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

Adopt the Revised Caeau Mynydd Mawr SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

30 Monitoring Policy Target: No development will take place which affects the integrity of Natura 2000 sites

Indicator	Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.					
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW.					
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No known planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.

Analysis:

Reference is made to the ongoing delivery of the Caeau Mynydd Mawr Marsh Fritillary project which is underpinned by Policy EQ7 of the LDP and SPG. This has allowed development to continue whilst adhering to the requirements of the Habitats Regulations. Reference is made to target 29 above.

In relation to the Carmarthen Bay/Burry Inlet SAC, reference is made to the ongoing multi agency (including Dwr Cymru Welsh Water, Natural Resources Wales, City and County of Swansea and Carmarthenshire County Council) approach which is underpinned by the MoU. This has allowed development to continue whilst adhering to the requirements of the Habitats Regulations. Progress has been made in relation to reviewing this MoU during looking ahead to the Revised LDP.

A Draft SPG for the Burry Inlet was subject to a public consultation exercise alongside the draft deposit Revised LDP between 29th January 2020 and the 27th March 2020. Amongst the report provided to Council on the 13 of January 2021 was a summary of representations received on this consultation and officer recommendations in relation thereto. The Council resolved to adopt the Revised SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP. It should be noted that there is intention for a dedicated policy on Llanelli WwTW catchment in the Revised LDP.

Reference should be made to target 31 below in respect of issues to emerge with phosphates in riverine SACs early on in 2021.

Records indicate that no planning applications were approved contrary to the advice of NRW.

For the purposes of clarity, as of 31 March 2022, these sites no longer form part of the EU's Natura 2000 ecological network. The 2019 Regulations have created a national site network on land and at sea, including both the inshore and offshore marine areas in the UK. Therefore, they are now part of the 'National Sites Network' (NSN).

Conclusion:

Target achieved during this AMR.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018. Adopt the Burry Inlet SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

31 Monitoring Policy Target: No development will take place which affects the integrity of a designated site for nature conservation

Indicator	Number of planning applications granted which may potentially adversely affect the features of a protected site for nature conservation.					
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's ecologist.					
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.

Analysis:

Records indicate that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist.

Planners continue to have access to a dedicated professional ecologist. This continues to prove invaluable both in terms of assisting in the determination of planning applications and in the formulation of planning policy frameworks.

A notable issue to emerge towards early in 2021 was the consideration of phosphates. The below is sourced from the Council's website:

NRW issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine SACs whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau. As a Local Planning Authority (LPA), we are required to have regard to the advice given by NRW when making planning decisions (for both individual developments and Local Development Plans (LDP). Consequently, any proposed development within the river catchment that might increase phosphate levels will need to clearly evidence that the development can demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. In most cases there will be limited capacity to connect to the public sewerage system and an alternative solution will have to be found.

The NRW advice note outlines, where a planning application within the catchment areas of the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau cannot evidence that the development proposal would result in phosphate neutrality or betterment, that unfortunately the Local Planning Authority would not be able to support the application at this time. This reflects the unacceptable impact on the water quality of the rivers which are sensitively designated as a SAC.

Officers are working on understanding the full implications of NRW's guidance for current planning applications and the progress of the Revised LDP. The NRW advice has significant implications on development proposals within parts of Carmarthenshire and we are working with NRW and our ecology officers to ensure that we are able to progress development proposals that do not harm the environmental capacity of our watercourses. We are also working collaboratively with NRW in understanding the wider issues and identifying the way forward for all proposals, to find solutions that comply with the requirements of the new interim planning advice.

More information is available here

<https://www.carmarthenshire.gov.wales/home/council-services/planning/ecology-advice/water-quality-phosphate/>

Since 31/03/2021 the Authority has demonstrated leadership in Wales in formulating a response to nutrient management. A stakeholder engagement event was held in October 2021 to raise awareness of the environmental, social and economic implications of the guidance. In February 2022 the Authority published the first phosphate calculator in Wales and has developed guidance for developers including a comprehensive Mitigation Guidance document. In March 2022 Nutrient Management Boards were established for the Tywi, Cleddau and Teifi catchments. These boards will provide the governance structures required to shape and deliver catchment-scale solutions and will be responsible for producing Nutrient Management Plans. The Authority continues to respond proactively to new information including further iterations of NRW guidance, Dwr Cymru source apportionment data, and collaboration at a sub-regional and all-Wales level.

Conclusion:

Target achieved during this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMRs.

The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

In respect of the 'phosphates issue', the Authority continues to respond as appropriate moving into the AMR 7 period.

32 Monitoring Policy Target: No development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute

Indicator	Number of planning applications granted which results in detriment to the favourable conservation status of European protected species or significant harm to species protected by other statute.					
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's ecologist.					
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.
Analysis: Records indicate that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist. Planners continue to have access to a dedicated professional ecologists. This continues to prove invaluable both in terms of assisting in the determination of planning applications and in the formulation of planning policy frameworks. During 2021-22 the SPG on Nature Conservation and Biodiversity was adopted. Refer to target 37 below.						
Conclusion: Target achieved during this AMR period.						
Future steps to be taken (if necessary): Continue to monitor and report in future AMRs.						

The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

33 Monitoring Policy Target: No development will take place which adversely affects a Special Landscape Area

Indicator	Number of planning applications permitted with the potential to adversely affect a Special Landscape Area.					
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's landscape officer.					
Assessment trigger	5 planning permissions granted by the Local Planning Authority contrary to the advice of NRW or the authority's landscape officer over a period of 3 consecutive years.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer.
Analysis: An initial high level review of approved applications generated on the SLA 'constraints layer' do not raise concerns in regards this target. Officers continue to have access to a dedicated professional Landscape Officer – providing an invaluable resource in the determination of planning applications and in the formulation of planning policy.						
Conclusion: Target achieved during this AMR period.						
Future steps to be taken (if necessary): Continue to monitor and report in future AMRs. The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.						

34 Monitoring Policy Target: Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting

Indicator	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.					
Annual/ Interim Monitoring Target	No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust).					
Assessment trigger	5 planning permissions granted by the Local Planning Authority where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT over a period of 3 consecutive years.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
Target was achieved in the first AMR period.	Target was achieved in the second AMR period.	Target was achieved in the third AMR period.	Target was achieved in the fourth AMR period.	Target was achieved in the latest AMR period.	Target was achieved in the latest AMR period.	Target was achieved in the latest AMR period.

Analysis:

It should be noted that a review of approved applications generated using the following 'constraints layers' does not indicate any significant concern in relation to this target:

- Conservation Areas
- Historic Parks and Gardens
- Listed Buildings
- Scheduled Ancient Monuments.

The Council's Development Management Section continue to have access to a dedicated professional Built Conservation Officers. This continues to prove invaluable both in the determination of planning applications and in the formulation of planning policy.

Conclusion:

Target achieved during this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMRs.

The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

35 Monitoring Policy Target: Produce SPG on Landscape and SLA Design Guide

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 7 months of adopting the Plan.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
Analysis: <p>The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire. It should be noted that this SPG incorporates matters in relation to Landscape and Special Landscape Design.</p> <p>The adopted SPG is available via the following link:</p> <p>Placemaking and Design SPG</p>						
Conclusion: <p>Target achieved.</p>						
Future steps to be taken (if necessary): <p>N/A</p>						

36 Monitoring Policy Target: Produce SPG on Archaeology

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 7 months of adopting the Plan.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
Analysis: The Archaeology and Development SPG was adopted in September 2016. The adopted SPG is available via the following link: Adopted Archaeology SPG						
Conclusion: Target achieved.						
Future steps to be taken (if necessary): N/A						

37 Monitoring Policy Target: Produce SPG on Biodiversity (including SINCs)

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations).					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
Analysis: <p>The SPG was adopted in September 2016 and is available via the following link: Nature Conservation & Biodiversity SPG</p> <p>Reference is made to the ongoing training provided by the in-house Ecologist with a view to increasing an understanding of the content of the SPG in practice. This also recognised the provisions of the Environment (Wales) Act and also allowed for an exploration of the implications and opportunities provided by the Well Being of Future Generations (Wales) Act.</p> <p>Progress has been made during 2021-22 in updating the Adopted SPG on Nature Conservation and Biodiversity and with a view to preparing such SPG to support the emerging Revised LDP.</p>						
Conclusion: <p>Target achieved</p>						
Future steps to be taken (if necessary): <p>N/A</p>						

38 Monitoring Policy Target: Produce SPG on Design

Indicator	Production of SPG on Design.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 5 months of adopting the Plan.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG adopted	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
Analysis: The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire. The adopted SPG is available via the link below: Placemaking and Design SPG						
Conclusion: Target achieved						
Future steps to be taken (if necessary): N/A						

39 Monitoring Policy Target: Produce SPG on Locally Important Buildings

Indicator	Production of SPG on Locally Important Buildings					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 15 months of adopting the Plan.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.
Analysis: The requirement to prepare and publish the SPG will be further considered as part of the preparation of the Revised LDP.						
Conclusion: The potential preparation of the SPG as part of the preparation of the Revised LDP will allow for it to be further considered in light of changes to national policy and to ensure compatibility with any emerging LDP policies.						
Future steps to be taken (if necessary): To be considered as part of the preparation of the Revised LDP.						

40 Monitoring Policy Target: Produce SPG on Trees, Landscaping and Development

Indicator	Production of SPG on Trees, Landscaping and Development.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 15 months of adopting the Plan.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.
Analysis: The requirement to prepare and publish the SPG will be further considered as part of the preparation of the Revised LDP.						
Conclusion: The potential preparation of the SPG as part of the preparation of the Revised LDP will allow for it to be further considered in light of changes to national policy and to ensure compatibility with any emerging LDP policies.						
Future steps to be taken (if necessary): To be considered as part of the preparation of the Revised LDP.						

Recreation and Community Facilities

41 Monitoring Policy Target: To provide new community facilities and to retain and enhance existing community facilities

Indicator	Number of applications approved for the provision of new community facilities. Number of applications approved which would result in the loss of an existing community facility.					
Annual/ Interim Monitoring Target	No applications approved contrary to Policy SP16 and RT8.					
Assessment trigger	1 application approved contrary to Policy SP16 and RT8.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
No applications approved contrary to the provisions of Policies SP16 and RT8.	No applications approved contrary to the provisions of Policies SP16 and RT8.	1 application approved contrary to RT8 however see analysis below.	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8
Analysis: A review of planning decision notices indicates that there have been no applications approved contrary to the provisions of LDP policies SP16 and RT8.						
Conclusion: Target achieved in this AMR period.						
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.						

42 Monitoring Policy Target: To resist the loss of open space in accordance with the provisions of Policy REC1

Indicator	Amount of open space lost to development (ha)					
Annual/ Interim Monitoring Target	No open space should be lost to development except where in accordance with Policy REC1.					
Assessment trigger	Open space is lost to development contrary to the provisions of Policy REC1 which results in a net loss of open space.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 - 31 March 2017	Performance 1 April 2017 - 31 March 2018	Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 - 31 March 2020	Performance 1 April 2020 - 31 March 2021	Performance 1 April 2021 - 31 March 2022
No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.

Analysis:

A review of planning approvals against the existing open space 'constraints layer' indicates that there are no applications approved contrary to the provisions of LDP policy REC 1.

It should also be noted that there are applications approved on the layer which result in the loss of open space but include the delivery of new / improved facilities across the County or provides ancillary facilities which complement the existing open space provision.

In relation to the evidence base, it should be noted that a Green Infrastructure Assessment and an Open Space Assessment have been completed and published. These assessments include a review of the existing provision across the County and assessed the quantity and accessibility of spaces to the County's communities. In addition, a further assessment of green and blue infrastructure in 8 focus towns (Llanelli, Carmarthen, Ammanford / Cross Hands, Cwmamman, Kidwelly, St Clears, Llandovery and Newcastle Emlyn) was completed which identifies opportunities for expanding and improving provision within these towns. These studies will be used to inform the preparation of the second Deposit Revised LDP both in terms of the site selection process and for mapping purposes. This information will in turn be utilised to assist in the assessment of future planning applications which could impact upon the provision of green space in Carmarthenshire.

Conclusion:

Target achieved in this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMR.

Update the Green Infrastructure Assessment and Open Space Assessment as appropriate as the Revised LDP progresses towards adoption.

The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.

43 Monitoring Policy Target: Produce SPG on Open Space Requirements for New Developments

Indicator	Production of SPG on Open Space Requirements for New Developments					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 15 months of adopting the Plan.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017	Performance 1 April 2017 – 31 March 2018	Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted
Analysis: The SPG was adopted in September 2016. The adopted SPG is available to view via the link below: https://www.carmarthenshire.gov.wales/media/1213721/adopted-leisure-open-space-requirements-for-new-developments-sep-2016.pdf						
Conclusion: Target achieved.						
Future steps to be taken (if necessary): N/A						

The Welsh Language

44 Monitoring Policy Target: Phase residential development in areas where 60% or more of the population speak Welsh

Indicator	Planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres.					
Annual/ Interim Monitoring Target	All planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres to include a requirement to phase development, in accordance with policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.					
Assessment trigger	One planning consent granted for residential development of five or more dwellings in a Sustainable Community or one planning consent granted for residential development of ten or more dwellings in a Growth Area, Service Centre or Local Service Centre which fails to require that the development is phased contrary to the LDP's policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.					
Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 - 31 March 2017	Performance 1 April 2017 - 31 March 2018	Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 - 31 March 2020	Performance 1 April 2020 - 31 March 2021	Performance 1 April 2021 - 31 March 2022
No planning permissions contrary to LDP Policy SP18.	No planning permissions contrary to LDP Policy SP18.		No permissions were granted contrary to LDP Policy SP18.	1 application approved contrary to policy. Analysis provided.	No permissions were granted contrary to LDP Policy SP18.	No permissions were granted contrary to LDP Policy SP18.
Analysis: A list of communities where 60% or more of the population can speak Welsh is taken from 2011 Census data: Gorslas, Llannon, Pencarreg, Pontyberem and Quarter Bach. These areas are denoted on the LDP Inset Plan. A review of approved applications within these 5 communities identified that no sites were granted permission which would be relevant to the policy and which exceed the thresholds set out in Policy SP18 (5 or more dwellings in Sustainable Communities and 10 or more in Growth Areas, Service Centres and Local Service Centres).						
Conclusion: No permissions were granted contrary to LDP policy SP18.						
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.						

Chapter 4

Sustainability Appraisal / Strategic Environmental Assessment Monitoring

Methodology

4.1 The monitoring of the SA-SEA objectives can inform the overall review of the performance of the LDP. It is not considered that SA-SEA monitoring process should be undertaken in isolation of the Plan's monitoring. It should assist in informing an overall picture of the condition of the County in environmental, economic, and social terms. The data collated includes a mix of qualitative and quantitative data with a commentary in the latter column.

4.2 Whilst none of the indicators are deleted, it should be noted that the commentary column makes it clear where information is unavailable and/or applicable. In some instances, information is no longer available (or relevant); in other instances, the data available is of insufficient detail to enable useful monitoring.

4.3 It should be noted that there are a number of SA indicators where information is not published annually, for example those based on the census. The purpose of the monitoring framework is to review changes on an annual basis, consequently these are not necessarily going to be useful moving forward in terms of future monitoring.

4.4 It should also be noted that the traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. This reflects that many of the SA objectives are aspirational in nature and to some extent would be information monitored in an ideal world scenario. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring also does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating.

4.5 Information contained in the SA monitoring framework in the main relates to a wide range of data produced internally, by various departments of the Council, and externally from other organisations. The data column provides an appreciation of where data has been sourced and whilst every attempt has been made to ensure 'hyperlinks' are live, the Council cannot be responsible for the content of external sites.

4.6 It should also be noted that the Authority (via Public Service Board) has been collating information with a view to developing a Well-Being Plan for Carmarthenshire. This was published in May 2018. The Carmarthenshire Well Being Assessment for 2017 is available on the Council's website <http://www.thecarmarthenshirewewant.wales/>. Opportunities to work alongside colleagues in Corporate Policy have been taken with a view to developing an integrated review of the social, economic, and environmental baseline. This presents direct opportunities to secure tangible information for future SA-SEA monitoring via the AMR process.

SA Topic	SA Objectives	Baseline Indicators	Additional Indicators to Monitor Significant Risks and Opportunities	Data	Commentary on Baseline Indicators : AMR 1 and 2.
1 - Sustainable Development	<p>1-1 To live within environmental limits</p> <p>1-2 To ensure a strong, healthy and just society</p> <p>1-3 To achieve a sustainable economy</p> <p>1-4 To remove barriers and promoting opportunities for behavioural change</p>	<p>(a) Carmarthenshire's ecological footprint in area units per person</p> <p>(b) Achievement of the top ten commitments set out in the WAG Sustainable Development Action Plan 2004-2007 and One Wales</p> <p>(c) GVA and GVA per head</p> <p>(d) Percentage of Carmarthenshire population in low income households</p>	(See other topics.)	<p>http://gov.wales/topics/environmentcountryside/climatechange/publications/ecological-footprint-of-wales-report/?lang=en</p> <p>Carmarthenshire Well Being & Future Generations Well-being Assessment (Text provided by Carmarthenshire's Corporate Policy Division)</p> <p>CACI Paycheck 2015 (Information provided by Carmarthenshire's Corporate Policy Division)</p>	<p>(a) A new estimate of the ecological and carbon footprints of Wales for 2011 building on previous studies. Carmarthenshire gha/c is 3.36 with the Wales average being 3.28.</p> <p>(b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</p> <p>(d) 36% of households in Carmarthenshire are living in poverty as defined by Welsh Government (income 60% below the GB Median Household Income)</p>
Biodiversity	<p>2-1 To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement</p> <p>2-2 To protect, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas</p>	<p>(a) Status of BAP priority species</p> <p>(b) Status of BAP priority habitats</p> <p>(c) % BAP habitats and species as stable or increasing</p> <p>(d) Achievement against national and local BAP targets</p> <p>(e) Area of urban parks and green spaces provided by the LDP</p> <p>(f) % of SAC, SPA and SSSI sites and their features in favourable condition</p> <p>(g) Status of species and habitats pursuant to the NERC Act 1996</p>	<p>Number of development schemes which design in urban biodiversity areas</p> <p>Number of developments with adverse effects on designated sites</p> <p>Number of developments in designated sites</p> <p>Proportion of new habitats created by the LDP</p> <p>Proportion of development on greenfield sites</p> <p>Proportion of development on brownfield sites</p>	<p>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSitesOfSpecialScientificInterest/?lang=en</p> <p>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialAreasOfConservation/?lang=en</p> <p>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialProtectionAreas/?lang=en</p>	<p>(a,b,c,d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>The requirements of the Environment (Wales) Act on public bodies in relation to the enhancement of Biodiversity is noted and has been further considered within the contextual section of this AMR.</p> <p>(e) In relation to urban parks, the LDP identifies proposed recreation designations and reference is made to the Policy framework in this regard. Any implications will be considered as part of any review into the Plan.</p> <p>(f) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan. 29% of features in Carmarthenshire SAC's are deemed in favorable condition, which is an increase from 18% from baseline assessment. 86% of assessed SPA features were also considered in favorable condition.</p> <p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(h) There are not currently SINC's designated within the Plan area. Provision is made for their designation with the Natural Environment and Biodiversity SPG.</p>

		(h) Number of designated SINC (i) Proportion of land managed as areas for carbon sequestration (e.g. peatland and woodland management)	Proportion of new development in wildlife corridors		This will be monitored as the implementation of the Plan progresses with any implications considered accordingly as part of any review into the Plan. (i) Information is unavailable on an annual basis. The LDP recognises the focus of PPW in relation to the potential of encouraging land uses and land management practices that help secure and protect carbon sinks. Reference is made to policy SP14 Protection and Enhancement of the natural Environment and the relevant Environmental protections policies of the adopted LDP. Any implications will be considered as part of any review into the Plan.
3 - Air Quality	3-1 To maintain/reduce the levels of the UK National Air Quality pollutants 3-2 To reduce levels of ground level ozone 3-3 To reduce the need to travel, through appropriate siting of new developments and provision of public transport infrastructure	(a) Number and extent of AQMA's in Carmarthenshire (b) Air quality monitoring in Llandeilo (potentially future AQMA monitoring) (c) National Atmospheric Emissions Inventory (NAEI) levels of key air pollutants (e.g. Benzene, 1,3-Butadiene, Lead, NO ₂ , PM10, SO ₂) (d) Area of sensitive habitats exceeding critical loads for acidification and eutrophication measured as (i) acidity and (ii) nutrient nitrogen (e) Levels of ground level ozone	Number of developments within 1 km of motorway / trunk road junctions Number of developments sited so as to reduce the need to travel (proximity to services and facilities) Number of developments supported by high-quality inter-settlement bus, train or other public transport routes Number of developments in areas of poor air quality Number of developments likely to contribute to increased levels of UK national Air quality pollutants (other than transport)	Environmental Health Department – Carmarthenshire County Council. http://lle.wales.gov.uk/catalogue/item/LandmapVisualSensory/?lang=en http://lle.wales.gov.uk/catalogue/item/LandmapLandscapeHabitats/?lang=en - http://www.rotap.ceh.ac.uk/	(a.) There are now three separate AQMA's, which are; Llandeilo, Carmarthen and Llanelli. This updated position will be reflected in the Plan review and there is ongoing liaison with the Environmental Health Dept in this regard. b) 4 incidents of exceedance in NO ₂ levels occurred in the Llandeilo AQMA over past 12 months. Due to high winds air dispersal was high over the winter period without which, more exceedances may have occurred. (c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (d) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan. (e) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan.
4 - Climate Change	4-1 To reduce the emission of greenhouse gases 4-2 To minimise the vulnerability of Carmarthenshire to the effects of climate change through making	(a) Annual emissions of greenhouse gases (by sector) (b) Carmarthenshire's domestic energy consumption (c) Proportion of alternatively fuelled vehicles in the county	Number of developments that respect existing natural habitats and green corridors No. planning applications for renewable micro-renewables and successful installations	Local authority average domestic gas and electricity consumption per consumer - http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf	(a) Data only available up to 2016. The domestic sector saw a fall of 5.0% in carbon emissions between 2015 and 2016, however Industry and commercial and transport sector saw increases of 2.0% and 1.2% respectively. This led to an overall increase of CO ₂ emissions in Carmarthenshire of 1.5% to 1162.3 ktCO ₂ . (b) Carmarthenshire Domestic Energy Consumption Gas 2013 is 13,119 Electricity 2013 is 3,815. Wales average is 13,029 and 3,736 respectively. (c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.

	<p>space for water, coastal retreat and shifting habitat distribution patterns</p> <p>4-3 To encourage all new developments to be climate resilient</p> <p>4-4 To encourage energy conservation and higher energy efficiency</p> <p>4-5 To minimise energy consumption and promote renewable energy sources</p>	<p>(d) Percentage of companies with a Level 5 Standard Green Dragon EMS</p> <p>(e) Proportion of transport network able to cope with the predicted temperature increases associated with climate changes</p> <p>(f) Number of sites being used to assist in climate mitigation and adaptation, e.g. soft flood defences</p> <p>(g) Number of homes applying for planning permission for microgeneration</p> <p>(h) Homes installing microrenewables</p> <p>(i) Average Standard Assessment Procedure energy rating of housing</p> <p>(j) Number of town/community based carbon reduction projects</p>	<p>Average SAP rating of housing</p> <p>No of town/community based carbon reduction projects</p> <p>Number of installed megawatts of renewable energy capacity in Carmarthenshire</p> <p>Number of wind turbines</p> <p>% developments with Sustainable Urban Drainage Systems (SUDS)</p> <p>Percentage of housing stock meeting particular CfSH and BREEAM standards</p> <p>Percentage of offices, retail and industrial buildings meeting BREEAM standards</p> <p>Number of new developments built to achieve carbon neutrality</p>	<p>http://gov.wales/topics/environmentcountryside/energy/renewable/low-carbon-baseline-survey/?lang=en</p>	<p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan (Solar panels in the majority of cases are PD).</p> <p>(h,i) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(j) The report shows Low carbon energy in Wales by local authority. There are 3,856 projects identified in Carmarthenshire out of a total of 51,503 nationally. Carmarthenshire hosts 3,856 low carbon energy generation projects harnessing solar, wind and other renewable energies to produce around 328GWh of green energy</p>
--	---	---	---	--	--

5 - Water	<p>5-1 To ensure water quality of rivers, lakes, groundwater and coastal areas is improved and ensure that the hydromorphological quality of water bodies is maximised</p> <p>5-2 To protect and maintain water resources in the public supply chain and ensure enough water is available for the environment at all times of year</p> <p>5-3 To minimise diffuse pollution from urban and rural areas</p> <p>5-4 To increase water efficiency in new and refurbished developments</p> <p>5-5 To make space for water, and minimise flood risk</p>	<p>(a) Number of incidents of homes flooding by coastal, fluvial and drainage sources</p> <p>(b) The percentage of river lengths of good chemical or biological quality</p> <p>(c) Percentage of waters restored to Good Ecological Status</p> <p>(d) Number of substantiated water pollution incidents</p> <p>(e) Percentage of developments in Carmarthenshire with Sustainable Urban Drainage Systems (SUDS)</p> <p>(f) Number of properties with water meters</p> <p>(g) Area where there is an unsustainable abstraction from surface waters</p> <p>(h) Area where there is an unsustainable abstraction from groundwater</p> <p>(i) Proportion of transport network protected against future flood risk</p> <p>(j) Per capita consumption of water</p> <p>(k) Percentage of bathing waters which meet the EC mandatory standards</p> <p>(l) The number of beaches which meet the requirements of the Green Sea Partnership for both beach and water quality</p>	<p>Percentage of new development permitted in floodplains</p> <p>Number of developments built contrary to EA advice</p> <p>Households registered for flood warnings as a percentage of total number of households at risk of flooding</p> <p>Number of grey water recycling schemes</p>	Carmarthenshire County Council – Leisure Services.	<p>(a,b,c,) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>d) From the most recently reported dataset (April 2017), 13 substantiated incidents of water pollution have been reported in Carmarthenshire in 2017-18 period. This is a decrease from 17 incidents in 2016.</p> <p>(e) Information is unavailable on an annual basis. Reference should be made to the Plan's monitoring framework in relation to sustainable drainage. Any implications will be considered as part of any review into the Plan.</p> <p>(f,g,h,i,j,) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>k) Annual monitoring is carried out on two bathing water sites in Carmarthenshire, Pendine and Pembrey. Both beaches achieved 'Excellent' bathing water quality for 2017, when reviewed against Bathing Water Directive standards.</p> <p>(l) Cefn Sidan is tested and meets the requirements for the green sea partnership as it has the blue flag status. Pendine meets the requirements to be awarded the seaside award, which includes beach and water quality assessments.</p>
-----------	--	---	---	--	---

6 - Material Assets	<p>6-1 Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials</p> <p>6-2 Promote the waste hierarchy of reduce, reuse and recycle</p> <p>6-3 Encourage needs to be met locally</p> <p>6-4 Promote the use of more sustainable resources</p> <p>6-5 Improve the integration of different modes of transport</p> <p>6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking)</p>	<p>(a) In 2009/10 Carmarthenshire should achieve at least 40% recycling/composting with a minimum of 15% composting and 15% recycling</p> <p>(b) Waste arisings by sector</p> <p>(c) Waste arisings by disposal</p> <p>(d) Total (i) household waste and (ii) household waste recycled or composted per person per year (kg)</p> <p>(e) Proportion of construction and demolition waste that is re-used and recycled</p> <p>(f) Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) corner shop and/or supermarket, (ii) post office and (iii) doctor and/or hospital</p>	<p>Number of buildings meeting particular CfSH and BREEAM standards</p> <p>Percentage of new houses built on previously developed land per year</p> <p>Proportion of aggregates used from secondary and recycled aggregates</p> <p>Location of jobs in proximity to residents</p> <p>Proportion of journeys on foot or by cycle</p>	Carmarthenshire County Council - Minerals and Waste	<p>(a) In 2009/10 Carmarthenshire achieved a 40.1% combined recycling and composting rate of its municipal waste (14% composting; 26% recycling)</p> <p>(b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) Residual Household Waste Arising per person (kg), 2007/08 to 2014/15 in Carmarthenshire: 370, 290, 246, 224, 189, 159, 151 & 156. The South West Wales average for 2014/2015 was 188.</p> <p>(e) The latest data is from 2012, and only for South West Region as a whole – the rate is 67%.</p> <p>(f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
Page 165	<p>7-1 To avoid and reduce contamination of soils and promote the regeneration of contaminated land</p> <p>7-2 To avoid loss of soils to non-permeable surfaces and minimise soil erosion</p>	<p>(a) Area of ALC Grade 1, 2 and 3 land in Carmarthenshire</p> <p>(b) Area of ALC Grade 4 and 5 land in Carmarthenshire</p> <p>(c) Number and extent of RIGS sites in Carmarthenshire</p> <p>(d) Exceedance of nitrogen and acid critical loads</p>	<p>Area of soil lost to impermeable surfaces</p> <p>Area of contaminated land remediated</p> <p>Area of proposed new development on greenfield sites</p> <p>Number of developments approved within or adjacent to RIGS sites</p>		<p>(a,b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) RIGs are considered within the provisions of EQ3 of the adopted LDP.</p> <p>(d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>

	7-3 To reduce SO ₂ and NO _x emissions and nitrate pollution from agriculture.				
8 - Cultural Heritage	8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development/regeneration and support their enhancement 8-2 To promote high quality design reflecting local character and distinctiveness	(a) Number of monuments/archaeological sites adversely affected by the plan proposals (b) Improvement/deterioration in the condition of monuments and historic buildings in the ownership of Carmarthenshire County Council (c) Percentage of land designated for a particular quality of amenity value - landscape or historic landscape	Number of designated sites on the 'buildings at risk' register which are at risk of harm from air pollution Number of Conservation Areas adversely affected by plan proposals Number of listed buildings adversely affected by plan proposals Number of historic parks and gardens adversely affected by plan proposals		(a,b,c) Information is unavailable on an annual basis. Reference should be made to the Plan's monitoring framework in relation to the historic environment / landscape and the natural environment. Any implications will be considered as part of any review into the Plan.
9 - Landscape	9-1 To protect and enhance landscape/townscape from negative effects of land use change 9-2 To take sensitive locations into account when siting development and to promote high quality design 9-3 To encourage appropriate future use of derelict land	(a) Hectares of land given over to development each year (b) The extent and quality of public open space (c) Number of park and green space management plans produced (d) The number of derelict sites regenerated (e) Area of Carmarthenshire designated as open access land (f) Area of derelict land returned to open space	Number of developments approved without landscape / townscape conditions Number of developments built contrary to CCW advice Number of development schemes accompanied by detailed townscape design		(a,c,d,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (b, e) In relation to the extent and quality of open space, reference should be made to the monitoring framework of the LDP and the Carmarthenshire Standard of 2.4ha per population. It should also be noted that there is an intent to review the Authority's greenspace assessment.

10 - Population	<p>10-1 Ensure suitable, affordable housing stock with access to education and employment facilities</p> <p>10-2 Promote the retention of younger people</p> <p>10-3 Encourage growth of the Welsh language and culture</p> <p>10-4 Promote inclusion of disadvantaged and minority groups into society</p>	<p>(a) Percentage of young people (i) remaining or (ii) returning to Carmarthenshire to live and work</p> <p>(b) Number of complaints about poor access to services and facilities</p> <p>(c) Number of complaints about highway (e.g. footpath) accessibility from disabled persons</p> <p>(d) Percentage of people in Carmarthenshire who are Welsh speakers (i) all aged 3 or over, and (ii) children aged 3 to 15</p> <p>(e) Population and population of working age</p> <p>(f) Population age profile</p> <p>(g) Ethnic diversity</p>	Number of accessibility complaints pertaining to new developments	Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'.	<p>(a,b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) The number of Welsh Speakers aged 3 and over 43.9%, Welsh speakers aged 3-15 is 15.1%. The Population is 184,898, working age population 110,739 (aged 16-64) 2014 (Mid Year Population Estimates).</p> <p>(e) 69% people of working age are employed</p> <p>(f) 18% of the population is aged 0 to 15, 60% are aged 16 to 64 and 22% are over 65.</p> <p>(g) 4 % of the population has a non white ethnicity.</p>
11 - Health and Well-Being	<p>11-1 Create opportunities for people to live active, healthy lifestyles through planning activities</p> <p>11-2 Provide access to health and recreation facilities and services</p> <p>11-3 Encourage walking or cycling as alternative means of transportation</p> <p>11-4 Promote access to Wales' natural heritage</p>	<p>(a) Proportion of households not living within 300m of their nearest natural green space</p> <p>(b) Proportion of households within agreed walking/cycling distance of key health services</p> <p>(c) Life expectancy at birth for (i) men and (ii) women</p> <p>(d) Life expectancy and healthy life expectancy for (i) men and (ii) women</p> <p>(e) Death rates from (a) circulatory disease and (b) cancer (i) for people under 75 years</p> <p>(f) Prevalence of obesity in 2-10 year olds</p>	Number of trips per person by transport mode (i) walking and cycling, (ii) private motor vehicles, and (iii) public transport and taxis	Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'	<p>(a) 40% of the population live within 400m of natural or semi-natural greenspace. Reference is made to the Carmarthenshire Greenspace accessibility standard of 2.4ha per 1,000 population which underpins the policy framework.</p> <p>(b) 15% of residents work from home. 27% of residents travel less than 5km to work, 30% 10-30km and 4% over 60km. Nearly 75% of residents travel to work by car and only 8% on foot, and 1% by bike.</p> <p>(c,d,e) Life Expectancy is favourable at 78.5 for men and 82.6 for women. Just over the Welsh average of adults have mental health issues (28% compared to 26%) The population are less likely to smoke than the national average yet there are higher than average incidence of smoking related diseases. The population are more likely to be overweight or obese than the average Welsh person they are also more likely to participate in exercise and eat healthily. The population is less likely to binge drink than the average for Wales. The County shows rates of cancer similar to the Welsh average.</p> <p>(f) The County is the third worst in Wales for levels of childhood obesity at 30.7%, almost 5 percentage points higher than the Welsh average of 26.2%.</p>

		(g) How children get to school (i) walking and cycling, (ii) private motor vehicles and (iii) public transport and taxis			(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.
12 - Education and Skills	<p>12-1 Provide accessible educational and training facilities which meet the future needs of the area</p> <p>12-2 Increase levels of literacy (in English and Welsh) and numeracy</p> <p>12-3 Promote lifelong learning</p>	<p>(a) Percentage of people aged 19-21 with at least an NVQ level 2 qualification or equivalent</p> <p>(b) Percentage of adults engaged in adult education activities</p> <p>(c) Level of literacy in adult population</p> <p>(d) Level of numeracy in adult population</p> <p>(e) Number of adults completing courses at adult education centres in Carmarthenshire</p>	<p>Proportion of people aged 16-74 within 30, 60 and 90 minute travel time thresholds of education /further education facilities by (i) public transport and (ii) car</p> <p>Percentage of schools which are over-capacity</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) Educational Achievement is relatively high with 61.1% attaining 5 GCSEs (compared to 57.9% nationally).</p> <p>(b) The proportion of 18-24 year olds who are NEET (Not in Education, Employment or Training) is higher than the Welsh average (12.2% compared to 10.7% nationally).</p> <p>(c,d,e) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
13 - Economic Regeneration	<p>13-1 To promote sustainable economic growth</p> <p>13-2 To provide good quality employment opportunities for all sections of the population</p> <p>13-3 To promote sustainable</p>	<p>(a) Number of companies in Carmarthenshire with a Green Dragon Environmental Management System</p> <p>(b) Gross Value Added (GVA) and GVA per head</p> <p>(c) Percentage of people of working age in work</p>	<p>Number of vacant businesses in town and local centres</p> <p>Number of new retail and other commercial developments approved</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(b) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</p>

	businesses in Wales	<p>(d) Percentage of (i) children and (ii) all working age people living in workless households</p> <p>(e) Investment relative to GDP (i) total investment and (ii) social investment</p> <p>(f) Diversity of economic sectors represented</p>			<p>(c) The County has high levels of employment; 69% people of working age are employed. A very small proportion of residents claim unemployment benefit or class themselves as unemployed. Average weekly wage is £365 compared to a Welsh national average of £539. However there is considerable variation across the community areas. There is a gap in employment for those with long term health issues who have less than average outcomes.</p> <p>(d) 36.3% of all households are living in poverty slightly above the Welsh average of 35%. Of these 15.7% are living in severe poverty. 17.9% of children are living in poverty which is lower than the Welsh average (22%), but those living in workless households is in line with the Welsh average of 14%.</p> <p>(e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
<p>69144</p> <p>Page 14</p> <p>Fabric</p>	<p>14-1 Improve safety and security for people and property</p> <p>14-2 Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions</p> <p>14-3 Promote the delivery of affordable housing</p> <p>14-4 Improve accessibility to services, particularly for disadvantaged sections of society.</p>	<p>(a) Ratio of average house pricing to average earnings</p> <p>(b) Percentage component of IMD scores by LSOA for the Access and Employment domains</p> <p>(c) Percentage of unfit dwellings</p> <p>(d) Homes below the decent homes standard for (i) social sector homes and (ii) vulnerable households in the private sector</p> <p>(e) Number of rough sleepers</p> <p>(f) Recorded crime figures of (i) theft of or from vehicles, (ii) burglary in dwellings and (iii) violent crime</p> <p>(g) Index of multiple deprivation</p>	<p>Proportion of affordable homes as a percentage of new homes delivered</p> <p>Access to GP or primary care professional</p> <p>Access for disabled people</p> <p>Access in rural areas</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a,b,c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan</p> <p>(g) The Welsh Index of Multiple Deprivation shows that overall Carmarthenshire is not 'deprived' however there is some variation across the 6 community areas. Parts of the area of Llanelli appear in the 10% most deprived areas of Wales in the following domains : income, employment, health, education, community safety and physical environment. 71% of northern Carmarthenshire (Tywi valley) appears in the 10% most deprived areas of Wales in terms of poor 'Access to Services'. 19% of the population is over-indebted, this is in line with the Welsh national average of 19.6%. Carmarthenshire has a large stock of social housing and supports social housing initiatives.</p>

Appendix 1 – Well-being Objectives/Goals Compatibility Analysis

A1. Overview

A1.1 This appendix undertakes an initial high level review of the Vision and Strategic Objectives of the Carmarthenshire Local Development Plan (Adopted 2014) against the National and Local Well Being goals/objectives that have flowed out of the Well-being of Future Generations (Wales) Act 2015.

A1.2 It should be noted that an important component of demonstrating that the Carmarthenshire Local Development Plan (LDP) was sound in procedural terms was its synergy with the aspirations set out within the Carmarthenshire Community Strategy, and the subsequent Integrated Community Strategy.

A1.3 The LDP's Strategic Objectives were grouped under the appropriate 'thematic pillar' of the Community Strategy. As a result, it is considered that the building blocks are already in place in terms of the LDP's role in spatially expressing the ambitions and aspirations of the County. However, the advent of the Well Being of Future Generations Act 2015 (The Act) and its expression at a County level will provide opportunities for refinement where necessary.

A1.4 According to Welsh Government guidance, the Act is about improving the social, economic, environmental and cultural well-being of Wales. It will make those listed public bodies think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach. Helping *"us create a Wales that we all want to live in, now and in the future"*.

A1.5 To make sure everyone is working towards the same vision, the Act puts in place seven well-being goals as outlined within section 4 of this appendix.

A2. The LDP Vision

A2.1 The Vision of the current adopted LDP aims to convey the kind of place which it is envisaged that Carmarthenshire should become by 2021. It provides a spatial perspective which gives the Plan purpose and direction in a way which ensures that it is capable of being delivered through the land use planning system.

CARMARTHENSHIRE 2021

Carmarthenshire will be a prosperous and sustainable County of contrasts. It will have distinctive rural, urban and coastal communities, a unique culture, a high quality environment and a vibrant and diverse economy.

The County will offer a high quality of life within safe, accessible and inclusive communities. Everyone will have access to good quality employment, a suitable mix of housing and to community and recreational facilities – all within a clean and green environment.

IN SPATIAL TERMS THE COUNTY WILL BE CHARACTERISED BY:

- Llanelli fulfilling its potential as a modern and vibrant service centre developing upon its waterfront location.
- Carmarthen continuing to thrive as a prosperous and strategically located service and administration centre retaining its distinctive county town character.
- The ongoing emergence of Ammanford/Cross Hands as a distinctive and diverse Western Valleys based growth area.
- Sustainable socially inclusive communities and efficient local economies centred upon the County's market towns and larger villages.
- Vibrant rural communities as living, working environments.
- A countryside that is valued and enjoyed by residents and visitors alike

A3. The LDP Strategic Objectives

A3.1 The 14 LDP Strategic Objectives (SO) elaborate upon the LDP Vision and focus on deliverability. They are grouped under the relevant Community Strategy pillars, and are as follows:

A BETTER PLACE: Environment – improving the world around us, today and for tomorrow.
--

SO1: To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County's communities by ensuring sympathetic, sustainable, and high quality standards of design.

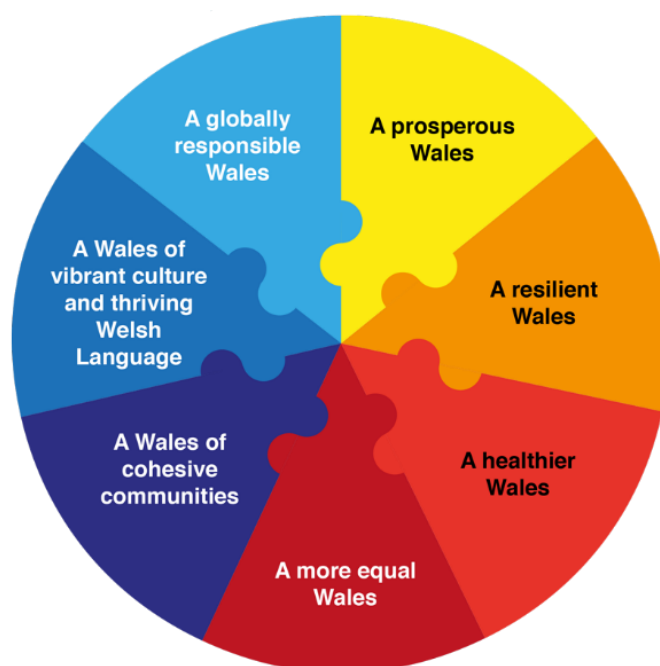
SO2: To ensure that the principles of spatial sustainability are upheld by: (a) enabling development in locations which minimise the need to travel and contribute towards sustainable communities and economies and respecting environmental limits, and
--

(b) to wherever possible encourage new development on previously developed land which has been suitably remediated.
SO3: To make provision for an appropriate mix of quality homes; access to which will be based around the principles of sustainable socio-economic development and equality of opportunities.
SO4: To ensure that the natural, built and historic environment is safeguarded and enhanced and that habitats and species are protected.
SO5: To make a significant contribution towards tackling the cause and adapting to the effect of climate change by promoting the efficient use and safeguarding of resources.
OPENING DOORS: Lifelong learning – helping everyone to achieve their potential, from childhood to old age.
SO6: To assist in widening and promoting education and skills training opportunities for all.
SO7: To assist in protecting and enhancing the Welsh Language and the County's unique cultural identity, assets and social fabric.
FEELING FINE: Health and wellbeing – tackling the causes of ill health by looking at life in the round.
SO8: To assist with widening and promoting opportunities to access community, leisure and recreational facilities as well as the countryside.
SO9: 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.
INVESTMENT AND INNOVATION: Regeneration – building resources, creating opportunities and offering support.
SO10: To contribute to the delivery of an integrated and sustainable transport system that is accessible to all.
SO11: To encourage investment & innovation (both rural and urban) by: (a) making an adequate provision of land to meet identified need; and, (b) making provision for the business and employment developmental needs of indigenous /new employers, particularly in terms of hard & soft infrastructural requirements (including telecommunications/ICT); and, (c) making provision for the infrastructural requirements associated with the delivery of new homes particularly in terms of hard & soft infrastructural requirements (including foul and surface water); and, (d) adhering to the principles of sustainable development and social inclusion in terms of the location of new development.
SO12: To promote and develop sustainable & high quality <i>all year round</i> tourism related initiatives.
FEELING SECURE: Safer communities – offering security, tackling crime and fear of crime, helping us to look out for each other.
SO13: To assist with the development and management of safe and vibrant places & spaces across the County.
SO14: To assist with the delivery and management of mixed & sustainable communities by: (a) promoting safe, vibrant and socially interactive places; and, (b) promoting the utilisation of local services and produce whenever possible.

A4. The National Well-being Goals

A4.1 There are 7 national well-being goals (Figure 10) which show the kind of Wales we want to see. Together they provide a shared vision for public bodies to work towards. They are a set of goals and the Act makes it clear that public bodies must work to achieve all of the goals, not just one or two.

Figure 10: Well-being of Future Generations (Wales) Act 2015 - Well-being Goals



A4.2 The Act puts in place a ‘sustainable development principle’ which sets out how organisations should go about meeting their duty under the Act. There are 5 Ways of Working (See Figure 12) to guide the implementation of the sustainable development principle.

Figure 11: Sustainable Development Principle.

In this Act, any reference to a public body doing something “in accordance with the sustainable development principle” means that the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Figure 12: The 5 Ways of Working



A4.3 The seven well-being goals are set out below along with a description (as included within Welsh Government guidance).

Goal	Description of the goal
A prosperous Wales	An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
A resilient Wales	A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).
A healthier Wales	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
A more equal Wales	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).
A Wales of cohesive communities	Attractive, viable, safe and well-connected communities.
A Wales of vibrant culture and thriving Welsh language	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
A globally responsible Wales	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

A4.4 An analysis of the National Goals (NG), against the LDP Strategic Objectives (SO) is set out below.

LDP SO Commentary against the 7 National Goals (NG's)	
SO1	Reference is made to NG5 and its emphasis on attractive, viable and safe communities. It is therefore considered that this SO, with its particular focus on ensuring sympathetic, sustainable and high quality standards to NG1, remains broadly compatible with the national goals.
SO2	Reference is made to NG1 and its emphasis on recognising the limits of the global environment and therefore using resources efficiently and proportionately (including acting on climate change). It is therefore considered that this SO, with its particular focus on spatial sustainability, remains broadly compatible with the national goals.
SO3	Reference is made to NG5 and its emphasis on viable communities. It is therefore considered that this SO, with its particular focus on delivering an appropriate mix of quality homes, remains broadly compatible with the national goals.
SO4	Reference is made to NG2 and its emphasis on a biodiverse natural environment, together with NG6 and its emphasis on culture and heritage. It is therefore considered that this SO, with its particular focus on safeguarding and enhancing the natural, built and historic environment remains broadly compatible with the national goals.

SO5	Reference is made to NG7 and its emphasis on considering whether decisions can make a positive contribution to global well-being and the capacity to adapt to change (for example climate change). It is therefore considered that this SO, with its particular focus on tackling the cause and adapting to the effect of climate change remains broadly compatible with the national goals.
SO6	Reference is made to NG1 and its emphasis on developing a skilled and well-educated population. It is therefore considered that this SO, with its particular focus on widening and promoting education and skills training remains broadly compatible with the national goals.
SO7	Reference is made to NG6 and its emphasis on a society that promotes and protects culture, heritage and the Welsh Language. It is therefore considered that this SO with its particular focus on the Welsh language and the County's social fabric, remains broadly compatible with the national goals.
SO8	Reference is made to NG6 and its emphasis on encouraging people to participate in the arts and sports and recreation. Furthermore, NG3 places an emphasis on a society in which people's physical and mental well-being is maximised. It is therefore considered that this SO with its particular focus on widening and promoting access to leisure facilities and the countryside remains broadly compatible with the national goals.
SO9	Reference is made to NG4 and its emphasis on a society that enables people to fulfil their potential no matter what their backgrounds or circumstances (including their social economic background and circumstances). It is therefore considered that this SO, with its particular focus on equal opportunities remains broadly compatible with the national goals.
SO10	Reference is made to NG5 and its emphasis on well-connected communities. It is therefore considered that this SO with its particular focus on an accessible, integrated and sustainable transport system remains broadly compatible with the national goals.
SO11	Reference is made to NG1 and its emphasis on an innovative, productive and low carbon society and on an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work. It is therefore considered that this SO, with its particular focus on encouraging investment and innovation (both rural and urban) remains broadly compatible with the national goals.
SO12	Reference is made to NG1 and its emphasis on an economy which generates wealth and provides employment opportunities. It is therefore considered that this SO with its particular focus on the promotion of a sustainable and high quality visitor economy remains broadly compatible with the national goals.
SO13	Reference is made to NG5 and its emphasis on attractive, viable, safe and well-connected communities. It is therefore considered that this SO with its particular focus on safety and vibrancy, remains broadly compatible with the national goals.
SO14	Reference is made to NG5 and its emphasis on attractive, viable, safe and well-connected communities. It is therefore considered that this SO, with its particular focus on safety and vibrancy, remains broadly compatible with the national goals.

A5. Carmarthenshire Well-being Objectives

‘Life is for living, let’s start, live and age well in a healthy, safe and prosperous environment’

The Councils corporate strategy outlines our vision for the future in 13 objectives under five key themes:

Start well

1. Help to give every child the best start in life and improve their early life experiences
2. Help children live healthy lifestyles

Live well

3. Support and improve progress, achievement, and outcomes for all learners
4. Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty
5. Create more jobs and growth throughout the county
6. Increase the availability of rented and affordable homes
7. Help people live healthy lives (tackling risky behaviour and obesity)
8. Support community cohesion, resilience & safety

Age well

9. Support older people to age well and maintain dignity and independence in their later years

In A Healthy, Safe & Prosperous Environment

10. Look after the environment now and for the future
11. Improve the highway and transport infrastructure and connectivity
12. Promote Welsh Language and Culture

Corporate governance

13. Better Governance and use of Resources

A5.1 An analysis of the above Well Being Objectives (LW) against the LDP Strategic Objectives (SO) is set out below. It should be noted that this is an updated analysis based on the updated wellbeing objectives (July 2021).

LDP SO	LW 1	LW 2	LW 3	LW 4	LW 5	LW 6	LW 7	LW 8	LW 9	LW 10	LW 11	LW 12	LW 13
SO1													
SO2													
SO3													
SO4													
SO5													
SO6													
SO7													
SO8													
SO9													
SO10													
SO11													
SO12													
SO13													
SO14													

A5.2 As was the case before the local wellbeing objectives were updated, there remains a strong alignment between the LDP objectives and those well-being objectives that seek to promote access to homes (including affordable homes) and jobs. The LDP also reflects those goals that seek to promote accessible and well-connected communities. It is noted that the LDP seeks to direct the majority of growth to those settlements that have key services and are located on key transport routes. There is also a clear link between environmental goals and the LDP. This demonstrates the LDP's awareness of the importance of safeguarding the County's key assets as part of its regulatory role.

A5.3 In noting that the LDP is essentially a land use Plan, there may be scope for a greater acknowledgement of demographic issues (e.g., early ages, an older population and poverty). Developing an understanding of whether such issues are particularly

pronounced spatially could allow for planning policy interventions as and where appropriate.

A5.4 There is an established collaboration between the Council's Planning Policy Team and Community Planning/Corporate Policy Team. It is considered that this will continue to provide opportunities for iterative and meaningful engagement moving forward.

A5.5 The LDP will continue to provide a key delivery mechanism for the corporate and community ambitions as set out within the 13 wellbeing objectives (July 2021). It provides a spatial instrument to deliver the "*Carmarthenshire We Want*" by providing a locally distinctive means of shaping the future use of land within the County. As such, the LDP takes account of the County's unique characteristics and qualities, and it places an on sustainable development as a central principle.

A5.6 Reference is also made to the requirement for Sustainability Appraisal – Strategic Environmental Assessment along with Habitats Regulations Assessment to be prepared when developing a LDP.

Appendix 2: Housing Trajectory

Appendix 2

Housing Trajectory: Allocated Sites

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Ammanford

Former Betws Colliery	D/004/27 GA3/h9	0	0	66	0	0	0	0	0	0	66	E/26501
Land adj Penygroes Road, Blaenau	D/004/26	0	2	16	0	0	0	0	0	0	16	GW/02616
Land at rear of 16-20 & 24-30 Betws Road	D/004/37 GA3/h12	0	9	8	0	0	0	4	4	0	0	E/19261
Land off Colonel Road, Betws	D/004/40 GA3/h15	0	0	5	0	0	0	0	0	0	5	E/25557
Land opposite Plough & Harrow, Betws Road	D/004/10 GA3/h14	0	0	9	0	0	0	0	0	0	9	E/25047
Lon Ger y Coed, Wernoleu Road	D/004/23 GA3/h8	0	0	14	0	0	0	0	0	0	14	E/19753
N. of Church Street (enclosures 9277, 0176)	D/004/18 GA3/h4	0	0	27	0	0	0	0	0	0	27	12469
Viji Garage, High Street	D/004/36 GA3/h7	0	0	20	0	0	0	0	0	0	20	E/13193

Total Ammanford		0	11	165	0	0	0	4	4	0	157	
-----------------	--	---	----	-----	---	---	---	---	---	---	-----	--

Brechfa

Adj Maesygroes	C/016/02 SC42/h1	0	0	20	0	0	0	0	0	0	20	-
----------------	---------------------	---	---	----	---	---	---	---	---	---	----	---

Total Brechfa		0	0	20	0	0	0	0	0	0	20	
---------------	--	---	---	----	---	---	---	---	---	---	----	--

Brynamman

Adj Cwm Nant Moel	D/021/01 T3/9/h4	0	0	65	0	0	0	0	0	0	65	E/17076
Land adjacent 53 Station Road	D/021/11 T3/9/h1	0	0	22	0	0	0	0	0	0	22	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Mountain Road, Pt Encl 7868	D/021/03 T3/9/h3	0	2	7	0	0	0	0	0	0	7	15545/89
Rear of 111-115 Cwmgarw Road	D/021/09 T3/9/h5	0	2	7	0	0	0	0	0	0	7	E/10965
Total Brynamman		0	4	101	0	0	0	0	0	0	101	
Burry Port												
Bay View, Graig	L/003/06 T2/1/h4	0	0	9	0	0	0	0	0	0	9	S/1560
Burry Port Harbourside	L/003/23 w/f	0	134	134	0	0	0	0	0	52	82	S/30598
Dyfatty North	L/003/18 T2/1/h12	0	0	40	0	0	0	0	0	0	40	0
Dyfatty South	L/003/19 T2/1/h13	0	0	20	0	0	0	0	0	0	20	0
Heol Waun Wen	L/003/20 T2/1/h14	0	0	10	0	0	0	0	0	0	10	0
Sea View Public House	L/003/21 w/f	0	10	10	0	0	0	5	5	0	0	S/28746
Total Burry Port		0	144	223	0	0	0	5	5	52	161	
Caeo												
Land west of Rock Street	D/022/01 SC24/h1	0	0	8	0	0	0	0	0	0	8	-
Total Caeo		0	0	8	0	0	0	0	0	0	8	
Capel Hendre												
Adj Llys Newydd Elderly Persons Home, Lotwen Road	D/024/01 GA3/h26	0	0	25	0	0	0	0	0	0	25	AM/00304
Delfryn Estate	D/024/06 GA3/h25	0	15	15	0	0	8	7	0	0	0	-
Total Capel Hendre		0	15	40	0	0	8	7	0	0	25	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Adj Cefneithin Road	C/037/02 GA3/h44	0	0	25	0	0	0	0	0	0	25	-
Land to the rear of Gwernllwyn	C/037/03 GA3/h60	0	30	29	0	0	0	0	0	0	29	W/29164
Total Cross Hands		0	30	122	0	0	0	0	0	0	122	
Cwmann												
Heol Hathren	C/041/06 SC23/h2	0	0	12	0	0	0	0	0	0	12	-
Rear of Post Office	C/041/05 SC23/h5	0	20	20	0	0	0	0	0	4	16	W/32329
Total Cwmann		0	20	32	0	0	0	0	0	4	28	
Cwmffrwd												
Adjacent to Ffrwdwen	C/047/01 SC18/h4	0	23	23	0	0	6	6	6	5	0	-
Total Cwmffrwd		0	23	23	0	0	6	6	6	5	0	
Cwmgwili												
Phase 2 land at Heathfield Industrial Estate	D/048/03 w/f	0	16	16	0	0	4	6	6	0	0	E/27439
Total Cwmgwili		0	16	16	0	0	4	6	6	0	0	
Cwmifor												
Opp. Village Hall	D/050/01 SC30/h1	0	8	25	0	0	0	0	0	0	25	E/16584
Total Cwmifor		0	8	25	0	0	0	0	0	0	25	
Cwrt Henri												
Land adjacent Glasfryn Court	D/052/01 SC31/h1	0	16	16	0	0	0	0	0	0	16	-
Total Cwrt Henri		0	16	16	0	0	0	0	0	0	16	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Cynghordy

Adj Bronhaul	D/053/01 SC28/h1	0	1	22	0	0	0	0	0	0	22	E/08044
--------------	---------------------	---	---	----	---	---	---	---	---	---	----	---------

Total Cynghordy		0	1	22	0	0	0	0	0	0	22	
-----------------	--	---	---	----	---	---	---	---	---	---	----	--

Cynheidre

Adj Ael y Bryn	L/054/03 w/f	0	8	8	0	0	0	0	0	0	8	S/28271
----------------	-----------------	---	---	---	---	---	---	---	---	---	---	---------

Total Cynheidre		0	8	8	0	0	0	0	0	0	8	
-----------------	--	---	---	---	---	---	---	---	---	---	---	--

Cynwyl Elfed

Land adjacent Dolwerdd	C/055/03 SC9/h3	0	0	6	0	0	0	0	0	0	6	-
------------------------	--------------------	---	---	---	---	---	---	---	---	---	---	---

Total Cynwyl Elfed		0	0	6	0	0	0	0	0	0	6	
--------------------	--	---	---	---	---	---	---	---	---	---	---	--

Drefach

Nantydderwen	C/058/06 GA3/h53	0	33	33	0	0	0	0	0	0	33	-
--------------	---------------------	---	----	----	---	---	---	---	---	---	----	---

Total Drefach		0	33	33	0	0	0	0	0	0	33	
---------------	--	---	----	----	---	---	---	---	---	---	----	--

Drefach Felindre

Land adj. Aweldeg	C/060/03 SC1/h2	0	0	30	0	0	0	0	0	0	30	0
-------------------	--------------------	---	---	----	---	---	---	---	---	---	----	---

Parc Puw	C/060/01 SC1/h1	0	12	12	0	0	0	0	0	6	6	-
----------	--------------------	---	----	----	---	---	---	---	---	---	---	---

Total Drefach Felindre		0	12	42	0	0	0	0	0	6	36	
------------------------	--	---	----	----	---	---	---	---	---	---	----	--

Five Roads

Adjacent Little Croft	L/071/05 SC37/h3	0	25	25	0	0	0	5	10	10	0	0
-----------------------	---------------------	---	----	----	---	---	---	---	----	----	---	---

Total Five Roads		0	25	25	0	0	0	5	10	10	0	
------------------	--	---	----	----	---	---	---	---	----	----	---	--

Foelgastell

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Total Hendy		0	0	22	0	2	3	0	0	0	17	
-------------	--	---	---	----	---	---	---	---	---	---	----	--

Kidwelly

Butter Factory & Coal Yard, Station Road (Llys y Foryd)	L/085/11 T3/3/h6	0	3	3	0	0	3	0	0	0	0	S/13372
Land adj to Stockwell Lane	L/085/06 T3/3/h3	0	95	95	0	0	15	20	20	20	20	-
Land between Parc Pendre and Stockwell Forge	L/085/10 T3/3/h4	0	51	51	0	0	0	0	0	0	51	S/14663

Total Kidwelly		0	149	149	0	0	18	20	20	20	71	
----------------	--	---	-----	-----	---	---	----	----	----	----	----	--

Llanarthne

Golwg y Twr	C/087/02 SC31/h3	0	0	10	0	0	0	0	0	0	10	-
-------------	---------------------	---	---	----	---	---	---	---	---	---	----	---

Total Llanarthne		0	0	10	0	0	0	0	0	0	10	
------------------	--	---	---	----	---	---	---	---	---	---	----	--

Llanboidy

Land rear of Ysgol Bro Brynach	C/088/02 SC3/h1	0	0	20	0	0	0	0	0	0	20	0
--------------------------------	--------------------	---	---	----	---	---	---	---	---	---	----	---

Total Llanboidy		0	0	20	0	0	0	0	0	0	20	
-----------------	--	---	---	----	---	---	---	---	---	---	----	--

Llanddarog

Is-y-Llan	C/089/02 SC33/h2	0	6	6	0	0	6	0	0	0	0	-
-----------	---------------------	---	---	---	---	---	---	---	---	---	---	---

Total Llanddarog		0	6	6	0	0	6	0	0	0	0	
------------------	--	---	---	---	---	---	---	---	---	---	---	--

Llandeilo

Caeglas, Ffairfach	D/091/07 T2/2/h5	0	0	25	0	0	0	0	0	0	25	-
Land at Thomas Terrace	D/091/08 T2/2/h4	0	5	5	0	0	0	0	0	0	5	E/16925
Land north of Pantglas	D/091/13 T2/2/h3	0	4	6	0	0	0	2	2	0	2	E/37499

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Land opposite Pantglas	D/091/12 T2/2/h2	0	0	6	0	0	0	0	0	0	6	0
Llandeilo Northern Quarter (Allocation)	D/091/01 T2/2/h1	0	215	215	0	0	0	0	0	10	205	14708/88
Total Llandeilo		0	224	257	0	0	0	2	2	10	243	
Llandovery												
New Road	D/092/07 T2/3/h2	0	0	6	0	0	0	0	0	0	6	-
Total Llandovery		0	0	6	0	0	0	0	0	0	6	
Llandybie												
Land north of Maesypiode	D/093/10 GA3/h32	0	42	42	0	0	0	0	0	0	42	-
Total Llandybie		0	42	42	0	0	0	0	0	0	42	
Llanelli												
Adjacent 73 Parc Gitto, Llwynhendy	L/001/127 w/f	0	10	10	0	0	5	5	0	0	0	S/32678
Beech Grove, Pwll	L/001/101 GA2/h1	0	10	10	0	0	0	0	0	5	5	0
Bryncoch West, Dafen	L/001/112 GA2/h32	0	0	15	0	0	0	0	0	0	15	0
Brynmeffys, Furnace	L/001/117 GA2/h55	0	70	54	0	0	0	27	27	0	0	0
Dafen East Gateway	L/001/109 GA2/h27	0	150	150	0	0	30	30	30	30	30	0
Former DRAKA site, Copperworks Road	L/001/121 GA2/MU2	0	0	75	0	0	0	0	0	0	75	0
Former Garage, Marsh Street	L/001/104 GA2/h9	0	0	19	0	0	0	0	0	0	19	S/14791
Genwen, Bryn (Allocations)	L/001/011 GA2/h45 (part)	0	20	35	0	0	0	15	20	0	0	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Heol Goffa, Dimpath	L/001/102 GA2/h8	0	0	30	0	0	0	0	0	0	30	0
Land at Harddfan, Bryn	L/001/125 GA2/h48 (part)	0	6	6	0	0	6	0	0	0	0	S/33659
Land at Nightingale Court, Coedcae	L/001/107 GA2/h19	0	0	50	0	0	0	0	0	0	50	0
Land at Penallt, Stebonheath	L/001/106 GA2/h18	0	0	60	0	0	0	0	0	0	60	0
Land at Pentrepoeth (Adj. Parc Brynmawr)	L/001/027 GA2/h24	0	0	100	0	0	0	0	0	0	100	-
Llys y Bryn, Penceiliogi	L/001/119 GA2/h56	0	0	145	0	0	0	0	0	0	145	0
Opposite Playing Field, Llanerch SA15 3EJ	L/001/108 GA2/h23	0	0	12	0	0	0	0	0	0	12	0
Parc Gitto/Llwynhendy Road	L/001/042 GA2/h37	0	0	30	0	0	0	0	0	0	30	-
Penllwynrhodyn Road East, Llwynhendy	L/001/116 GA2/h40	0	0	25	0	0	0	0	0	0	25	0
Penllwynrhodyn Road West, Llwynhendy	L/001/115 GA2/h39	0	0	11	0	0	0	0	0	0	11	0
Rear of 60 Coedcae Road	L/001/083 GA2/h17	0	0	5	0	0	0	0	0	0	5	S/17394
Southern Unit, AVON Inflatables, Dafen	L/001/110 GA2/h29	0	0	20	0	0	0	0	0	0	20	0
The Avenue, Morfa	L/001/040 GA2/h13	0	60	35	0	0	0	0	0	15	20	D5/13944
Trostre Gateway	L/001/122 GA2/MU4	0	0	70	0	0	0	0	0	0	70	0
Ynys Las, Cefncaeau	L/001/118 GA2/h41	0	45	45	0	0	0	0	0	20	25	PL/01196
Total Llanelli		0	371	1012	0	0	41	77	77	70	747	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Llanfihangel-ar-Arth

Adj yr Hendre	C/098/01 SC20/h1	0	7	8	0	0	0	0	0	1	7	-
---------------	---------------------	---	---	---	---	---	---	---	---	---	---	---

Total Llanfihangel-ar-Arth		0	7	8	0	0	0	0	0	1	7	
----------------------------	--	---	---	---	---	---	---	---	---	---	---	--

Llangadog

Adj Rhyd y Fro / Land opposite Llangadog CP School	D/100/03a 3/10/h1 (part)	0	16	16	0	0	0	0	4	4	8	-
--	-----------------------------	---	----	----	---	---	---	---	---	---	---	---

Total Llangadog		0	16	16	0	0	0	0	4	4	8	
-----------------	--	---	----	----	---	---	---	---	---	---	---	--

Llangendeirne

Adj Maes y Berllan	C/106/01 SC39/h1	0	0	12	0	0	0	0	0	0	12	-
--------------------	---------------------	---	---	----	---	---	---	---	---	---	----	---

Total Llangendeirne		0	0	12	0	0	0	0	0	0	12	
---------------------	--	---	---	----	---	---	---	---	---	---	----	--

Llangennech

Aberllwchwr	L/104/06 GA2/h51	0	42	4	0	0	1	1	1	1	0	11277
-------------	---------------------	---	----	---	---	---	---	---	---	---	---	-------

Golwg yr Afon	L/104/10 GA2/h52	0	50	50	0	0	0	0	25	25	0	0
---------------	---------------------	---	----	----	---	---	---	---	----	----	---	---

Opposite Parc Morlais	L/104/11 GA2/h53	0	35	30	0	0	0	15	15	0	0	0
-----------------------	---------------------	---	----	----	---	---	---	----	----	---	---	---

Total Llangennech		0	127	84	0	0	1	16	41	26	0	
-------------------	--	---	-----	----	---	---	---	----	----	----	---	--

Llangynog

Land at College Bach	C/108/01 SC15/h2	0	5	5	0	0	1	2	2	0	0	-
----------------------	---------------------	---	---	---	---	---	---	---	---	---	---	---

Total Llangynog		0	5	5	0	0	1	2	2	0	0	
-----------------	--	---	---	---	---	---	---	---	---	---	---	--

Llanfyllwni

Land adjacent Ger y Bryn	C/109/03 SC22/h2	0	0	8	0	0	0	0	0	0	8	0
--------------------------	---------------------	---	---	---	---	---	---	---	---	---	---	---

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Tanybryn	C/109/01 SC22/h3	0	0	8	0	0	0	0	0	0	8	-

Total Llanllwni		0	0	16	0	0	0	0	0	0	16	
-----------------	--	---	---	----	---	---	---	---	---	---	----	--

Llannon

Adjacent St Nons Church	L/110/02 w/f	0	0	34	0	0	0	0	0	0	34	-
-------------------------	-----------------	---	---	----	---	---	---	---	---	---	----	---

Total Llannon		0	0	34	0	0	0	0	0	0	34	
---------------	--	---	---	----	---	---	---	---	---	---	----	--

Llanpumsaint

Adjacent Gwyn Villa	C/111/03 SC19/h3	0	20	20	0	0	0	0	0	0	20	0
---------------------	---------------------	---	----	----	---	---	---	---	---	---	----	---

Total Llanpumsaint		0	20	20	0	0	0	0	0	0	20	
--------------------	--	---	----	----	---	---	---	---	---	---	----	--

Llansawel

Land adjacent Dolau Llan	D/115/01 SC25/h1	0	0	5	0	0	0	0	0	0	5	0
--------------------------	---------------------	---	---	---	---	---	---	---	---	---	---	---

Total Llansawel		0	0	5	0	0	0	0	0	0	5	
-----------------	--	---	---	---	---	---	---	---	---	---	---	--

Llanybri

Adj Parc y Delyn	C/118/01 SC16/h1	0	0	10	0	0	0	0	0	0	10	-
------------------	---------------------	---	---	----	---	---	---	---	---	---	----	---

Total Llanybri		0	0	10	0	0	0	0	0	0	10	
----------------	--	---	---	----	---	---	---	---	---	---	----	--

Llanybydder

Adjacent Y Bryn	C/119/07 T3/11/h2	0	0	10	0	0	0	0	0	0	10	-
-----------------	----------------------	---	---	----	---	---	---	---	---	---	----	---

Adjacent Y Neuadd	C/119/05 T3/11/h1	0	10	6	0	0	0	0	0	2	4	D4/19426
-------------------	----------------------	---	----	---	---	---	---	---	---	---	---	----------

Lakefield	C/119/03 T3/11/h3	0	0	39	0	0	0	0	0	0	39	D4/24349
-----------	----------------------	---	---	----	---	---	---	---	---	---	----	----------

Troedybryn	C/119/01 T3/11/h5	0	23	23	0	0	0	0	0	5	18	-
------------	----------------------	---	----	----	---	---	---	---	---	---	----	---

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Total Llanybydder		0	33	78	0	0	0	0	0	7	71	
-------------------	--	---	----	----	---	---	---	---	---	---	----	--

Maesybont

Land adjacent Maesybryn	D/122/01 SC34/h6	0	0	6	0	0	0	0	0	0	6	-
-------------------------	---------------------	---	---	---	---	---	---	---	---	---	---	---

Total Maesybont		0	0	6	0	0	0	0	0	0	6	
-----------------	--	---	---	---	---	---	---	---	---	---	---	--

Meidrim

Land adjacent to Lon Dewi	C/124/03 SC11/h3	0	10	10	0	0	0	10	0	0	0	0
---------------------------	---------------------	---	----	----	---	---	---	----	---	---	---	---

Land off Drefach Road	C/124/02 SC11/h2	0	15	10	0	0	2	2	2	2	2	W/24473
-----------------------	---------------------	---	----	----	---	---	---	---	---	---	---	---------

Total Meidrim		0	25	20	0	0	2	12	2	2	2	
---------------	--	---	----	----	---	---	---	----	---	---	---	--

Nantgaredig

Rear of former Joinery, Station Road	D/128/04 SC32/h2	0	30	30	0	0	0	0	0	15	15	0
--------------------------------------	---------------------	---	----	----	---	---	---	---	---	----	----	---

Total Nantgaredig		0	30	30	0	0	0	0	0	15	15	
-------------------	--	---	----	----	---	---	---	---	---	----	----	--

Newcastle Emlyn

Land to the rear of Dolcoed	C/133/10 T2/4/h4	0	20	34	0	0	0	0	0	4	30	0
-----------------------------	---------------------	---	----	----	---	---	---	---	---	---	----	---

Millbank	C/133/01 T2/4/h5	0	0	12	0	0	0	0	0	0	12	0
----------	---------------------	---	---	----	---	---	---	---	---	---	----	---

Penlon, PT O.S.1100	C/133/04 T2/4/h3	0	0	14	0	0	0	0	0	0	14	-
---------------------	---------------------	---	---	----	---	---	---	---	---	---	----	---

Trem y Ddol	C/133/06 T2/4/h1	0	17	17	0	0	0	0	0	0	17	W/18258
-------------	---------------------	---	----	----	---	---	---	---	---	---	----	---------

Total Newcastle Emlyn		0	37	77	0	0	0	0	0	4	73	
-----------------------	--	---	----	----	---	---	---	---	---	---	----	--

Pemrhy

Former Speedway Garage	L/135/01 T2/1/h1	0	0	30	0	0	0	0	0	0	30	S/02112
------------------------	---------------------	---	---	----	---	---	---	---	---	---	----	---------

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Lando Road	L/135/04 T2/1/h10	0	0	20	0	0	0	0	0	0	20	0

Total Pembrey		0	0	50	0	0	0	0	0	0	50	
----------------------	--	----------	----------	-----------	----------	----------	----------	----------	----------	----------	-----------	--

Pencader

Bro'r Hen Wr	C/137/02 SC20/h4	0	7	7	0	0	0	0	0	0	7	W/05576
North of Maes Cader	C/137/07 SC20/h5	0	0	37	0	0	0	0	0	0	37	0

Total Pencader		0	7	44	0	0	0	0	0	0	44	
-----------------------	--	----------	----------	-----------	----------	----------	----------	----------	----------	----------	-----------	--

Pendine

Land at Nieuport Farm	C/139/03 SC13/h1	0	10	5	0	0	2	3	0	0	0	W/07003
-----------------------	---------------------	---	----	---	---	---	---	---	---	---	---	---------

Total Pendine		0	10	5	0	0	2	3	0	0	0	
----------------------	--	----------	-----------	----------	----------	----------	----------	----------	----------	----------	----------	--

Pentrecwrt

Land adj Brynywawr	C/143/03 SC2/h2	0	14	14	0	0	0	0	0	2	12	0
--------------------	--------------------	---	----	----	---	---	---	---	---	---	----	---

Total Pentrecwrt		0	14	14	0	0	0	0	0	2	12	
-------------------------	--	----------	-----------	-----------	----------	----------	----------	----------	----------	----------	-----------	--

Penygroes/Gorsddu

Clos y Cwm, Adj Penybont Farm	D/146/08 GA3/h37	0	0	5	0	0	0	0	0	0	5	E/18054
Emlyn Brickworks	D/146/09 GA3/MU2	0	250	241	0	0	15	25	25	25	151	E/23534
Land adjacent Pant y Blodau	D/146/03 GA3/h35	0	79	79	0	0	20	20	20	19	0	E/29910
Land at Waterloo Road	D/146/06 GA3/h38	0	15	2	0	0	0	0	0	0	2	E/25854

Total Penygroes/Gorsddu		0	344	327	0	0	35	45	45	44	158	
--------------------------------	--	----------	------------	------------	----------	----------	-----------	-----------	-----------	-----------	------------	--

Ponthenri

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Incline Inn	L/152/03 T3/5/h10	0	0	7	0	0	0	0	0	0	7	S/18914
Land at Ty'n y Waun Farm	L/152/04 T3/5/h9	0	2	30	0	0	0	0	0	0	30	S/28766
Total Ponthenri		0	2	37	0	0	0	0	0	0	37	
Pontwelly												
Adj Crug yr Wyn	C/153/01 SC21/h2	0	21	19	0	0	0	0	0	0	19	W/22053
Total Pontwelly		0	21	19	0	0	0	0	0	0	19	
Pontyates												
Cae Canfas	L/154/03 T3/5/h7	0	8	8	0	0	0	0	2	2	4	0
Cae Pontbren	L/154/01 T3/5/h6	0	0	16	0	0	0	0	0	0	16	S/3107, S/
Total Pontyates		0	8	24	0	0	0	0	2	2	20	
Pontyates and Meinciau												
Adjacent 1 Heol Glyndwr	C/154/06 T3/5/h4	0	9	9	0	0	2	2	2	3	0	0
Land at Heol Glan Gwendraeth	C/154/07 T3/5/h5	0	3	8	0	0	0	0	0	0	8	0
Parc Mansant	C/154/02 T3/5/h2	0	0	12	0	0	0	0	0	0	12	GW/05129
Total Pontyates and Meinciau		0	12	29	0	0	2	2	2	3	20	
Pontyberem												
Adjacent Heol y Felin	L/155/06 T3/6/h3	0	0	6	0	0	0	0	0	0	6	S/08853
Coalbrook Tip	L/155/11 T3/6/h4	0	0	20	0	0	0	0	0	0	20	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Land adj Llwynpiod, Bancffosfelen	L/155/12 T3/6/h2	0	3	40	0	0	0	0	0	0	40	0
Land off Ashgrove	L/155/13 T3/6/h5	0	0	6	0	0	0	0	0	0	6	0
Land off Heol Llannon	L/155/14 T3/6/h6	0	55	55	0	0	10	10	10	10	15	0
Total Pontyberem		0	58	127	0	0	10	10	10	10	87	
Porthyrhyd												
Rear of Ysgoldy Bethlehem	C/157/04 SC33/h3	0	0	27	0	0	0	0	0	0	27	0
Total Porthyrhyd		0	0	27	0	0	0	0	0	0	27	
Red Roses												
Land adjacent Avola Farm	C/159/02 SC14/h1	0	0	8	0	0	0	0	0	0	8	-
Total Red Roses		0	0	8	0	0	0	0	0	0	8	
Rhydargaeau												
Opposite Bryn Bedw	C/164/01 SC19/h4	0	7	7	0	0	2	3	2	0	0	PL/00832
Total Rhydargaeau		0	7	7	0	0	2	3	2	0	0	
Saron												
Land adjacent Arwynfa	C/167/05 SC2/h4	0	35	35	0	0	0	0	0	5	30	0
Total Saron		0	35	35	0	0	0	0	0	5	30	
St Clears/Pwll Trap												
Adjacent Britannia Terrace	C/170/07 T2/5/h4	0	60	50	0	0	0	0	0	25	25	W/21675
Adjacent Brynheulog	C/170/08 T2/5/h5	0	40	40	0	0	0	0	0	0	40	W/38462

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Total Trimsaran / Carway		0	0	6	0	0	0	0	0	0	6	
Tumble												
62 Heol y Neuadd, Llys Rafaelston	L/178/01 GA3/h57	0	2	5	0	0	0	0	0	0	5	D5/14343
Rhydyccerrig Estate, Cwmmawr	L/178/06 GA3/h54	0	0	10	0	0	0	0	0	0	10	-
Total Tumble		0	2	15	0	0	0	0	0	0	15	
Waungilwen												
Waungilwen Road	C/181/01 SC1/h3	0	3	6	0	0	0	0	0	0	6	W/32248
Total Waungilwen		0	3	6	0	0	0	0	0	0	6	
Whitland												
Adj Lon Hywel	C/184/02 T2/6/h1	0	32	32	0	0	0	0	0	0	32	W/30421
Land at Maesabaty	C/184/12 T2/6/h3	0	0	18	0	0	0	0	0	0	18	-
Total Whitland		0	32	50	0	0	0	0	0	0	50	
Ystradowen												
Adj Goedlan	D/185/02 SC35/h2	0	0	11	0	0	0	0	0	0	11	-
Land at New Road	D/185/03 SC35/h4	0	4	9	0	0	0	0	0	0	9	E/00497
Land off Pant y Brwyn	D/185/05 SC35/h3	0	5	5	0	2	3	0	0	0	0	E/29083
Total Ystradowen		0	9	25	0	2	3	0	0	0	20	
Grand Total		0	2182	4454	0	4	159	235	246	331	3479	

* w/f = windfall site

Housing Trajectory:
Sites with Planning Permission (Does not include allocated sites)

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Ammanford

Land at Gwynfryn Fawr	D/004/14 GA3/h16	28	90	0	0	0	0	0	0	0	0	730/93
Residential Caravan Park, Parc Henry Lane	D/004/15 GA3/h2	3	9	0	0	0	0	0	0	0	0	E/15940
Tirychen Farm	D/004/13 GA3/h17	0	289	289	0	0	0	10	20	20	239	E/21663
Yr Hen Felin, Pontamman Road, Ammanford	D/004/41 w/f	4	8	0	0	0	0	0	0	0	0	E/33923
Total Ammanford		35	396	289	0	0	0	10	20	20	239	

Bronwydd

Land to rear of Swyn Aderyn (Formerly known as Land at P	C/019/04 SC18/h1	0	0	12	0	0	0	0	0	0	12	W/20622
Total Bronwydd		0	0	12	0	0	0	0	0	0	12	

Brynamman

Ardwyn Road	D/021/10 T3/9/h2	0	8	6	0	1	1	1	1	1	1	E/20564
Total Brynamman		0	8	6	0	1	1	1	1	1	1	

Burry Port

Gwdig Farm (Pen y Porth)	L/003/12 T2/1/h9	57	105	13	13	13	0	0	0	0	0	-
Site 4 Burry Port Harbour East	L/003/22 T2/1/MU1	0	0	20	0	0	0	0	0	0	20	S/30597
Total Burry Port		57	105	33	13	13	0	0	0	0	20	

Capel Dewi

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Llwynddewi Road (Commitment)	C/023/01 SC32/h1	2	6	2	1	2	0	0	0	0	0	W/38104
Total Capel Dewi		2	6	2	1	2	0	0	0	0	0	
Carmarthen												
40 Heol Spilman SA31 1LQ	C/002/53 w/f	0	8	8	0	0	8	0	0	0	0	W/38753
4-5 Quay Street, Carmarthen SA31 3JT	C/002/55 w/f	0	0	5	0	0	5	0	0	0	0	W/40752
Adjacent Tyle Teg, Llysonnen Road, Llanllwch	C/002/48 w/f	0	7	2	0	2	0	0	0	0	0	W/36311
Castell Howell, Trevaughan SA31 3QN	C/002/54 w/f	0	0	7	0	0	0	3	4	0	0	W/37156
Former Cartref Tawelan, Ash Grove	C/002/52 w/f	18	18	0	0	0	0	0	0	0	0	W/39755
Former MAFF Depot	C/002/20 GA1/h15	0	14	14	0	0	0	0	7	7	0	W/04074
Land off High Street, Abergwili	C/002/51 w/f	6	6	0	0	0	0	0	0	0	0	W/39625
Land south of Pant Glas, Bronwydd Road	C/002/40 GA1/h12	0	13	13	0	0	0	0	3	3	7	W/31902
Mounthill	C/002/26 GA1/h3	0	79	3	0	3	0	0	0	0	0	W/20013
Penybont Farm, Llysonnen Road	C/002/06 GA1/h18	0	9	9	0	9	0	0	0	0	0	W/15157
Rear of Bronwydd Road South	C/002/01 GA1/h13	8	67	28	3	3	25	0	0	0	0	W/29578
Rhiw Gabel Extension	C/002/42 GA1/h21	3	12	0	0	0	0	0	0	0	0	W/37327
Springfield Road	C/002/39 GA1/h11	0	29	29	0	0	9	10	10	0	0	W/35903
West Carmarthen (Commitment)	C/002/38 GA1/MU1	10	1100	886	0	0	50	50	50	50	686	W/30286

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Total Carmarthen		45	1362	1004	3	17	97	63	74	60	693	
------------------	--	----	------	------	---	----	----	----	----	----	-----	--

Cross Hands

Adj Pantgwyn	L/037/05 GA3/h47	0	0	65	0	0	0	0	0	0	65	S/19241
Land adjacent to Maesyrfhaf	L/037/01 GA3/h46	0	9	9	0	0	4	5	0	0	0	S/01815
Land at Heol Cae Pownd (Maes y Parc)	L/037/06 GA3/MU1	31	262	85	11	29	20	20	16	0	0	PL/00984

Total Cross Hands		31	271	159	11	29	24	25	16	0	65	
-------------------	--	----	-----	-----	----	----	----	----	----	---	----	--

Cwmffrwd

Land at Maes Glasnant	C/047/05 SC18/h3	1	28	6	0	2	2	2	0	0		W/31450
-----------------------	---------------------	---	----	---	---	---	---	---	---	---	--	---------

Total Cwmffrwd		1	28	6	0	2	2	2	0	0		
----------------	--	---	----	---	---	---	---	---	---	---	--	--

Cwmgwili

Land part of Heathfield Industrial Estate	D/048/04 w/f	0	0	30	0	0	0	0	15	15	0	E/29744
---	-----------------	---	---	----	---	---	---	---	----	----	---	---------

Total Cwmgwili		0	0	30	0	0	0	0	15	15	0	
----------------	--	---	---	----	---	---	---	---	----	----	---	--

Cynghordy

Land at Bronhaul	D/053/02 w/f	0	7	7	0	0	0	0	3	4	0	E/30512
------------------	-----------------	---	---	---	---	---	---	---	---	---	---	---------

Total Cynghordy		0	7	7	0	0	0	0	3	4	0	
-----------------	--	---	---	---	---	---	---	---	---	---	---	--

Cynheidre

The Yard, Heol Hen SA15 5YD	L/054/02 w/f	0	6	4	0	2	2	0	0	0	0	S/27831
-----------------------------	-----------------	---	---	---	---	---	---	---	---	---	---	---------

Total Cynheidre		0	6	4	0	2	2	0	0	0	0	
-----------------	--	---	---	---	---	---	---	---	---	---	---	--

Cynwyl Elfed

Adjacent Fron Heulog	C/055/01 SC9/h1	1	8	7	0	1	1	1	0	0	4	W/20990
----------------------	--------------------	---	---	---	---	---	---	---	---	---	---	---------

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Land adjacent Lleine	C/055/02 SC9/h2	0	13	13	0	2	2	2	2	2	3	W/20325

Total Cynwyl Elfed		1	21	20	0	3	3	3	2	2	7	
--------------------	--	---	----	----	---	---	---	---	---	---	---	--

Drefach

Land off Heol Caegwyn	C/058/10 GA3/h52	0	8	7	1	1	2	2	2	0		W/36716
Opposite Cwmawr Lodge	C/058/05 GA3/h51	0	0	22	0	0	0	6	8	8	0	W/29766

Total Drefach		0	8	29	1	1	2	8	10	8	0	
---------------	--	---	---	----	---	---	---	---	----	---	---	--

Ferryside

Caradog Court	C/067/01 T3/2/h2	0	12	10	6	2	2	2	2	2	0	W/24934
---------------	---------------------	---	----	----	---	---	---	---	---	---	---	---------

Total Ferryside		0	12	10	6	2	2	2	2	2	0	
-----------------	--	---	----	----	---	---	---	---	---	---	---	--

Five Roads

Clos y Parc	L/071/04 SC37/h1	14	16	2	2	2	0	0	0	0	0	S/25584
-------------	---------------------	----	----	---	---	---	---	---	---	---	---	---------

Total Five Roads		14	16	2	2	2	0	0	0	0	0	
------------------	--	----	----	---	---	---	---	---	---	---	---	--

Glanaman/Garnant

Garnant CP School, New School Road	D/074/08 T3/8/h6	5	9	1	1	1	0	0	0	0	0	E/38945
Glanamman CP School	D/074/17 T3/8/h14	0	19	7	0	0	0	3	4	0	0	E/24404
Land Adjacent 13 Bishop Road	D/074/13 T3/8/h8	2	8	5	0	1	2	2	0	0	0	E/16443
Land adjacent Clos Felen	D/074/07 w/f	0	7	7	0	0	2	3	2	0	0	E/31003

Total Glanaman/Garnant		7	43	20	1	2	4	8	6	0	0	
------------------------	--	---	----	----	---	---	---	---	---	---	---	--

Glandy Cross

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Land to the rear of Maesglas	C/075/02 SC4/h1	0	10	9	0	0	3	3	3	0		W/14604

Total Glandy Cross		0	10	9	0	0	3	3	3	0		
---------------------------	--	----------	-----------	----------	----------	----------	----------	----------	----------	----------	--	--

Gorslas

52 Penygroes Road	C/077/13 w/f	0	9	9	0	3	3	3	0	0	0	W/33124
Adj A476 Castell y Rhingyll	D/077/02 GA3/h40	1	5	0	0	0	0	0	0	0	0	E/18246

Total Gorslas		1	14	9	0	3	3	3	0	0	0	
----------------------	--	----------	-----------	----------	----------	----------	----------	----------	----------	----------	----------	--

Hendy

Adjacent to Clos Benallt Fawr, Fforest	L/080/12 T3/7/h8	15	35	0	0	0	0	0	0	0	0	S/38255
Coed y Bronallt	L/080/06 T3/7/h6	0	8	6	3	3	3	0	0	0	0	D5/16775
Land between Clayton Road and East of Bronallt Road	L/080/07 T3/7/h5	2	28	22	0	2	0	0	0	0	20	S/13659
Llanedi Road, Hendy	L/080/05 T3/7/h9	2	6	0	0	0	0	0	0	0	0	S/2719

Total Hendy		19	77	28	3	5	3	0	0	0	20	
--------------------	--	-----------	-----------	-----------	----------	----------	----------	----------	----------	----------	-----------	--

Kidwelly

Land adj to Brodawel	L/085/09 T3/3/h5	0	9	9	0	0	4	5	0	0	0	S/25519
Land at Former Dinas Yard	L/085/14 T3/3/h10	0	30	30	0	0	10	10	10	0	0	S/33973
Land opposite Parc Pendre	L/085/08 w/f	0	14	14	0	4	5	5	0	0	0	S/13109
Land to the rear of Park View Drive, Station Road	L/085/13 T3/3/h7	6	24	18	3	6	6	6	0	0	0	S/34146

Total Kidwelly		6	77	71	3	10	25	26	10	0	0	
-----------------------	--	----------	-----------	-----------	----------	-----------	-----------	-----------	-----------	----------	----------	--

Laugharne

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Adj. Laugharne School	C/086/03 T3/1/h2	0	42	42	0	0	0	0	14	14	14	W/09082
Pludds Meadow	C/086/02 T3/1/h1	11	24	6	6	6	0	0	0	0	0	W/27727
Total Laugharne		11	66	48	6	6	0	0	14	14	14	

Llanddarog

Land Opposite Village Hall	C/089/01 SC33/h1	0	16	16	0	8	8	0	0	0	0	W/26987
Total Llanddarog		0	16	16	0	8	8	0	0	0	0	

Llandeilo

Cwrt y Felin, The Old Tannery	D/091/09 T2/2/h6	0	6	6	0	3	3	0	0	0	0	E/23332
Total Llandeilo		0	6	6	0	3	3	0	0	0	0	

Llandovery

Danycrug	D/092/05 T2/3/h1	0	61	61	0	0	0	0	10	10	41	E/16328
Total Llandovery		0	61	61	0	0	0	0	10	10	41	

Llandybie

Land off Kings Acre, Kings Road	D/093/07 GA3/h30	0	0	24	0	0	8	8	8	0	0	E/15577
Land off Llys y Nant	D/093/06 GA3/h29	2	9	2	1	2	0	0	0	0	0	E/38552
Total Llandybie		2	9	26	1	2	8	8	8	0	0	

Llanedi

16 Ysgarreg Llwyd	L/095/02 SC36/h1	0	11	8	0	4	4	0	0	0	0	S/37922
Total Llanedi		0	11	8	0	4	4	0	0	0	0	

Llanelli

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
42 Stepney Street, Llanelli SA15 3TR	L/001/132 w/f	0	0	8	0	8	0	0	0	0	0	PL/02186
All Saints Church, Goring Road	L/001/126 w/f	0	0	9	0	9	0	0	0	0	0	S/32047
Calfaria Chapel, Ann Street, Llanelli	L/001/131 w/f	0	8	8	0	0	0	8	0	0	0	S/37608
Cwm y Nant, Dafen	L/001/017 /h30 & h33 &	0	280	202	0	0	0	0	40	40	122	S/40692-
Dylan, Trallwm	L/001/120 GA2/h57	8	32	0	0	0	0	0	0	0	0	S/36465
Former Glynderwen Factory, Llwynhendy Road	L/001/114 GA2/h38	0	8	13	0	0	4	5	4	0	0	PL/00179
Former NRW Laboratory, Pen-y-Fai Lane, Llanelli	L/001/129 w/f	0	10	13	4	7	6	0	0	0	0	S/36817
Genwen	L/001/023 /h46 & h45(p	5	240	20	0	20	0	0	0	0	0	S/15702
Land off Frondeg Terrace	L/001/006 GA2/h21	0	69	38	0	0	0	0	0	0	38	S/773
Land R/O 22 Llwynhendy Road	L/001/128 w/f	2	6	0	0	0	0	0	0	0	0	S/36816
Llys yr Hen Felin (remaining land)	L/001/103 GA2/h4	6	26	0	0	0	0	0	0	0	0	S/30189
Maesarddafen Road / Erw Las, Llwynhendy	L/001/086 GA2/h35	0	300	300	0	0	30	30	34	0	206	S/34991
North Dock (inc Pontrilas)	L/001/088 GA2/MU7	0	335	335	0	0	0	0	20	20	295	S/18032
Pemberton Road, Pemberton	L/001/091 GA2/h34	0	0	9	0	0	4	5	0	0	0	S/18528
Wellness & Life Science Village (Strategic Site), South Llanel	L/001/105 GA2/h15	0	60	60	0	0	0	60	0	0	0	S/36948
Total Llanelli		21	1374	1015	4	44	44	108	98	60	661	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Adj Valley View	D/099/01 SC41/h1	0	13	13	0	0	0	0	2	2	9	E/26807
Total Llanfynydd		0	13	13	0	0	0	0	2	2	9	
Llangadog												
Adj Rhyd y Fro	D/100/03 3/10/h1 (part)	2	19	0	0	0	0	0	0	0	0	E/39982
Total Llangadog		2	19	0	0	0	0	0	0	0	0	
Llangain												
South of Dol y Dderwen	C/101/01 SC18/h5	0	36	36	0	0	10	10	10	6	0	W/38125
Total Llangain		0	36	36	0	0	10	10	10	6	0	
Llangennech												
Box Farm	L/104/09 GA2/h50	0	7	7	0	0	3	4	0	0	0	S/33213
Maesydderwen	L/104/12 GA2/h54	0	8	7	0	0	2	3	2	0	0	S/25648
Total Llangennech		0	15	14	0	0	5	7	2	0	0	
Llanllwni												
Land at Aber-Giar	C/109/02 SC22/h1	0	4	8	0	0	0	2	2	0	4	W/27548
Total Llanllwni		0	4	8	0	0	0	2	2	0	4	
Llannon												
Land north of Clos Rebecca	L/110/03 SC34/h5	0	47	47	0	12	12	12	11	0	0	S/36934
Total Llannon		0	47	47	0	12	12	12	11	0	0	
Llanysymstaint												
Llandre	C/111/01 SC19/h2	1	8	6	1	1	1	1	1	1	1	CUDP

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Total Llanpumsaint		1	8	6	1	1	1	1	1	1	1	
--------------------	--	---	---	---	---	---	---	---	---	---	---	--

Llansteffan

Land rear of Maesgriffith	C/116/01 w/f	0	19	16	0	8	8	0	0	0	0	W/31230
---------------------------	-----------------	---	----	----	---	---	---	---	---	---	---	---------

Total Llansteffan		0	19	16	0	8	8	0	0	0	0	
-------------------	--	---	----	----	---	---	---	---	---	---	---	--

Llanybydder

Bro Einon SA40 9SF	C/119/08 w/f	0	9	9	0	0	3	3	3	0	0	W/30639
--------------------	-----------------	---	---	---	---	---	---	---	---	---	---	---------

Total Llanybydder		0	9	9	0	0	3	3	3	0	0	
-------------------	--	---	---	---	---	---	---	---	---	---	---	--

Milo

Former Nantygroes School	D/125/02 w/f	0	0	6	0	3	3	0	0	0	0	E/34580
--------------------------	-----------------	---	---	---	---	---	---	---	---	---	---	---------

Total Milo		0	0	6	0	3	3	0	0	0	0	
------------	--	---	---	---	---	---	---	---	---	---	---	--

Mynyddygarreg

Gwenllian Court Hotel, Mynyddygarreg SA17 4LW	L/127/06 w/f	0	6	6	0	3	3	0	0	0	0	S/32708
---	-----------------	---	---	---	---	---	---	---	---	---	---	---------

Land opposite Parc y Garreg	L/127/05 SC17/h4	0	32	25	13	20	5	0	0	0	0	S/32362
-----------------------------	---------------------	---	----	----	----	----	---	---	---	---	---	---------

Total Mynyddygarreg		0	38	31	13	23	8	0	0	0	0	
---------------------	--	---	----	----	----	----	---	---	---	---	---	--

New Inn

Blossom Inn	C/132/01 SC20/h3	0	8	11	2	2	1	2	3	3	0	PL/03368
-------------	---------------------	---	---	----	---	---	---	---	---	---	---	----------

Total New Inn		0	8	11	2	2	1	2	3	3	0	
---------------	--	---	---	----	---	---	---	---	---	---	---	--

Newcastle Emllyn

Heol Dewi	C/133/05 T2/4/h2	2	20	4	2	4	0	0	0	0	0	TMT/0234
-----------	---------------------	---	----	---	---	---	---	---	---	---	---	----------

Total Newcastle Emllyn		2	20	4	2	4	0	0	0	0	0	
------------------------	--	---	----	---	---	---	---	---	---	---	---	--

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Pembrey

Cwrt Farm	L/135/03 T2/1/h2	0	100	100	0	20	40	40	0	0	0	S/21597
Total Pembrey		0	100	100	0	20	40	40	0	0	0	

Pendine

Hazeldene	C/139/06 w/f	0	0	9	0	4	5	0	0	0	0	W/22336
Land at Woodend	C/139/05 SC13/h3	3	28	23	4	4	4	4	4	4	3	CUDP
Ocean View	C/139/02 SC13/h2	0	5	3	1	1	1	1	0	0	0	W/27044
Total Pendine		3	33	35	5	9	10	5	4	4	3	

Peniel

South of Pentre	C/140/03 SC18/h6	3	10	6	1	3	3	0	0	0	0	W/39679
Total Peniel		3	10	6	1	3	3	0	0	0	0	

Penygroes/Gorsddu

Adj Clos y Cwm, Waterloo Road	D/146/01 GA3/36	4	36	5	4	5	0	0	0	0	0	E/22764
Land at rear of 10-12 Norton Road	D/146/14 w/f	0	0	6	0	0	0	3	3	0	0	E/30557
Total Penygroes/Gorsddu		4	36	11	4	5	0	3	3	0	0	

Pontargothi

Land off A40, Pontargothi	D/150/01 SC32/h3	0	18	15	0	5	5	5	0	0	0	E/38060
Total Pontargothi		0	18	15	0	5	5	5	0	0	0	

Pontwelly

Cilgwyn Bach	C/153/03 SC21/h1	0	14	14	0	2	2	2	2	2	4	W/30682
--------------	---------------------	---	----	----	---	---	---	---	---	---	---	---------

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Total Pontwelly		0	14	14	0	2	2	2	2	2	4	
-----------------	--	---	----	----	---	---	---	---	---	---	---	--

Pontyates

8 Heol Llanelli, Pontyates SA15 5TU	L/154/04 w/f	0	6	6	0	3	3	0	0	0	0	S/30874
Land adj Tabernacle Chapel	L/154/05 w/f	0	11	11	0	2	2	2	2	2	1	S/28103
Land at Heol Llanelli, Danybanc Road	L/154/02 T3/5/h8	0	10	10	0	0	3	4	3	0	0	PL/00019

Total Pontyates		0	27	27	0	5	8	6	5	2	1	
-----------------	--	---	----	----	---	---	---	---	---	---	---	--

Pontyates and Meinciau

Black Horse Inn	C/154/05 T3/5/h1	0	0	30	1	0	0	0	0	0	30	W/17123
Land to the rear of Brynderi	C/154/08 w/f	0	7	7	0	2	3	2	0	0	0	W/30638
Lime Grove	C/154/03 w/f	0	20	20	0	0	5	5	5	5	0	W/28553

Total Pontyates and Meinciau		0	27	57	1	2	8	7	5	5	30	
------------------------------	--	---	----	----	---	---	---	---	---	---	----	--

Pontyberem

Ffynon Fach, Bancffosfelen	L/155/10 w/f	2	23	2	1	2	0	0	0	0	0	S/23231
----------------------------	-----------------	---	----	---	---	---	---	---	---	---	---	---------

Total Pontyberem		2	23	2	1	2	0	0	0	0	0	
------------------	--	---	----	---	---	---	---	---	---	---	---	--

Rhydargaeau

Cefn Farm	C/164/06 /h5 (reduced	6	24	0	0	0	0	0	0	0	0	W/19939
-----------	--------------------------	---	----	---	---	---	---	---	---	---	---	---------

Total Rhydargaeau		6	24	0	0	0	0	0	0	0	0	
-------------------	--	---	----	---	---	---	---	---	---	---	---	--

Rhydymerau

Land at Dolau Isaf	D/165/01 SC25/h2	0	6	6	0	0	0	3	3	0	0	W/33314
--------------------	---------------------	---	---	---	---	---	---	---	---	---	---	---------

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Total Rhydcymerau		0	6	6	0	0	0	3	3	0	0	
-------------------	--	---	---	---	---	---	---	---	---	---	---	--

Saron

Ger Tyddyn-y-Celyn, Hafod Hedd	C/167/03 SC2/h3	0	4	3	1	1	0	1	1	0	0	W/39037
--------------------------------	--------------------	---	---	---	---	---	---	---	---	---	---	---------

Total Saron		0	4	3	1	1	0	1	1	0	0	
-------------	--	---	---	---	---	---	---	---	---	---	---	--

St Clears

Former Butter Factory	C/170/17 T2/5/MU1	0	45	45	0	0	0	10	20	15	0	W/34218
-----------------------	----------------------	---	----	----	---	---	---	----	----	----	---	---------

Total St Clears		0	45	45	0	0	0	10	20	15	0	
-----------------	--	---	----	----	---	---	---	----	----	----	---	--

St Clears/Pwll Trap

Mermaid Buildings, Pentre Road	C/170/16 w/f	0	6	6	0	6	0	0	0	0	0	W/33877
--------------------------------	-----------------	---	---	---	---	---	---	---	---	---	---	---------

Total St Clears/Pwll Trap		0	6	6	0	6	0	0	0	0	0	
---------------------------	--	---	---	---	---	---	---	---	---	---	---	--

Talley

Adjacent Ffynnon Dawel	D/172/01 SC25/h3	0	8	7	0	0	0	2	2	2	1	E/28965
------------------------	---------------------	---	---	---	---	---	---	---	---	---	---	---------

Total Talley		0	8	7	0	0	0	2	2	2	1	
--------------	--	---	---	---	---	---	---	---	---	---	---	--

Trelech

Land adjacent to Tower Hill	C/176/01 SC8/h2	0	3	3	0	0	1	0	0	0	2	W/38985
-----------------------------	--------------------	---	---	---	---	---	---	---	---	---	---	---------

Total Trelech		0	3	3	0	0	1	0	0	0	2	
---------------	--	---	---	---	---	---	---	---	---	---	---	--

Trimsaran

Land to the rear of Cae Linda	L/177/03 T3/4/h6 (part)	0	50	44	1	2	2	2	2	2	34	S/21696
-------------------------------	----------------------------	---	----	----	---	---	---	---	---	---	----	---------

No. 29 Bryncaerau	L/177/11 T3/4/h3	0	0	1	0	1	0	0	0	0	0	S/23850
-------------------	---------------------	---	---	---	---	---	---	---	---	---	---	---------

Total Trimsaran		0	50	45	1	3	2	2	2	2	34	
-----------------	--	---	----	----	---	---	---	---	---	---	----	--

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
--	----------------------	--	----------------	--------------	-----	---------	---------	---------	---------	---------	----------------------	---------------------

Trimsaran / Carway

Ffos Las	C/029/04 SC40/h3	29	480	141	0	0	41	50	50	0	0	PL/03790
Total Trimsaran / Carway		29	480	141	0	0	41	50	50	0	0	

Tumble

Central Garage	L/178/08 w/f	1	24	2	2	2	0	0	0	0	0	S/26485
Land at Factory site between No. 22 & 28 Bethesda Road	L/178/13 GA3/h56	0	30	50	0	0	10	10	10	10	10	S/24446
Total Tumble		1	54	52	2	2	10	10	10	10	10	

Tycroes

Land at Heol Ddu	L/180/12 GA3/h23	0	0	127	0	0	0	0	0	0	127	S/13960
Land south of Tycroes Road	L/180/06 w/f	21	37	0	0	0	0	0	0	0	0	S/29469
Total Tycroes		21	37	127	0	0	0	0	0	0	127	

Waungilwen

Arwel	C/181/02 SC1/h5	0	7	7	0	0	2	3	2	0	0	W/18601
Opposite Springfield	C/181/06 SC1/h4	0	6	6	0	2	2	2	0	0	0	W/19978
Total Waungilwen		0	13	13	0	2	4	5	2	0	0	

Whitland

Adjacent Spring Gardens	C/184/04 T2/6/h4	38	70	32	6	32	0	0	0	0	0	W/27413
Land at Whitland Creamery	C/184/13 w/f	0	28	28	0	0	8	10	10	0	0	W/33572
Total Whitland		38	98	60	6	32	8	10	10	0	0	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Grand Total		365	5362	3906	95	313	431	468	445	250	1999	

* w/f = windfall site

COUNTY COUNCIL 7TH DECEMBER 2022

REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033 DRAFT SECOND DEPOSIT

Purpose

To present the Second Deposit Revised Local Development Plan for consideration and approval for public consultation.

Cabinet Recommendations:

- To consider and approve the content of the Draft Second Deposit Revised Local Development Plan 2018 – 2033 (and supporting documents) for formal public consultation.
- To approve the rolling forward of the Draft Supplementary Planning Guidance in relation to the Burry Inlet and the Caeau Mynydd Mawr Special Area of Conservation for adoption concurrent with the Revised LDP.
- To note the Draft Briefing Note on the emerging Economic and Housing Growth Report and agree the recommended revised Growth Option.
- To grant officers delegated authority to make any typographical or factual amendments as necessary in order to enhance clarity of meaning.

Reasons:

- To comply with the Council's statutory obligations in terms of the preparation and progression of a Revised Local Development Plan for Carmarthenshire, in accordance with statutory procedures.
- To respond and accord with the timetable for the preparation of the Revised LDP as set out within the approved Revised Delivery Agreement.
- To ensure that the preparation and adoption of the Revised (replacement) LDP proceeds in a timely manner.
- To reflect the impacts arising from the Covid-19 Pandemic and the publication of NRW Guidance on Phosphate levels in protected Riverine SAC's.

Cabinet Decision Required YES

Council Decision Required YES 7th December 2022

CABINET MEMBER PORTFOLIO HOLDER:- Cllr. A. Davies

Directorate

Place and Infrastructure

Designations:

Tel Nos. 01267 246270

Name of Head of Service:

Rhodri Griffiths

Head of Place and Sustainability

E Mail Addresses:
RGriffiths@sirgar.gov.uk

Report Author:

Ian Llewelyn

Forward Planning Manager

01267 228816
IRLlewelyn@sirgar.gov.uk

EXECUTIVE SUMMARY COUNTY COUNCIL 7TH DECEMBER 2022

REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033

DRAFT SECOND DEPOSIT

1. BRIEF SUMMARY OF PURPOSE OF REPORT

This Report follows the resolution of County Council on the 9th of March 2022 to prepare a second Deposit version of the Revised Local Development Plan and a Revised Delivery Agreement. This recognised the impacts and implications of a series of factors, issues and guidance on the progress and content of the Plan, including but not limited to phosphate levels in protected rivers and Covid-19.

As part of the resolution at the above meeting a Revised Delivery Agreement including a timetable for Plan preparation and a Community Involvement Scheme was agreed, with Welsh Government approval of the Delivery Agreement received on the 25th of August 2022.

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

Approval is sought for the publication of the Deposit LDP and supporting documents as part of a formal public consultation for a minimum statutory period of 6 weeks commencing in January 2023.

It should be noted that the Deposit Revised LDP, together with other supporting documents are emerging documents and will develop through to the point of publication. This reflects the availability of some pieces of evidence and timelines associated with the plan's preparation and ensure that the Plan will include the most current information at publication.

Draft Deposit LDP

Written Statement - Appendix 2 of this report sets out the Draft Deposit LDP Written Statement setting out the Plan's vision, strategy, strategic objectives, and the detailed and strategic policy framework.

Proposals and Constraints Maps - The Proposals Map identifies land use allocations (including housing and employment) thus identifying locations where developments may be permitted. The map also includes decision making considerations in respect of development proposals.

This can be viewed through the link below:

<https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-proposals-map#>

The Revised LDP also includes a constraints map which whilst not formally part of the LDP identifies those spatial constraints often identified by other bodies, organisations and processes which are important considerations in land use planning and are often interlinked with planning policies. These include important constraints such as statutory environmental designations amongst others.

This can be viewed via the link below:

<https://carmarthenshire.opus4.co.uk/planning/localplan/maps/2nd-deposit-revised-carmarthenshire-local-development-plan-2018-2033-constraints-map#>

It should be noted that the Proposals Map and the Constraints includes the map layers available at the time of writing the report.

Reference is also made to the proposed approach in relation to phosphates (appendix 1) and appendix 3 on Housing and Economic Growth Options. The latter will set the context for the level of growth and number of new homes to be provided within the Revised LDP and will inform the content of the Plan and its growth requirements – the recommended option is further set out and integrated in the Deposit LDP.

Further detail on the considerations in relation to the background of the Deposit LDP and the next steps are set out in the appendix 1 of this report.

Supporting Documents

The publication of the Deposit LDP will be accompanied by a suite of evidential and other documents. Key amongst these is the Integrated Sustainability Appraisal (ISA) which incorporates the Strategic Environmental Assessment (SEA) and is set out in Appendix 4 of this report.

A further key document is the Habitat Regulations Assessment Screening (HRA) Report. The HRA in assessing the content of the Plan can only be prepared once the content of the Plan is finished. Consequently, dispensation is sought to prepare it and publish it for public consultation.

DETAILED REPORT ATTACHED?

Appendix 1 – Deposit LDP Background and Next Steps
Appendix 2 – Draft Second Deposit Written Statement
Appendix 3 – Housing and Economic Growth Options Paper
Appendix 4 – Integrated Sustainability Appraisal

IMPLICATIONS

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

Signed: **R Griffiths**

Head of Place and Sustainability

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

1. Policy, Crime & Disorder and Equalities

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

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

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

2. Legal

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

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

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

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

3. Finance

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

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

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

6. Physical Assets

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

7. Staffing Implications

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

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

CONSULTATIONS

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

Signed: R Griffiths

Head of Place and Sustainability

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

1. Scrutiny Committee

1. Scrutiny Committee request for pre-determination	YES
If yes include the following information: -	
Scrutiny Committee	Communities, Homes and Regeneration
Date the report was considered:-	24th November 2022
Scrutiny Committee Outcome/Recommendations:-	
To be updated.	

2. Local Member(s)

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

3. Community / Town Council

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

4. Relevant Partners

The content of the Deposit Revised LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Contributions have been made and will continue to be sought throughout the revision process.

A range of partners are identified as specific and general consultees throughout the Plan making process.

5. Staff Side Representatives and other Organisations

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

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

Cllr Davies will be briefed on content

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

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Adopted Carmarthenshire Local Development Plan		<u>Local Development Plan 2006 - 2021 (gov.wales)</u>
Annual Monitoring Reports		<u>https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.XW2KZ-hKjIU</u>
LDP Review Report		<u>http://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf</u>
Revised Delivery Agreement		<u>https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.YzxR9XbMKUk</u>
Local Development Plan 2018 - 2033		<u>Local Development Plan 2018 - 2033 (gov.wales)</u>
First Deposit Revised LDP		<u>https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/deposit-plan/#.YzxSPXbMKUk</u>
Phosphates Webpage		<u>https://www.carmarthenshire.gov.wales/home/council-services/planning/ecology-advice/new-phosphate-targets/#.YzxSIXbMKUI</u>
County Council meeting 13 of January 2021 (agenda item 7.4 refers)		<u>https://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=155&MId=4156&Ver=4</u>
County Council meeting 9 March 2022 (agenda item 7.2 refers)		<u>https://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=155&MId=5279&Ver=4</u>

This page is intentionally left blank

Revised Carmarthenshire Local Development Plan 2018 – 2033 Draft Second Deposit

**County Council 7th December 2022:
Appendix 1 – Background and Next Steps**

1. Background

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

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

This Report follows on from the original resolution of County Council on the 10th of January 2018 to formally commence the preparation of a Revised (replacement) LDP. The Council published its Pre-Deposit Preferred Strategy, which set out aspects such as: Issues, Vision, Strategic Objectives, Growth Options, Spatial Options and preferred strategic approach for the Revised LDP. The responses received as part of the consultation to the Pre-Deposit Preferred Strategy were reported to Council on the 15th of May 2019 and were considered, and where appropriate, incorporated into the preparation of the Second Deposit Revised LDP (Deposit LDP).

At its meeting on the 13th November 2019 the County Council endorsed the First Deposit Revised LDP 2018 - 2033 and its supporting documents (Habitat Regulations Assessment and Sustainability Appraisal) along with two draft Supplementary Planning Guidance (SPG) for the statutory 6-week public consultation. This commenced on the 29th of January 2020 and following a 2-week extension closed on the 27th of March 2020.

The above was supplemented by a subsequent 3-week consultation on the First Deposit LDP and its supporting documents. This reflected the impact of the closure of public buildings on the final few weeks of the original consultation due to COVID and closed on the 2nd October 2020. The consultation responses received along with a series of proposed Focused Changes were considered and approved at the meeting of Council on the 13th of January 2021.

Following this Council approval, the Focused Changes were scheduled for publication in February 2021. However, further to the assessment of the 9 riverine Special Areas of Conservation (SAC) in Wales, Natural Resources Wales (NRW) published evidence about the environmental impacts of phosphate in watercourses in Wales on the 21st of January 2021. This raised significant issues for the delivery

of development in areas affected by the phosphate guidance and prevented the First Deposit Plan making any further progress and halting the plan making process.

However, following the decision of Council on the 9th March 2022 to prepare a second version of the Deposit version of the Plan a Revised Delivery Agreement including a timetable for Plan preparation and a Community Involvement Scheme was agreed with the Welsh Government on the 25th August 2022. This identifies the timeline for the preparation of the Plan, with the Deposit LDP scheduled for consultation January 2023

2. Draft Second Deposit Revised LDP

The preparation of this Deposit LDP reflects the deliberations at the meeting of Council on the 9th March 2022 and the impacts and implications arising from a number of areas that emerged since the publication of the first Deposit Plan and which impact on the progress and content of the Plan, in particular:

- Phosphates – Impact of NRW Guidance
- Covid-19 Recovery
- Net Zero Carbon and Decarbonisation
- Future Wales: the National Plan 2040
- Emerging Technical Advice Note 15 and Revised Flood Maps for Wales.
- Evidential updates including demographic changes and growth requirements.

As a result of the above, the Deposit LDP incorporates a series of changes aimed at ensuring it remains responsive and reflective of these matters.

It has sought to build on the preparation of, and consultation responses to, the first Deposit LDP as well as the Pre-Deposit Preferred Strategy. In this respect, engagement has, in accordance with the provisions of the Delivery Agreement, been an important aspect of the Plan's preparation, with the contribution of consultees, partners and other focused groups being instrumental in guiding the Deposit LDP's content.

A key element of the Plan is founded on the need for the Plan to make appropriate provision for a sustainable and deliverable level of growth - reflecting the ambitions of the County and meeting the needs of its communities. This has been supported by a robust and updated evidence base whilst seeking to deliver on key strategic influences as identified within the written statement. This includes identifying the number of new homes required throughout the Plan period.

The first Deposit Plan identified a housing requirement of 8,835 new homes across the Plan period. This compared to the current adopted LDP which makes provision for 15,197 homes.

Revised Growth Projections

As part of the preparation of the Deposit LDP a review of the evidence base underpinning the demographic and growth requirements has been undertaken to ensure the Plan remains reflective of the most up to date information. Consequently, this report identifies a series of growth projections derived from a review of evidence.

Reference should be made to the growth options identified in Appendix 3 and the recommended option. It should be noted that the recommended option has been built into the Plan's written statement (Appendix 2) and the proposals maps to reflect the need for timely reporting and to reflect the content based upon this option being endorsed.

The Plan seeks to promote and develop the economy across Carmarthenshire and the Deposit LDP continues this process identifying appropriate land allocations and opportunities through policies to support an ambitious Carmarthenshire which attracts investment and provides opportunities for those living and working in our communities.

The Spatial approach to the distribution of land represents a Balanced Community and Sustainable Growth Strategy, which was identified in the first Deposit Revised LDP. This is continued as part of the Deposit LDP and maintains the strategic thrust and direction of the Plan as set out in previous versions.

Phosphate – Way Forward

The Impacts arising from phosphates and the NRW Guidance in relation to protected Riverine SACs is a significant strategic barrier to the future growth of communities within affected catchments. Whilst not an issue of planning's creation it has a significant impact on the local planning authority's ability to approve planning for certain developments within the affected areas and to progress a LDP through to adoption. In recognising the strategic significance of it as an issue Carmarthenshire has led the way across Wales and is widely recognised in being in the vanguard of addressing the issue – including in developing approaches aimed at enabling developments to proceed including the first and only Phosphate Calculator in Wales and Phosphate Mitigation Guidance.

As identified within this and the previous report to Council on the 9th March 2022 the NRW guidance has been a notable reason for the delay in the preparation in the Revised LDP and others across Wales. However, following the deliberations at Council on the 9th March 2022 a way forward has been developed which seeks to establish a methodology and approach which will allow the Plan to progress whilst maintaining a level of growth within the affected areas.

The Plan will contain a revised water quality policy which references work to develop Catchment Phosphorous Reduction Strategies for the Afon Tywi and Afon Teifi. This will be supported by a number of other components to be prepared ahead of consultation and/or examination/adoption. These will include Supplementary

Planning Guidance; a Statement of Common Ground with NRW; and Habitats Regulations Assessment (HRA) Addendum.

The above will seek to ensure the Plan is able to demonstrate no adverse effects in terms of the Habitat Regulations as well as Plan deliverability.

The Catchment Phosphorous Reduction Strategies will identify a range of mitigation measures, as well as wider measures that are outside of the remit of the Council and lie with other responsible bodies in relation to the wider riverine environment. These will be linked to a series of delivery milestones designed to ensure that the implementation of suitable mitigation happens in a manner that facilitates the release of development in the Plan.

This will be linked to a policy 'backstop' to ensure that development can only take place once appropriate mitigation is in place.

In advance of the adoption of the above approaches we will continue to work on identifying a range of solutions and will work with developers where they seek to propose their own phosphate mitigation.

The publication of the Deposit LDP will be accompanied by a range of documents to support its preparation and its consultation. These include the Integrated Sustainability Appraisal/ Strategic Environmental Assessment (including other integrated impact assessment requirements) (see Appendix 4 of this report to Council), Habitat Regulations Assessment, the plan's evidence base, topic papers, an Initial Consultation Report, and Soundness Self-Assessment, as well as a range of other background documents.

3. Second Deposit LDP Structure

The Deposit LDP consists of a Written Statement and Proposals and Inset maps detailing its policies and proposals on a geographical base. Its structure and format is broadly as follows:

- **Introduction:** General background information regarding the Carmarthenshire LDP including outlining the role of the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and Habitats Regulations Assessment (HRA) in the plan-making process.
- **Policy Context:** Sets out the LDP's alignment with, and regard to, National, Regional and Local policy context.
- **Key Issues and Drivers:** Outlines issues identified in relation to the LDP.
- **Vision and Objectives:** Presents the LDP's Vision and accompanying Objectives conveying the sort of place that it is envisaged

Carmarthenshire should become. It is the role of the Objectives to set the context for the delivery of the vision.

- **Strategy and Strategic Policies:** Outlines the LDP's strategic direction, growth requirements which together with the spatial and settlement framework and the strategic policies provides the context for detailed, specific policies.
- **Specific Policies:** Detailed policies dealing with specific policy areas and providing general development management policies against which all development proposals within the County will be assessed. These policies set out residential, employment and other land use allocations, areas designated for specific protection, and policies (including criteria policies) guiding the use of land and development within the Plan area. They form a firm basis for the rational and consistent consideration of planning applications and appeals. Policies are aligned to the strategic policies and include a reasoned justification.
- **Implementation and Monitoring:** Identifies and incorporates key targets, details the Plan's performance and measures how it will be monitored.
- **Proposals Map on a Geographical Base** - The Proposals Map together with inset maps of specific settlements or development areas identify policies and proposals on a geographical base.

4. Supporting Documents

The publication of the Deposit LDP will be accompanied by a suite of evidential and other documents. Key amongst these is the Integrated Sustainability Appraisal (ISA) which incorporates the Strategic Environmental Assessment (SEA). The ISA is required by Section 62 (6a) of the Planning Compulsory Purchase Act 2004, while the SEA is a requirement of the SEA Directive 2001/42/EC1. An SEA is a mandatory requirement for plans/programmes. A copy of the ISA is contained within Appendix 4 of this report.

The ISA is an integral part of the preparation of the Revised LDP, which evaluates and tests its content throughout its preparatory process. In particular the Initial SA:

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

A further key document is the Habitat Regulations Assessment Screening (HRA) Report. The HRA in assessing the content of the Plan can only be prepared once it is finished. Consequently, dispensation is sought to publish it for public consultation.

5. Supplementary Planning Guidance

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

The following SPG have been prepared and were consulted in conjunction with the first Deposit LDP. The responses were considered at Council on 13 January 2021 with resolution to adopt concurrently with the Plan. Subject to non-substantive changes which ensure the content remains factual, up to date and consistent with the Revised LDP it is proposed that these proceed towards adoption.

- Caeau Mynydd Mawr SAC SPG
- Burry Inlet SPG

A list of further SPG is set out within the Appendices of the Deposit LDP along with projected dates for publications.

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

6. Preparatory Considerations

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

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

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

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

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

Regard will also need to be had to the content of Future Wales: the National Plan 2040 and the requirements for LDPs to conform to its content.

It should be noted that if the Draft Revised LDP were not to be approved at the meeting of County Council on the 9th December 2022 then this may result in undue delays and slippage with the timetable.

7. Next Steps

Following the Council's deliberations, the Deposit LDP and supporting documents will be published for formal public consultation with copies of the documentation available on the Council's website and at locations as appropriate across the County. Supporting evidence and background documents will also be published as appropriate. The consultation is scheduled to commence in December 2022 / January 2023 for a minimum of 6 weeks.

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

The Revised LDP is scheduled for submission to the Welsh Government in August 2023 (Key Stage 5 of the LDP preparatory process).

It should be noted that representations / comments received to as part of the first Deposit LDP **will no longer be considered**. Only those submitted as part of the Second Deposit will be considered and forwarded to the Inspector. Any previous representations / comments would need to be resubmitted in light of the content of the Deposit LDP.

Whilst the Revised LDP is being prepared, the current adopted Plan remains extant and will continue to provide the planning policy framework by which planning applications will be determined.

Tests of Soundness

Preparation Requirements:

- Has preparation of the plan complied with legal and regulatory procedural requirements? (LDP Regulations, CIS, SEA Regulations, SA, HRA etc.?)
- Is the plan in general conformity with Future Wales and/or SDP? (when published or adopted respectively)

Test 1: Does the plan fit? (Is it clear that the LDP is consistent with other plans?)

Questions

- Does it have regard to national policy (PPW) and Future Wales?
- Does it have regard to the Well-being Goals?
- Does it have regard the Welsh National Marine Plan?
- Does it have regard to the relevant Area Statement?
- Is the plan in general conformity with the NDF (when published)?
- Is the plan in general conformity with relevant SDP (when adopted)?
- Is it consistent with regional plans, strategies, and utility provider programmes?
- Is it compatible with the plans of neighbouring LPAs?
- Does it regard the Well-being Plan or the National Park Management Plan?
- Has the LPA demonstrated it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base?

Test 2: Is the plan appropriate? (Is the plan appropriate for the area in the light of the evidence?)

Questions

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind the plan's policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Test 3: Will the plan deliver? (Is it likely to be effective?)

Questions

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?
- Is it monitored effectively?

This page is intentionally left blank

Revised Carmarthenshire
Local Development Plan 2018 – 2033
Draft Second Deposit

Reporting for Council 7th December 2022: – Written Statement
Appendix 2

carmarthenshire.gov.wales

Foreword

Contents

Table of Contents

Policy Index	3
1. Introduction	9
2. What is the Deposit Plan?	11
3. Influences on the Plan.....	15
4. Carmarthenshire – Strategic Context	20
5. Issues Identification	32
6. A Vision for ‘One Carmarthenshire’	35
7. Strategic Objectives	37
8. Strategic Growth and Spatial Options.....	43
9. A New Strategy.....	56
10. The Clusters.....	68
11. Policies	75
12. Monitoring and Implementation	265
Appendix 1 - Context - Legislative and National Planning Policy and Guidance	294
Appendix 2 Regional and Local Strategic Context	297
South West Wales Regional Economic Delivery Plan.....	297
Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 – 2023	302
Carmarthenshire Economic Recovery & Delivery Plan	302
Moving Rural Carmarthenshire Forward	305
Net Zero Carbon by 2030.....	306
Appendix 3 - Supplementary Planning Guidance	307
Appendix 4: Minerals Sites	309
Appendix 5: Active Travel Routes	310
Appendix 6: Policy Assessment	316
Appendix 7 – Housing Trajectory	329
Appendix 8 – Permitted Waste Management Sites.....	330

Policy Index

SP1: Strategic Growth

SG1: Regeneration and Mixed-Use Sites

SG2: Reserve Sites

SG3: Pembrey Peninsula

SP2: Retail and Town Centres

RTC1: Protection of Local Shops and Facilities

RTC2: Retail in Rural Areas

SP3: Sustainable Distribution – Settlement Framework

SD1: Development Limit

SP4: A Sustainable Approach to Providing New Homes

HOM1: Housing Allocations

HOM2: Housing within Development Limits

HOM3: Homes in Rural Villages¹¹

HOM4: Homes in Non-Defined Rural Settlements

HOM5: Conversion or Subdivision of Existing Dwellings

HOM6: Specialist Housing

HOM7: Renovation of Derelict or Abandoned Dwellings

HOM8: Residential Caravans

HOM9: Ancillary Residential Development

SP5: Affordable Homes Strategy

AHOM1: Provision of Affordable Homes

AHOM2: Affordable Housing- Exceptions Sites

SP6: Strategic Sites

SP7: Employment and the Economy

EME1: Employment- Safeguarding of Employment Sites

EME2: Employment – Extensions and Intensification

EME3: Employment Proposals on Allocated Sites

EME4: Employment Proposals on Non-Allocated Sites

EME5: Home Based Businesses

SP8: Welsh Language and Culture

WL1: Welsh Language and New Developments

SP9: Infrastructure

INF1: Planning Obligations

INF2: Healthy Communities

INF3: Broadband and Telecommunications

INF4: Llanelli Wastewater Treatment Works catchment surface water removal

INF5: Rural Allocations outside Public Sewerage System Catchments

SP10: Gypsy and Traveller Provision

GTP1: Gypsy and Traveller Accommodation

SP11: The Visitor Economy

VE1: Visitor Attractions and Facilities

VE2: Holiday Accommodation

VE3: Touring Caravan, Camping and, and Non-Permanent Alternative Camping Accommodation

VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

SP12: Placemaking and Sustainable Places

PSD1: Effective Design Solutions: Sustainability and Placemaking

PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods

PSD3: Green and Blue Infrastructure Network

PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows

PSD5: Development and the Circular Economy

PSD6: Community Facilities

PSD7: Protection of Open Space

PSD8: Provision of New Open Space

PSD9: Advertisements

PSD10: Extensions

PSD11: Noise Pollution

PSD12: Light and Air Pollution

PSD13: Contaminated Land

SP13: Rural Development

RD1: Replacement Dwelling in the Open Countryside

RD2: Conversion and Re-Use of Rural Buildings for Residential Use

RD3: Farm Diversification

RD4: Conversion and Re-Use of Rural Buildings for Non Residential Use

RD5: Equestrian Facilities

SP14: Maintaining and Enhancing the Natural Environment

NE1: Regional and Local Designations

NE2: Biodiversity

NE3: Corridors, Networks and Features of Distinctiveness

NE4: Development within the Caeau Mynydd Mawr SPG Area

NE5: Coastal Management

NE6: Coastal Development

NE7: Coastal Change Management Area

SP15: Protection and Enhancement of the Built and Historic Environment

BHE1: Listed Buildings and Conservation Areas

BHE2: Landscape Character

SP16: Climate Change

CCH1: Renewable Energy within Pre-Assessed Areas and Local Search Areas

CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

CCH3 – Electric Vehicle Charging Points

CCH4: Water Quality and Protection of Water Resources

CCH5: Flood Risk Management and Avoidance

CCH6: Renewable and Low Carbon Energy in New Developments

CCH7: Climate Change – Forest, Woodland and Tree Planting

SP17: Transport and Accessibility

TRA1: Transport and Highways Infrastructural Improvements

TRA2: Active Travel

TRA3: Gwili Railway

TRA4: Redundant Rail Corridors

TRA5: Highways and Access Standards in Development

SP18: Mineral Resources

MR1: Mineral Proposals

MR2: Mineral Buffer Zones

MR3: Mineral Safeguarding Areas

SP19: Sustainable Waste Management

WM1: Sustainable Waste Management and New Development

WM2: Landfill Proposals

WM3: Agricultural Land – Disposal of Inert Waste

How to View and Comment on the 2nd Deposit Revised LDP

The consultation on this 2nd 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, and to understand and comment on the Plan's policies and proposals.

It should be noted this document represents a second Deposit version of the Revised LDP and supersedes that version originally published on 29th January 2020. Any representations submitted in relation to the original Deposit Plan will not be considered or rolled over as part of this consultation. Consequently, any representations previously submitted should be resubmitted as part of this consultation. Previous representations will no longer be considered and will not be submitted to the Inspector for consideration at the examination in public.

The 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, whilst safeguarding those of the future. The Plan recognises the needs of its area and seeks to contribute towards the achievement of sustainable development by setting out policies and proposals which reflect sustainability objectives. It also seeks to protect the environment by guiding and facilitating investment decisions and delivery of services and infrastructure.

It is important to note that the LDP does not 'plan for everything', and it is part of a broader set of strategies and investment programmes. However, there are aspects around the Plan which cannot dictate or control, including 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

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

utilising the portal, respondents can ensure speedy access to their submission and will be able to view other representations submitted (as they are published).

Copies of this 2nd Deposit LDP together with the supporting consultation documents are available for inspection at the Council's customer service centres and at all public libraries during advertised opening hours.

A consultation response form 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:

Forward Planning Manager, Planning Division, Environment Department, 3 Spilman Street, Carmarthen, SA31 1LE

Representations must be received by 4:30pm on the (Date TBC). Comments submitted after this date will not be considered.

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

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

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

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

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>

LDP to replace the existing adopted Plan. The Revised LDP 2018 – 2033 will replace the current adopted Plan upon its adoption.

2. What is the Deposit Plan?

2.1 This 2nd 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 Revised Delivery Agreement as approved by the Welsh Government on the 25th August 2022⁴, and the Pre-Deposit Preferred Strategy published for consultation in December 2018.

2.2 This 2nd 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 ISA (incorporating 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

⁴ <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.Y1-eC3bP2Um>

development proposals within the County will be assessed. These policies set out residential, employment and other land use allocations, areas designated for specific protection, and policies (including criteria policies) guiding the use of land and development within the Plan area. They form a firm basis for the rational and consistent consideration of planning applications and appeals. Policies are aligned to the strategic policies and include a reasoned justification.

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

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 webpages.

2.5 This 2nd 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 An Integrated Sustainability Appraisal (ISA) 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
<https://www.thecarmarthenshirewewant.wales/media/8331/carmarthenshire-well-being-plan-final-may-2018.pdf>

⁶ Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2023
<https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

Integrated Sustainability Appraisal

- 2.8 The completion of a Sustainability Appraisal (SA) is a statutory requirement for LDPs under Section 62(6) of the *Planning and Compulsory Purchase Act 2004*⁷, the *Town and Country Planning (Local Development Plan) (Wales) Regulations 2005*⁸ and associated guidance. The *European Strategic Environmental Assessment (SEA) Directive 2001/42*⁹, transposed in Wales through the *Environmental Assessment of Plans and Programmes (Wales) Regulations 2004*¹⁰, also sets out a mandatory requirement to carry out SEA on all development plans. Welsh Government Guidance on the Preparation of Local Development Plans¹¹ identifies that a SA must integrate the requirements of the SEA Regulations, and further advocates for an Integrated Sustainability Appraisal (ISA) approach.
- 2.9 Therefore, the combined requirements for SA/SEA were incorporated with requirements set out in the *Well-being of Future Generations Act 2015*¹² (WBFGA), *Equality Act 2010*¹³, *Environment (Wales) Act 2016*¹⁴, Technical Advice Note (TAN) 20¹⁵, and considerations under *Public Health (Wales) Act 2017*¹⁶, into a single, non-exhaustive ISA which enables a more transparent, holistic, and rounded assessment of the sustainability implications of the growth options, objectives, policies, and proposals contained in the rLDP.
- 2.10 The ISA has facilitated a rigorous and iterative examination of the sustainability issues, challenges, and opportunities 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.
- 2.11 The key stages in the preparation of the ISA (incorporating SA/SEA) can be found within the ISA Report published alongside this Plan.

⁷ <http://www.legislation.gov.uk/ukpga/2004/5/contents>

⁸ <http://www.legislation.gov.uk/wsi/2005/2839/contents/made>

⁹ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

¹⁰ <http://www.legislation.gov.uk/wsi/2004/1656/made>

¹¹ <https://gov.wales/sites/default/files/publications/2020-03/development-plans-manual-edition-3-march-2020.pdf>

¹² <https://www.legislation.gov.uk/anaw/2015/2>

¹³ <https://www.legislation.gov.uk/ukpga/2010/15>

¹⁴ <https://www.legislation.gov.uk/anaw/2016/3>

¹⁵ <https://gov.wales/technical-advice-note-tan-20-planning-and-welsh-language>

¹⁶ <https://www.legislation.gov.uk/anaw/2017/2>

Habitat Regulations Assessment

- 2.12 In accordance with *Habitats Directive (92/43/EEC)*¹⁷, competent authorities 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.
- 2.13 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.
- 2.14 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.

¹⁷ <https://www.legislation.gov.uk/eudr/1992/43/>

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 Wales¹⁸ and accompanying Technical Advice Notes¹⁹.

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 soundness²⁰ 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.

¹⁸ Planning Policy Wales: Edition 11 https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

¹⁹ <https://gov.wales/technical-advice-notes>

²⁰ 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 11 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 several 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 prompted changes in national planning policy as set out within PPW with the publication of Edition 11 in February 2021. Regard has also been had to the South-west Wales Area Statement (SWWAS). The Statement was produced in 2020 against a backdrop of the Welsh Government's declaration of a Climate and Nature Emergencies. These two issues are interrelated and are in themselves symptoms of the unsustainable management of natural resources. They require a whole systems approach, and as such both issues feature across all the SWWAS themes of:

- Reducing health inequalities
- Ensuring sustainable land management
- Reversing the decline of, and enhancing, biodiversity
- Cross-cutting theme: Mitigating and adapting to a changing climate

3.7 A further landmark development in the planning and development plan system in Wales is adoption of Future Wales: the national plan 2040²¹. This essentially represents the development plan for Wales, setting out the direction for development in Wales from 2020 – 2040. It represents the top tier as part of the hierarchy of development plans and during its preparation informed and following its adoption has informed the preparation of the Revised LDP.

3.8 The Revised LDP is required to conform to the content of the Future Wales.

²¹ <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

3.9 The Plan takes into consideration the national well-being goals and objectives, the content of the Carmarthenshire Well-being Plan²² as well as the Council's own well-being objectives²³ in its policies and proposals.

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 several Council Plans and initiatives aimed specifically at the issues affecting our rural areas, notably in relations to the findings of the Council's 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 years²⁴.

3.12 The Task Group identified several 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

²² Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 - 2023

²³ 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/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

²⁴ 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/>

- Education and Skills
- Broadband and Digital Skills
- Tourism
- Transport and Highways
- 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 has included 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 2nd Deposit Plan also reflects the Sustainability Appraisal (SA) Scoping Report²⁵ 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.

²⁵ <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/sustainability-appraisal-and-habitats-regulations-assessment/#.YqM4-ajMKUk>

3.15 Such contextual changes, the findings of the Review Report and changes in evidence have proved integral in informing how the Revised Plan is prepared, and its direction both strategically through Preferred Strategy, but also at a detailed policy level within this 2nd 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 £1.24 billion 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 at Pentre Awel. 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.

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. 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.

4.5 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 point 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 2015 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 2nd Deposit LDP has been subject to an ISA (incorporating SA/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 ISA 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 2018-2033, 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:



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 PPW Edition 11 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. The Deposit LDP has regard to Future Wales: the national plan 2040 and its content and policies at an all Wales level and within the South-west Region.

4.19 The plan has and will continue to take account of the strategic regional objectives as currently set out within Future Wales. In this respect it aligns with the strategic approach set out through the Swansea Bay City Region which was launched in 2013.

4.20 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 £1.24 billion city deal in 2017 further reinforcing the regions ambitions and Carmarthenshire's strategic and regional importance. The Swansea Bay City Deal is led by the four regional local authorities - Carmarthenshire Council, Swansea Council, Neath Port Talbot Council and Pembrokeshire Council - together with the Swansea Bay University Health Board and Hywel Dda University Health Board, Swansea University, the University of Wales Trinity Saint David, and private sector partners.

4.21 The total investment package is made up of £235.7 million UK and Welsh Government funding, £373.7 million other public sector investment, and £629.67 million from the private sector. Over the lifetime of the City Deal's 15 years portfolio, it will seek to boost the regional economy by £1.8bn and generate over 9,000 new jobs across the region.

4.22 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.

4.23 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 Council's 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 communities²⁶.



Figure 4: Swansea Bay City Deal

Social and Cultural

4.24 Carmarthenshire is home to around 6% of Wales' total population with 187,900 people. Since 2011, the County has seen its population grow by 4,100 people, a 2.2% increase in 10 years. This is higher than the overall increase for Wales (1.4%)

4.25 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. Carmarthenshire has an ageing population, with the number of deaths exceeding births each year since 2001/2002.

²⁶ A strategic regeneration plan for Carmarthenshire 2015-2030 – Transformations - <https://www.carmarthenshire.gov.wales/media/12180060/strategic-regeneration-plan-for-carmarthenshire-2015-2030-pdf.pdf>

4.26 Historic net migration patterns for 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.

4.27 Since the inception of the Local Development Plan process in Wales, the Welsh Government has published five 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.

4.28 The Welsh Government 2018-based household projections estimates that average household sizes are not decreasing as quickly as early 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.

4.29 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 as indicated by data from the Welsh Index of Multiple Deprivation (WIMD). Some communities lack a social hub and/or key facilities to act as a community focus. Others have a range of services and facilities that contribute to vibrant community life. A more equitable distribution is needed. This to some extent reflects the rural character of the County. In this context many rural communities access facilities in nearby settlement or higher order centres. This is reflective of a pattern of rural life now common across Wales. This need to reflect this pattern and recognise the need to sustain such rural communities is a key factor across the County and within this plan.

4.30 With 78,048 Welsh speakers amongst its population, Carmarthenshire is the county with the highest number of Welsh speakers in Wales and has the fourth highest proportion of

Welsh speakers at 43.9% (2011 Census data). There is therefore a clear strategic focus on the central role it plays within Carmarthenshire and its communities.

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

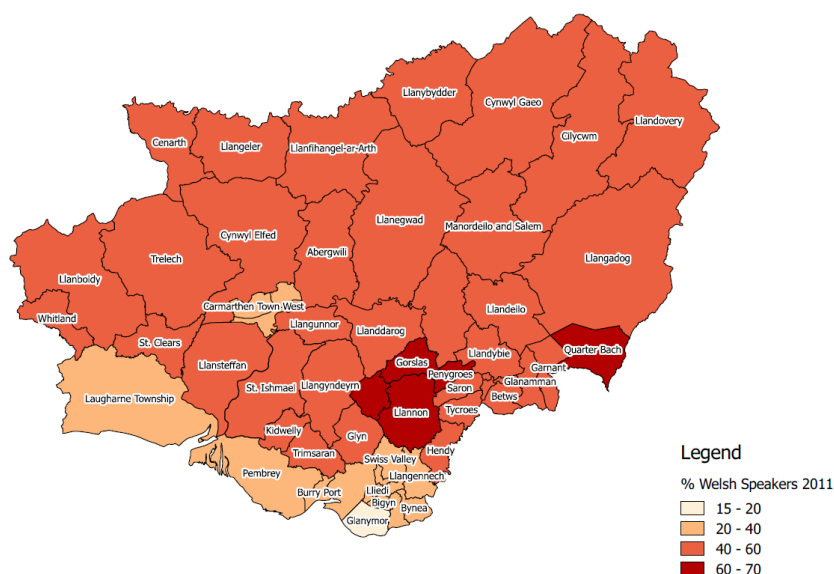


Figure 5: % of Welsh speakers in Carmarthenshire Electoral Wards (Census 2011 figures)

4.32 It is however noted that the proportion of Welsh speakers in Carmarthenshire has been steadily declining since the turn of the last century and the decline in proportion of Welsh speakers in Carmarthenshire has been recorded by every Census since 1901. More recently, during the period between the 1991 and 2011 Censuses, the percentage of Welsh speakers in Carmarthenshire has decreased from 54.9% to 43.9%. This will be updated to reflect the publication of the forthcoming 2021 Census data and changes in the percentage of Welsh language speakers within the County. Given the Welsh languages importance, including to the social fabric, across our communities it is important that it is recognised and safeguarded. In this respect the Plan recognises the whole County as linguistically sensitive.

Economic

4.33 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.

4.34 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 £1.24 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.

4.35 This growth potential is also in part recognised within the Future Wales 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 Regional Growth status of Carmarthen²⁷.

4.36 Since the publication of the Swansea Bay City Region Economic Regeneration Strategy in 2013, the economic and policy context has changed considerably at the Welsh and UK level. This has been brought into particular focus following the UK's decision to leave the European Union and the impact of the covid-19 pandemic. This changing contextual landscape also now includes the advent of the new Corporate Joint Committees, and the preparation of new Regional Economic Frameworks by Welsh Government. These Frameworks set out visions and high-level priorities for each region in Wales.

4.37 To respond to changing circumstances, the four local authorities in South-west Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) which will replace the previous Swansea Bay City Region Economic Regeneration Strategy.

4.38 The Council's Economic Recovery Plan (April 2021) identifies some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the Council's priorities for supporting Business, People and Places. With this support, Carmarthenshire's economy can recover as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

²⁷ National Development Framework 2020 – 2040 (Consultation Draft)

4.39 The economic modelling shows how COVID-19 has and is likely to continue to impact on the Carmarthenshire economy. There remains a high level of uncertainty around the pattern of the recovery, as well as the impact of Brexit, so the Plan is short-term and flexible, focusing on the critical period of recovery over 24 months, and is in alignment with Welsh Government's reconstruction priorities.

4.40 The purpose of the Economic Recovery Plan is to set out the short-term priorities and immediate actions over the two years that protect jobs and safeguard businesses in Carmarthenshire in response to COVID-19 and the immediate impacts of Brexit.

4.41 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.

4.42 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.

4.43 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.

4.44 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

4.45 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.

4.46 The 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 several 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 Landscapes of Historic Interest.

4.47 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.

4.48 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.

4.49 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. According to Agricultural Land Classification, 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

4.50 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.

4.51 The County is also served by several 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.

4.52 Carmarthenshire is and will continue to work across the region as part of collaborative approach including the development of the Regional Transport Plan as part of the functions of the Corporate Joint Committees. In this respect reference is also made to the content of Future Wales and the provisions in relation to the South-west Wales Metro.

4.53 The following table 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

4.54 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.²⁸ 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 2015²⁹. 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”³⁰ process, has informed the issues. The Carmarthenshire Wellbeing Plan 2018 – 2033³¹ 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 ISA process³².

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. This has however, been supplemented by a series of high-level issues which have emerged as a result of contextual changes which have arisen since the publication of the 1st Deposit version of the Plan.

5.6 The 33 summary issues are as follows. Further detail is set out within the Issues Vision and Objectives Topic Paper³³:

²⁸ Welsh Government Local Development Plan Manual – Edition 3

²⁹ Well-being of Future Generations (Wales) Act 2015

³⁰ <http://www.thecarmarthenshirewewant.wales/>

³¹ <http://www.thecarmarthenshirewewant.wales/media/8331/carmarthenshire-well-being-plan-final-may-2018.pdf>

³² Detailed information, including the engagement undertaken is set out within the Issues Vision and Objectives Topic Paper.

³³ Detailed information is set out within the Issues Vision and Objectives Topic Paper.

A Prosperous Carmarthenshire

1. The £1.24 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. 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 (Note: requirement to have a five-year land supply replaced by the preparation of a Housing Land Trajectory as contained within this Plan).
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 (Future Wales; the National Plan 2040 – published 24th February 2021) and Strategic Development Plans. Planning Policy Wales (Edition 11) was published in December 2018.
33. Need to promote energy efficiency in proposed and existing developments.

5.7 Updated Contextual Issues

The following contextual issues have emerged subsequent to the publication of the 1st Deposit Plan and include matters which whilst beyond the Plan's control have impacted on its preparation and content. These will be considered through the content of this Plan and its supporting documents and evidence:

- UCI 1 Response to the publication of the NRW Guidance on Phosphate Levels in protected Riverine SACs.
- UCI 2 Recognise and reflect the impacts arising from Covid-19.
- UCI 3 Declaration by the Council of a Climate Emergency.
- UCI 4 Declaration by the Council of a Nature Emergency.
- UCI 5 Ten Towns Initiative.

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 2033.³⁴

6.2 The Revised LDP vision directly incorporates the vision set out in the Council's Corporate Strategy 2018 – 2023 (Updated 2021)³⁵. 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 opportunities the diversity of the County and its communities along with the regeneration ambitions identified through 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.

³⁴ Planning Policy Wales, Edition 11 and Welsh Government Local Development Plan Manual – Edition 3 – March 2020

³⁵ <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

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, regional working including the signing of the Swansea Bay City Deal in 2017 and provisions of Future Wales and the emerging work of the Corporate Joint Committees 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 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 2018 – 2023 (Updated 2021) have played an informing role³⁶.

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 deliverability³⁷

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).

³⁶ 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.

³⁷ Welsh Government Local Development Plan Manual – Edition 3

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 UCI 1, UCI 3, UCI 4
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, UCI 5
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, UCI 5
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, UCI2
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, UCI 3, UCI 4
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, UCI 2, UCI 5
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, UCI 5
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, UCI 2
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

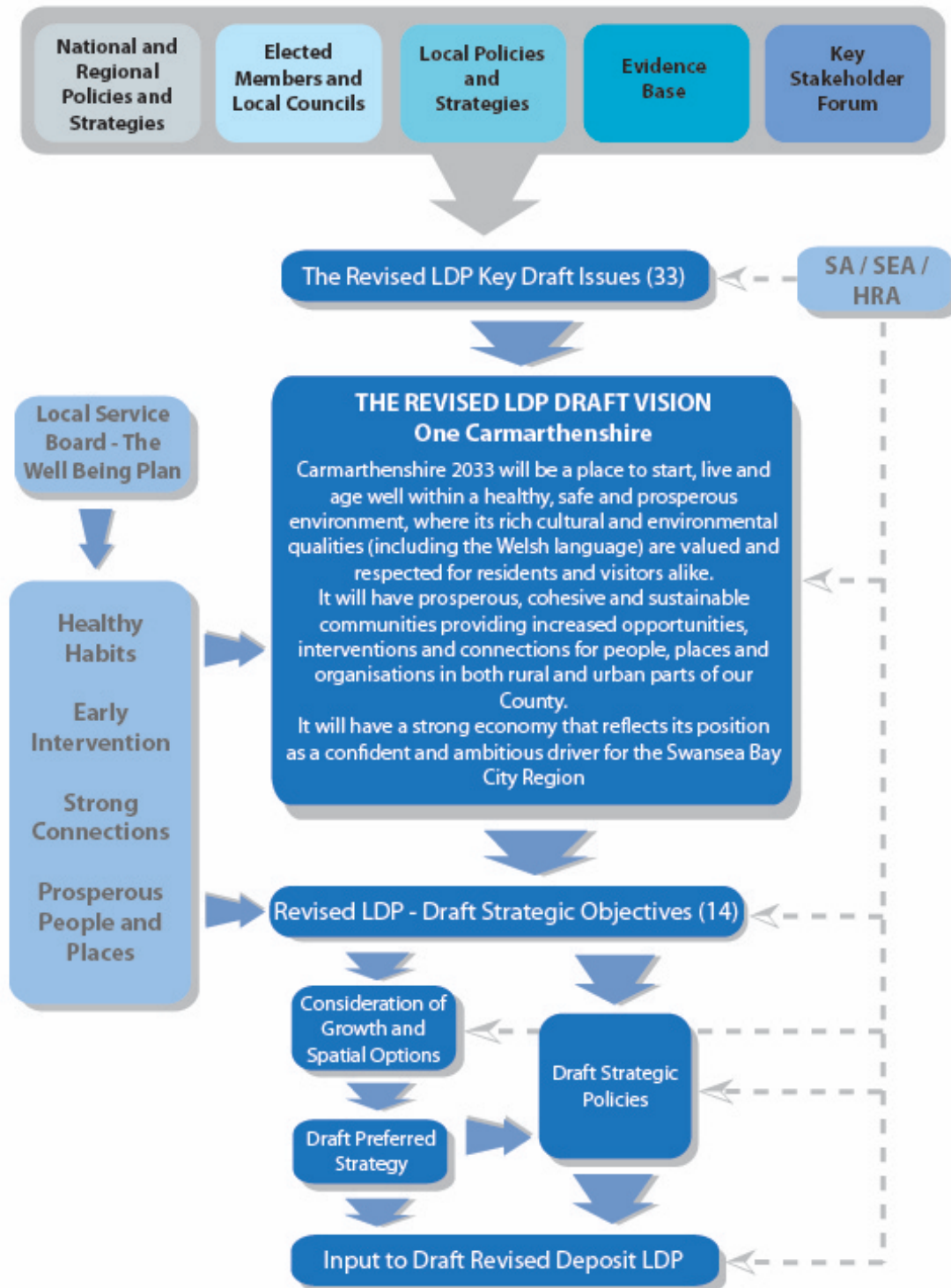


Figure 6

8. Strategic Growth and Spatial Options

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) was published with the 1st Deposit LDP. These papers identified a growth requirement of 8,835 dwellings during the Plan period. This was based on an alternative 10yr projection scenario and utilised a vacancy rate of 3.4%.

8.2 The 2nd Deposit LDP utilises the WG 2018-based subnational projections as the principle set of projections, and evidential work has been prepared to further understand demographic scenario outcomes of population-led and employment-led growth options in light of changing circumstances. Each scenario is considered against a vacancy rate of 3.8% in light of Council Tax records published by Welsh Government, 2011 Census vacancy rate, in addition to a variant vacancy rate calculated from Carmarthenshire's council tax records, which is calculated as 3.4%.

8.3 The 2022 Population and Economic Growth Paper places a significant emphasis on 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 headlines of the entire collection of demographic growth options are considered below.

1st Deposit LDP Preferred Scenario

8.4 The headline figures for the PG10 yr scenario which was used as the preferred growth option for the 1st Deposit is identified in the table below.

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

This scenario is now based on dated information which utilised the WG-2014 based projections as a starting point.

2nd Deposit LDP

8.5 The following tables provide a summary of the household growth options considered as part of the updated evidence using the WG 2018-based projections

WG 2018-based Projection

Projected population change between 2018-2033: **+6,197**

New homes requirement: **+ 291 per year**

New Homes requirement during the plan period: **4,359 homes**

Jobs creation value per annum: **+201**

Conclusion:

Using this growth trend for Carmarthenshire's Revised LDP would adversely impact upon the Council's strategic ambitions from both an economic and social perspective. The homes and jobs growth scenario from the principal 2018-based projection would result in significantly less growth than identified in the historic build rates since 2007. This would result in the annual homes requirement being 42% lower than the historic trend on completions.

Given the potential negative impacts highlighted above, it is not considered prudent to utilise the principal WG 2018-based projection for the Revised LDP.

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

WG 2018-based "High Population" Variant

Projected population change between 2018-2033: **+9,460**

New homes requirement: **+ 378 per year**

New Homes requirement during the plan period: **5,670 homes**

Jobs creation value per annum: **+257**

Conclusion:

This scenario utilises the principal WG 2018-based projection but additionally inputs high fertility, life expectancy and migration assumptions into the model. The new homes

requirement significantly falls below the rate of provision recorded in the historic trends. This would result in the annual homes requirement being 24.5% lower than the historic trend on completions.

The job creation figure (although greater than the principal Projection) would still show weaker economic growth.

Given the potential negative impacts highlighted above, it is not considered prudent to utilise the High Projection scenario as the growth option for the revised LDP. It would not deliver the Plan's Vision and Strategic Objectives.

Ten-year trend-based projection

Projected population change between 2018-2033: **+14,468**

New homes requirement: **+ 588** per year

New Homes requirement during the plan period: **8,822**

Jobs creation value per annum: **+276**

Conclusion:

This scenario rebases the principal Welsh Government projection to take into account two further years of known data and increases the length of the trend period to 10 years.

On balance, utilising this scenario would provide a positive outlook and provide an appropriate provision for housing delivery within the county. This would result in the annual homes requirement being 17.3% higher than the historic trend on completions. It would allow the flexibility to drive sustainable housing growth and contribute to supporting the economic ambitions of the county.

Fifteen-year trend-based projection

Projected population change between 2018-2033: **+15,854**

New homes requirement: **+ 618** per year

New Homes requirement during the plan period: **9,272**

Jobs creation value per annum: **+353**

Conclusion:

This scenario rebases the principal Welsh Government projection to take into account two further years of known data and increases the length of the trend period to 15 years.

On balance, utilising this scenario would provide a positive outlook for housing growth and job creation. This would result in the annual homes requirement being 23.3% higher than the historic trend on completions. It is considered however that the requirement of 618 new homes per year is slightly in excess of the Plan's housing growth potential.

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

Baseline employment-led scenario

Projected population change between 2018-2033: **+16,407**

New homes requirement: **+ 662 per year**

New Homes requirement during the plan period: **9,933**

Jobs creation value per annum: **+337**

Conclusion:

This scenario utilises the baseline Experian data and the principal projection to correlate job creation to household growth.

Whilst this scenario would be ambitious in driving economic aspirations, setting such a high growth requirement through the Baseline employment-led scenario would result in an undeliverable and unsustainable growth strategy. This scenario would result in the annual homes requirement being 32.1% higher than the historic trend on completions

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

Rebased principal projection

Projected population change between 2018-2033: **+17,635**

New homes requirement: **+ 697 per year**

New Homes requirement during the plan period: **10,461**

Jobs creation value per annum: **+401**

Conclusion:

This scenario rebases the principal Welsh Government projection to take into account two further years of known data but keeps the duration of the trend to 5 years.

Whilst this scenario would be ambitious in driving economic aspirations, setting such a high growth requirement would result in an undeliverable growth strategy particularly given that it would result in the annual homes requirement being 39.1% higher than the historic trend on completions.

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 Assessment³⁸;
- The Council's Moving Forward in Carmarthenshire: the next 5 years;
- Moving Rural Carmarthenshire Forward; and,
- Carmarthenshire Economic Recovery Plan (April 2021).

8.7 It is proposed to use the ten-year based projection from Turley's Housing and Economic Growth Report PG and utilise the Council Taxvacancy rate of 3.8% to underpin the future growth requirements for this revised LDP. This projects an overall population increase of 17,635 with the requirement for 8,822 new homes over the revised LDP period 2018-2033. This equates to 588 new homes per year. This scenario will assist in the delivery of the Swansea Bay City Region Deal and the Council's Corporate Strategy, regeneration and job creation objectives.

³⁸ Regional Local Housing Market Assessment was undertaken which will inform the revised LDP as it progresses through the preparatory process.

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

Spatial Options

8.9 This section 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 and blue 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
<p>Description</p> <p>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.</p>

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:

- Pentre Awel, 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 spatial 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 this 2nd 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 the Revised 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 principal 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 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 8,822 homes over the Plan period. This is the equivalent of 588 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 588 homes being provided per year under the current adopted LDP³⁹.

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 10% flexibility through a further 882 homes, is included. This equates to a housing supply of 9,704 dwellings to deliver the 8,822 homes.

³⁹ 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 potential 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 4,140 jobs over the Plan period an important component. This supports the Council's, as well as the region's, strategic ambitions in regard to growth and job creation.

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 and to provide a suitable level and choice of housing options for the local population in the face of local challenges such as a challenging housing market and the prevalence of second homes and holiday homes.

9.18 The Plan also recognises that development can, if sited and delivered at the appropriate scale, also promote the Welsh language, 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 and the vitality of the Welsh language are satisfactorily absorbed and mitigated. The Plan will also seek to protect and enhance the countryside and the natural environment.

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.

9.22 'Moving Rural Carmarthenshire Forward' represents a significant milestone for the Authority, setting out a strategy for the regeneration of our rural communities. A direct outcome of its recommendations is the 'Ten Towns' initiative which supports the economic recovery and growth of rural towns across the County, including the development of economic growth plans to drive forward an agenda for change for each of the respective towns and their wider hinterland: Cross Hands, Cwmaman, Kidwelly, Laugharne, Llandeilo, Llandovery, Llanybydder, Newcastle Emlyn, St. Clears and Whitland.

Regeneration and the Economy

9.23 Carmarthenshire 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 Pentre Awel, Llanelli and Yr Egin S4C development in Carmarthen.

9.24 These opportunities have not just driven enhancements within the traditional centres of employment, they have also contributed to significant commercial developments, new

placemaking opportunities, building enhancements and new infrastructure, and improving the offer and fabric of the County's communities.

9.25 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, and indeed the effects and impacts of Covid is one such issue that has required the authority to reflect and respond. The Council subsequently published its Economic Recovery Plan in April 2021. This identified some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the Council's priorities for supporting Business, People and Places setting out the support needed to ensure the economy recovers as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

9.26 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. Those post Covid-19 challenges are reflected clearly in WG's Building Better Places was published on 16th July 2020 which sets out the planning policy priorities in the post Covid-19 recovery phases – a key component of which related to the revitalisation of town centres. The document outlines the need for good, high-quality developments which are guided by placemaking principles. It acknowledges that delivery of good places currently requires Planners to be creative and dynamic.

9.27 This is encapsulated by the proactive approach taken originally within Llanelli Town Centre where the work of the Task Force as part of a broader regeneration centred approach saw the introduction of a Local Development Order (LDO). Whilst this Llanelli example has now expired the approach has been replicated in Carmarthen and Ammanford Town Centres reflecting the broader regeneration ambitions. These ambitions are captured in the Council's Town Centre Regeneration Strategies for Ammanford, Carmarthen and Llanelli.

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

9.29 The Plan will seeks to provide opportunities to maximise investment, and job creation across a range of sectors, including traditional employment, as well as 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.

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

Sustainable Development, Well-being and Climate Change

9.31 The Plan 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, the LDP will seek to enhance the economic, social and environmental well-being of communities. Following the WG's target of becoming a carbon neutral public sector by 2030, Carmarthenshire County Council declared a climate emergency in 2019 and committed to meeting these targets by 2030. As part of this agenda the Plan will play its part in tackling the causes and effects of Climate Change reflecting the contribution of the planning system as a whole

9.32 The LDP seeks 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.

9.33 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.
- Decarbonising society, developing a circular economy and making development resilient to climate change.

Placemaking, Infrastructure and Cohesive Communities

9.34 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.

9.35 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 places⁴⁰.

9.36 The Plan recognises the following:



Figure 7 ⁴¹

9.37 Carmarthenshire is a signatory of the Placemaking Charter. This recognises the Council's commitment to support placemaking in all relevant areas of our work and promote

⁴⁰ Planning Policy Wales: Edition 11

⁴¹ Planning Policy Wales: Edition 11

the six placemaking principles in the planning, design and management of new and existing places.



9.38 The County supports an extensive *green space network*, which is vital to economic, environmental and community well-being. Green and Blue infrastructure refers to utilising elements of the natural environment, such as ecological features, green space, open space and water management systems, to benefit the social, economic, and environmental health of an area. Whilst the Green and Blue 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 and blue infrastructure to the County and its communities can be recognised. In this respect green and blue infrastructure systems are seen as a key element in delivering sustainable development.

9.39 Examples of green and blue infrastructure ‘assets’ include, for example, parks and gardens, amenity green space (e.g. play areas and sports fields), community growing spaces, allotments, cemeteries, urban green space, green and blue 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.

9.40 The Environment (Wales) Act 2016, provides a context for the delivery of multi-functional green and blue 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.

9.41 PPW Ed.11 emphasises that the planning system should protect and enhance green and blue infrastructure assets and networks. The plan adopts a strategic and proactive approach to green and blue infrastructure and biodiversity by producing up to date inventories and maps of existing green and blue infrastructure and ecological assets and networks and integrates policies into the Plan.

9.42 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.

9.43 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.

9.44 The impact of transport accessibility and constraints in the road transport network is an important consideration in creating cohesive and sustainable communities. Accessibility to sustainable transport modes including public transport, cycle paths, and footpaths provide communities with a choice of 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.

9.45 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.

9.46 The availability of modern, fast, secure and affordable telecommunications is 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.

9.47 Dŵr 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.

9.48 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, the 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

9.49 This LDP focuses development within 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.

9.50 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.

9.51 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.

9.52 In January 2021, Natural Resources Wales issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine Special Area of Conservation (SACs) whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau. It is currently on the third iteration of the guidance.

9.53 As a Local Planning Authority, the Council is required to have regard to the advice given by NRW when making planning decisions (for both individual planning applications and for this LDP). The Council is taking as proactive an approach as possible to this issue and has put in place a series of tools including a nutrient calculator and mitigation guidance.

9.54 The calculator enables developers/applicants etc to work out the level of phosphate generated by a development and therefore devise appropriate mitigation schemes. This is in turn supported by detailed mitigation guidance to support them identifying potential approaches. We were also the first to establish and hold a Nutrient Management Board (NMB) in Wales (for the Afon Tywi) and are members of the also recently formed Afon Cleddau and Afon Teifi NMBs.

9.55 The Plan will be supported by a range of approaches including Catchment Phosphorous Reduction Strategies will identify a range of mitigation measures, as well as wider measures that are outside of the remit of the Council and lie with other responsible bodies in relation to the wider riverine environment. These will be linked to a series of delivery milestones designed to ensure that the implementation of suitable mitigation happens in as manner that facilitates the release of development in the Plan.

9.56 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

9.57 The key components of the strategy are as follows:

- Provide for 9,704 new homes to deliver a housing requirement of 8,822 homes;
- Provide opportunities to deliver a minimum of 4,140 jobs new jobs in the County contributing to the Regeneration and strategic economic and employment ambitions within the County and region as well the Councils regeneration objectives to deliver 5,295 jobs;
- 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 and to reflect the Notice of Motion agreed by County Council on the 10th July 2019 in relation to the Welsh language;

- 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;
- Provide and implement a strategic Plan level mitigation strategy to tackle the challenges associated with Phosphate pollution in protected Riverine SACs. Integrate with solution focused approaches including the provision of mitigation, credit trading approaches and the work of the Nutrient Management Boards;
- 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;
- Contribute to the declarations of Climate and Nature and National and Local level; 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.

10. The Clusters

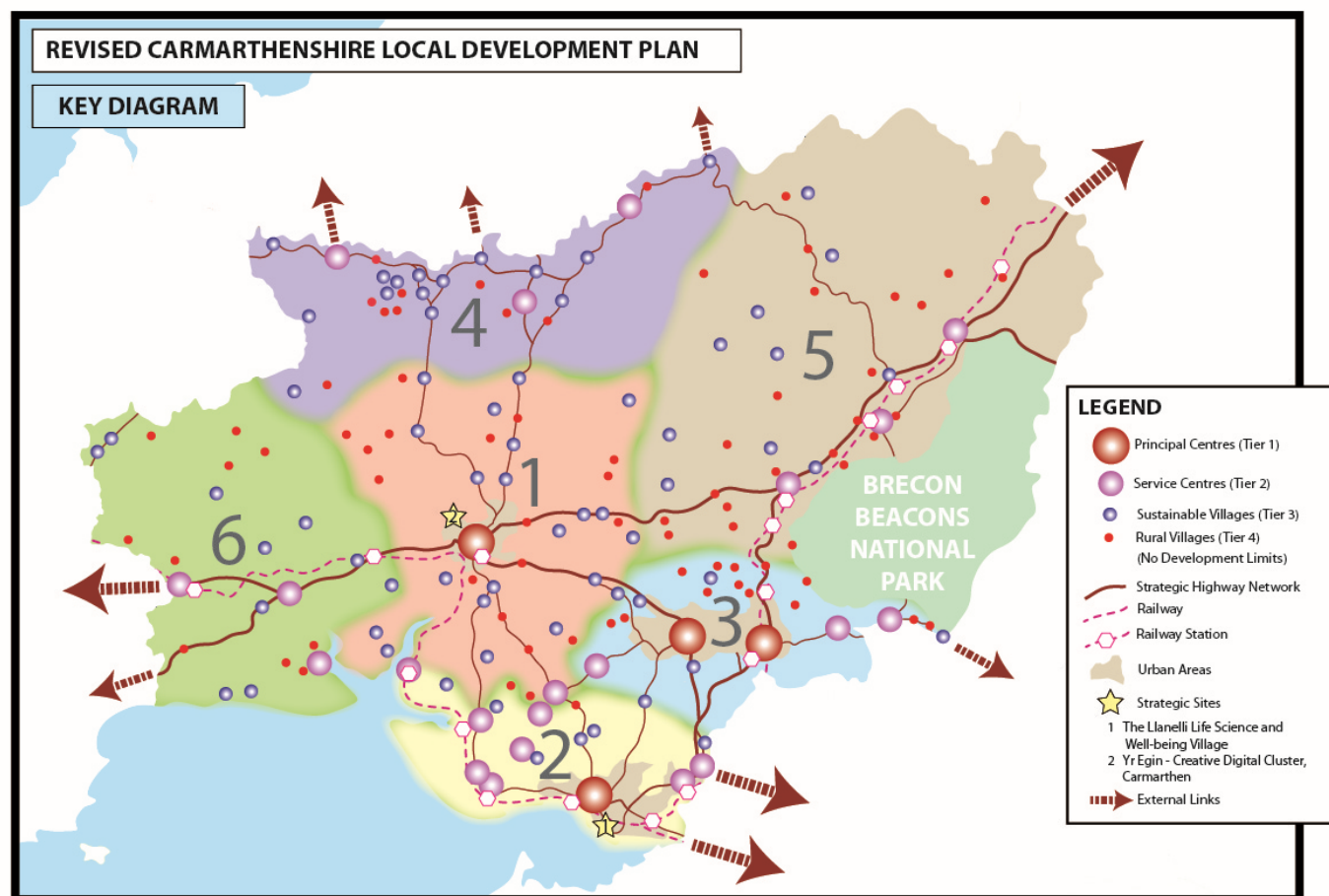


Figure 8

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, in order, 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
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 within rural landscapes which are predominately dominated by the agricultural economy.

10.4 Sitting 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 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.

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 Future Wales⁴².

10.6 Surrounding the town are several 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 several 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 as well as Future Wales which has identified Llanelli and a broader interconnected area as part of 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

⁴² Future Wales: the National Plan 2040 <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

on key infrastructure routes, geographical position and its 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 this respect 'Moving Rural Carmarthenshire Forward'⁴³ 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 and within the cluster. Its tourism potential is also noted with key contributors such as the Ffos Las Racecourse in Trimsaran, the Millennium Coastal Path and Pembrey Country Park.

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 areas within South Llanelli.

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 interrelated 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. It has grown as a centre with a focus for investment in jobs, homes, and services.

⁴³ 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/>

10.15 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 by providing localised retail, employment, education, and leisure facilities.

10.16 Other larger and well-connected settlements are identified in the In Moving Rural Carmarthenshire Forward⁴⁴ paper which 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.

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

10.18 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 SP3) and those across the cluster interact with the rural communities and settlements.

10.19 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

10.20 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. It is recognised that such rural areas and their settlements play an important role in delivering homes and jobs and providing services for their communities.

⁴⁴ 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/>

10.21 Newcastle Emlyn performs an important service centre role for the area (particularly in terms of education, employment, and localised retail) as opposed to being a focus for new development. The close cross border relationship of the area to those communities in Ceredigion is noted, as is the role that settlements such as Llandysul, Lampeter and Cardigan play to the communities in this area. This relationship is recognised in various policy documents, and is a key consideration in the distribution and supply of homes within the 2nd 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.

10.22 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 area's role in accommodating growth.

10.23 Newcastle Emlyn and Llanybydder are two of the Ten 'rural towns'⁴⁵ reflecting the role and function of the settlements and their contribution within the wider community and cluster area. Newcastle Emlyn and Llanybydder are recognised as Urban and Rural Service Centres in the Ceredigion Local Development Plan 2007-2022.

10.24 The Afon Teifi is a designated Riverine SAC affected directly by the NRW Guidance on phosphate levels within the river. This has had consequential impacts on the planning systems ability to grant permission for certain developments within the river catchment and has consequential impacts on the content of the Revised LDP. In response the Plan sets out a positive strategic and integrated Plan level response (reference should be made to CCH4: Water Quality and Protection of Water Resources).

Upper Tywi

10.25 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

⁴⁵ 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/>

settlements play an important role in delivering homes and jobs and providing services for their communities.

10.26 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.

10.27 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.

10.28 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'⁴⁶ 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.

10.29 The Afon Tywi is a designated Riverine SAC affected directly by the NRW Guidance on phosphate levels within the river. This has had consequential impacts on the planning systems ability to grant permission for certain developments within the river catchment and has consequential impacts on the content of the Revised LDP. In response the Plan sets out a positive strategic and integrated Plan level response (reference should be made to CCH4: Water Quality and Protection of Water Resources).

Western Carmarthenshire

10.30 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 in delivering homes and jobs and providing services for their communities.

⁴⁶ 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/>

10.31 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.

10.32 Its relationship to Pembrokeshire has seen a strong tourism offer develop within settlements, with Laugharne and Pendine making an important contribution to the visitor economy. In terms of tourism, the offer in this character area (coastal based) is generally distinct from activity-based tourism in the rural north of the County and those larger scale attractions in the Llanelli and the Southern Gwendraeth Area.

10.33 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'⁴⁷ 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.

⁴⁷ 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 reflect 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 are 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 the Early Intervention 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 – SP1: Strategic Growth

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

- a) 9,704 new homes to meet the identified housing requirement of 8,822.**
- b) A minimum of 71.21ha 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 locally, regionally and nationally 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. The Plan's strategy also reflects Llanelli's significance as part of the Swansea Bay and Llanelli National Growth Area identified in Policy 28 of the National Development Framework and Carmarthen as an area for regional growth as identified in Policy 29 – Regional Growth Areas – Carmarthen and the Haven Towns.

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 recognises 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:

- Cabinet Vision Statement 2022–2027;
- Carmarthenshire Economic Recovery & Delivery Plan (2021);
- Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018–2033;
- Moving Rural Carmarthenshire Forward (2019);
- South West Wales Regional Economic Delivery Plan (2021);
- South West Wales Regional Plan for Regeneration;
- The Swansea Bay City Deal (2017);
- Swansea Bay City Region Economic Regeneration Strategy 2013–2030; and
- Transformations: A Strategic Regeneration Plan for Carmarthenshire 2015–2030.

11.10 This focus on job creation and investment is based on Carmarthenshire's strategic location and its regional economic role. This strategy seeks to recognise and reflect this, and the corporate objectives, by 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 versa.

11.12 This approach requires the development of a balanced set of population and household projections that develop on the principles of Welsh Government's 2018-based projections. This is to ensure there is a sufficient supply of homes to support the delivery of our economic ambitions and the needs of our communities.

11.13 The population and household trends set through the Welsh Government's 2018-based projections follow similar lower growth demographic patterns of previous WG projections. They do not however 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 2018 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 and its urban areas contribute to 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 Gâr and residential (an allowance is made for 247 new homes).
PrC2/MU1	Former Old Castle Works, Llanelli Mix of uses focused on the visitor economy, heritage and leisure. No residential allowance made.
PrC2/MU2	Trostre Gateway, Llanelli Mix of uses reflecting its prominent location and planning history.
PrC2/MU3	Former YMCA Building, Stepney Street, Llanelli Town Centre A mix of uses at a town centre location, with an allowance for 8 residential units
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. No residential allowance made.
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.
SeC20/MU1	Laugharne Holiday Park Mix of uses focused on tourism and leisure proposals and associated with the re-development of Laugharne Holiday Park.
PrC1/MU3	Nant y Caws Regeneration and Mixed-Use 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 related employment-based activities. Future opportunities could be set out through the development of a masterplan for the site.

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 if 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 and a future 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 more than 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 it will be monitored and reviewed with its future contribution considered in line with this policy.

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, and**
- ii. Not lead to over provision which would jeopardise the delivery of allocated and deliverable sites.**

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

11.18 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: Effective Design Solutions: Sustainability and Placemaking
- PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
- PSD3: Green and Blue Infrastructure Network
- PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows
- TRA1: Transport and Highways Infrastructural Improvements
- TRA2: Active Travel
- SP9: Infrastructure
- INF1: Planning Obligations
- CCH6: Renewable and Low Carbon Energy in New Developments

11.19 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. 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, then the decision to utilise a Reserve Site will be made as part of a formal plan review.

11.20 The need to identify an alternative range of reserve sites is necessary to ensure that the LDP strategy provides sufficient flexibility if development on allocated and existing commitments stalls. Regard will be had to the requirements of Future Wales and the upcoming preparation of a Strategic Development Plan (SDP) for the region.

SG3: Pembrey Peninsula

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 road 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 and other town centre use 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 for retail and other appropriate town centre uses within the Carmarthen town centre boundary (including leisure, civic, cultural, education, business, health and residential (on upper floors)) which support the growth of Carmarthen as a sub-regional retail town centre will be permitted where they maintain and enhance the vitality, viability and attractiveness of Carmarthen Town Centre. Proposals should not:

- 1) undermine the retail function of the centre, or have a detrimental effect upon the vitality or viability of the area; and**

2) create a concentration of non-retail ground floor frontage detrimental to the retail character and function of the area.

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 within the town centre boundaries, which widen the range of uses and encourage convenient and accessible shopping, services, public services and facilities, and employment/business opportunities will be supported.

c) Proposals for convenience stores outside of the defined town centre boundary will be 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;**
- 2) Evidence of a sequential test having been applied to the site selection;**
- 3) Evidence of quantitative and qualitative need for the development; and,**
- 4) Evidence of the site's accessibility to sustainable modes of transport.**

d) Proposals for retail and other town centre uses within the town centre boundary 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 high and mid order town centres;**
- 3) Promote and diversify the education, leisure, cultural facilities, and the night-time economy;**
- 4) Provide for the creation of 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, access to public facilities and conveniences, car parking, signage, and the street scene; and,**
- 6) Protect, enhance, and integrate with the Green and Blue Infrastructure network.**

Outside of the above town centre boundaries the following forms of retail provision and other town centre uses may be permitted:

- 1) New non-food retail warehouse units (including garden centres, car showrooms and ancillary supporting facilities), appropriate leisure facilities on designated retail parks and trade centre uses on employment sites, where they are supported by the relevant evidence noted below:**

- 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 are 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) 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 RTC2.**

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. These centres are the primary non-food comparison shopping destinations and cater for main and bulk food and grocery shopping. Other smaller town

centres have a limited range and choice of comparison goods shopping and cater primarily for top-up food and grocery shopping. 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. The policy, however, also seeks to recognise the impact of Covid-19 and change shopping patterns has had on our high streets and town centres. In this respect, the policy seeks to reflect their intrinsic retail function whilst recognising a new multifunctional role for such centres.

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, 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 Carmarthen has a longstanding sub-regional role and has traditionally had a strong national presence on its high street as well as a variety of local stores. The nature of its retail offer has however been notably impacted by Covid-19 with a number of national operators having withdrawn in light of the financial challenges and realignment within the retail sector. Consequently, whilst the centre does and will continue to serve a range of needs for the population beyond its local community the nature of its offer and the range of uses within the traditional retail core must be adaptive whilst retaining that traditional retail base. The centre continues to be 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 having also been subject to a now expired focused Local Development Order (LDO). Further time limited LDO's have been adopted for Carmarthen and Ammanford Town Centres as part of regeneration initiatives to aid in the Covid-19 recovery and town centre regeneration. The future role of these and the potential for a further Llanelli Town Centre LDO will be further reviewed as tools to assist in the implementation of this Revised LDP.

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. Regard will be had to the implications of proposals for new convenience stores outside of the identified High, Mid and Lower Order centres (defined within the Policy) on defined retail centres within neighbouring

authorities. Proposals which may have an adverse impact should be accompanied by a robust retail impact assessment.

11.38 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.

11.39 The Updated Retail Study (2022) for Carmarthenshire examines retail, leisure and town centre issues across the County and assessed the capacity for growth across the retail, food/beverage and commercial leisure sectors. It is 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.

11.40 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. The retail, food/beverage and leisure needs assessment in the Updated Retail Study suggests there may be limited scope for future retail development and any projected growth should seek to reoccupy vacant floorspace within town centres where possible. However, there is potential scope to improve the food /beverage and commercial leisure sectors. 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.

11.41 The Revised LDP seeks to strike a balance between protecting the overall retail character of the town centres and providing for an appropriate diversity of uses which reflects their position within the hierarchy. In so doing, it is recognised that its character and identity is augmented by the presence of independent traders traditionally operating from the more peripheral streets and in locations and that 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.

11.42 The potential for appropriate diversification within the town centres enabled through this policy, recognises their contribution to increasing its overall attractiveness. The introduction of complementary retail, leisure and business offers etc 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.

11.43 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 may be required to appropriately evidence the retail need to ensure the retailing activities within the town centres are not undermined.

11.44 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.

11.45 Further guidance in respect of national planning policy is contained within PPW: Edition 11 - Chapter 4 Active and Social Places and within TAN4 Retailing and Town Centres.

11.46 Town Centres are not always capable of accommodating particular types of retailing or other town centre uses such as bulky goods owing to the requirements for large sites and buildings and the implications for traffic generation and parking. Consequently, 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. If pressure for such outlets continues, then 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, provided the need, impact and sequential tests are satisfied. Such a strategy is more sustainable in transport terms and will allow retail businesses to benefit from the collective attraction of co-location.

11.47 The Plan recognises that certain types of retail and leisure facilities may not 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.

11.48 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 edge of centre locations be considered followed by, but not limited to, the following existing regional centres (retail parks) will be considered:

11.49 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

11.50 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.

11.51 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.

11.52 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.

11.53 Where retail development is proposed outside of the town centre boundaries, 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.

11.54 PPW Ed. 11 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 RTC2 below.

11.55 Proposals for retail activity within rural Carmarthenshire should be considered in accordance with policy RTC2.

RTC1: Protection of Local Shops and Facilities

Proposals which would result in the loss of a local shop, service or community facility (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.

11.56 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.

11.57 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.

11.58 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.

11.59 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.

11.60 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 –

2007⁴⁸. 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'.

11.61 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.

RTC2: 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; and,**
- e) Access and parking arrangements are satisfactory, and the development will not significantly harm highway safety.**

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

11.63 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 and should not exceed 200 square metres gross of floorspace.

⁴⁸ Manual for Streets: Paragraph 4.4

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

11.64 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.

11.65 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.

11.66 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 shops⁴⁹. 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.

⁴⁹ Planning Policy Wales: Edition 11

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

11.67 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.

11.68 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.

11.69 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 – SP3:** Sustainable Distribution – Settlement Framework
- **Strategic Policy – SP 4:** Providing New Homes
- **Strategic Policy – SP 5:** Affordable Homes
- **Strategic Policy – SP 6:** Strategic Sites
- **Strategic Policy – SP 7:** Employment and the Economy
- **Strategic Policy – SP 8:** Welsh Language and Culture
- **Strategic Policy – SP 9:** Infrastructure
- **Strategic Policy – SP 10:** Gypsy and Traveller Provision
- **Strategic Policy – SP 11:** The Visitor Economy
- **Strategic Policy – SP 12:** Placemaking, Sustainability and High-Quality Design

11.70 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 – SP3: 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 Cwmdwyfran Cwmfrwd Llangyndeyrn Brechfa Llangain Idole / Pentrepoeth Peniel Alltwalis Llanpumsaint Llandyfaelog Rhydargaeau Llanarthne Capel Dewi Nantgaredig Pontargothi Llanddarog Porthyrhyd Cwmdud 	<ul style="list-style-type: none"> Mynyddygarreg 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

11.71 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.

11.72 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.

11.73 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).

11.74 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 SP3.

Proposals within defined Development Limits will be permitted, subject to policies and proposals of this Plan, national policies, and other material planning considerations.

11.75 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), unacceptable 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.

11.76 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 – SP4: A Sustainable Approach to Providing New Homes

In order to ensure the overall housing requirement of 8,822 homes for the plan period is met, provision is made for 9,704 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;**
- 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 other policies of this Plan.

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

11.78 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 policy⁵⁰. 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.

11.79 This Plan factors in a number of housing supply components to meet this housing need, together with 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:

⁵⁰ Planning Policy Wales: Edition 11

- Housing Allocations (5+ homes)
 - Land bank Commitments
 - Completed Dwellings
- Windfall Allowance
 - Small Site Component (less than 5 homes)
 - Windfall Component (5+ Homes)
- Flexibility (+10%)

Housing Allocations

11.80 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.

11.81 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 Housing Trajectory (Appendix 7).

Windfall

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

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

11.83 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. 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

(* denotes 100% affordable 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/h2	Springfield Road	29	8.7	Year 6 - 10	
PrC1/h3	*113 Priory Street	37	37	Year 1 - 5	
PrC1/h4	Land off Parc y Delyn	17	1.7	Year 11 15	
PrC1/h5	East of Devereaux Drive	10	5	Year 6 - 10	
PrC1/h7	Penybont Farm, Llysonnen Road	9	0	Year 1 - 5	
PrC1/h8	*Llansteffan Road	50	50	Year 6 - 10	
PrC1/h9	Mounthill	5	0	Year 1 - 5	
PrC1/h10	Brynhyfryd	20	2.4	Year 6 - 10	
PrC1/h11	Rhiw Babell extension	12	0	Year 1 - 5	
PrC1/h12	Castell Pigyn Road, Abergwili	35	4.2	Year 6 - 10 Year 11 - 15	
PrC1/h14	Bronwydd Road (south)	44	2	Year 1 - 5 Year 6 - 10	
PrC1/h15	Adj Tyle Teg, Llysonnen Road	7	2	Year 1 - 5 Year 6 - 10	
PrC1/h16	Rhiw Babell	9	1.5	Year 6 - 10	

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
PrC1/h17	4-5 Quay Street	5	0	Year 6 - 10	
PrC1/h18	Castell Howell	7	2.1	Year 6 - 10	
PrC1/h19	Land adjacent Ty Gwynfa	10	10	Year 1 - 5	
PrC1/h20	5-8 Spilman Street	12	12	Year 6 - 10	
PrC1/h21	Clos Tawelan	18	18	Year 1-5	
PrC1/MU1	West Carmarthen	700	84	Year 1 - 5 Year 6 – 10 Year 11-15	291
PrC1/MU2	Pibwrlwyd	247	61.75	Year 11 - 15	
Pontyates / Meinciau / Ponthenri					
SeC1/h1	Lime Grove	19	3.8	Year 6 - 10	
SeC1/h3	Land adjoining Tabernacle Chapel	11	1	Year 1 - 5 Year 6 - 10	
SeC1/h4	Cae Canfas, Heol Llanelli	8	Commuted Sum Contribution	Year 6 - 10	
SeC1/h5	Land at 8 Heol Llanelli	6	Commuted Sum Contribution	Year 6 - 10	
SeC1/h6	Land off Heol Llanelli	10	2	Year 6 - 10 Year 11 - 15	
SeC1/h7	Land off Heol Glyndwr	9	2	Year 6 - 10	
Ferryside					

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
Sec2/h1	Caradog Court	12	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
Sec2/h2	Land to the rear of Parc y Ffynnon	12	1.2	Year 6 - 10 Year 11 - 15	
Cynwyl Elfed					
SuV1/h1	Adjacent Fron Heulog	8	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10 Year 11 - 15	
SuV1/h2	Land adj. Lleine	13	1.3	Year 6 - 10 Year 11 - 15	
Llansteffan					
SuV3/h1	Land to the rear of Maesgriffith	16	5	Year 6 - 10	
Bronwydd					
SuV4/h1	Land at Troed Rhiw Farm	6	Commuted Sum Contribution	Year 6 - 10	
Cwmffrwd					
SuV5/h1	Land at Maesglasnant	20	4	Year 1 - 5 Year 6 - 10	
Llangain					
SuV8/h1	South of Dol y Dderwen	36	10.8	Year 6 - 10	
Peniel					
SuV10/h1	South of Pentre	9	1	Year 1 - 5 Year 6 - 10	

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
SuV10/h2	Aberdeuddwr / Pantyfedwen	38	4.56	Year 6 - 10 Year 11 - 15	
Alltwalis					
SuV11/h1	*Land at Alltwalis School	12	12	Year 6 - 10	
Llanpumsaint					
SuV12/h1	Adj. Gwyn Villa	20	2.4	Year 6 - 10 Year 11 - 15	
SuV12/h2	Llandre	8	Commutated Sum Contribution	Year 1 - 5 Year 6 - 10 Year 11 - 15	
Rhydargaeau					
SuV14/h1	Cefn Farm	36	3.7	Year 1 - 5 Year 6 - 10 Year 11 - 15	
Llanarthne					
SuV15/h1	Llanarthne School	8	Commutated Sum Contribution	Year 1 - 5	
Capel Dewi					
SuV16/h1	Llwynddewi Road	8	Commutated Sum Contributions	Year 1 - 5 Year 6 - 10	
Nantgaredig					
SuV17/h1	Rear of former joinery, Station Road	35	4.2	Year 6 - 10 Year 11 - 15	
Pontargothi					

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
SuV18/h1	Land off A40, Pontargothi	15	1	Year 6 - 10	
Llanddarog					
SuV19/h1	Land Opp. Village Hall	16	3.2	Year 6 - 10	
SuV19/h2	Land adj. and the r/o Haulfan	10	1	Year 6 - 10 Year 11 - 15	
Porthyrhyd					
SuV20/h1	Land adjacent to Llwynhenry Farm	6	Commuted Sum Contribution	Year 6 – 10 Year 11 - 15	
	Cluster 1 Total	1690			
Cluster 2					
Llanelli					
PrC2/h1	Beech Grove, Pwll	10	1	Year 6 - 10	
PrC2/h2	Former Laboratory Pen y Fai Lane	13	2	Year 1 - 5 Year 6 - 10	
PrC2/h3	Parc y Strade	94	0	Year 1 - 5	
PrC2/h4	North Dock	210	42	Year 6 - 10 Year 11 - 15	
PrC2/h6	107 Station Road	7	0	Year 1 - 5	
PrC2/h7	13-15 Station Road	9	0	Year 1 - 5	
PrC2/h9	*3-5 Goring Road	8	8	Year 1 - 5	
PrC2/h10	Land adjacent The Dell, Furnace	13	1.3	Year 6 - 10	

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
PrC2/h12	*Llys yr Hen Felin, Town Centre	26	26	Year 1 - 5	
PrC2/h13	*Land off Frondeg Terrace	29	29	Year 1 - 5	
PrC2/h14	Rear of 22c,22d and 22e Llwynhendy Road	6	0	Year 1 - 5	
PrC2/h15	Maesarddafen Road / Erw Las, Llwynhendy	94	18.8	Year 6 - 10	
PrC2/h16	Ynys Las, Llwynhendy	33	6.6	Year 6 - 10 Year 11 - 15	
PrC2/h18	*Dylan, Trallwm	32	32	Year 1 - 5	
PrC2/h19	Genwen, Bryn	240	48	Year 1 - 5	
PrC2/h20	*Harddfan	6	6	Year 6 - 10	
PrC2/h21	*Maes Y Bryn, Bryn	34	34	Year 1 - 5	
PrC2/h22	Cwm y Nant, Dafen	202	40.4	Year 6 - 10 Year 11 - 15	
PrC2/h23	Dafen East Gateway	150	45	Year 6 - 10	
PrC2/h24	Clos Ffordd Fach	13	0	Year 1 - 5 Year 6 - 10	
PrC2/h25	*Land off Clos-y-Berllan	20	20	Year 6 - 10	
PrC2/h26	Adjacent to No 19 Llwynhendy Road	6	1	Year 6 - 10	
PrC2/h27	42 Stepney Street	8	0	Year 1 - 5	
PrC2/h28	Heol Y Graig, Llwynhendy	5	Commuted Sum Contributions	Year 1 - 5 Year 6 - 10	
PrC2/MU3	Former YMCA Building, Stepney Street, Llanelli Town Centre	8	8	Year 1-5	

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
PrC2/SS1	Pentre Awel	240	60	Year 6 - 10 Year 11 - 15	
Kidwelly					
SeC3/h2	Land off Priory Street	20	2.4	Year 11 - 15	
SeC3/h3	Llys Felin	24	1.5 + Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
SeC3/h4	Land at Former Dinas Yard	71	5	Year 6 - 10	
Burry Port					
SeC4/h1	Gwdig Farm	105	21	Year 1 - 5	
SeC4/h2	Burry Port Harbourside	364	72.8	Year 6 - 10 Year 11 - 15	
SeC4/h3	*Glanmor Terrace	32	32	Year 1 - 5	
Pembrey					
SeC5/h1	*Garreglwyl	14	14	Year 1 - 5	
SeC5/h2	Awel y Mynydd	100	20	Year 1 - 5 Year 6 - 10	
Hendy / Fforest					
SeC6/h1	Llwyngwern	20	5	Year 1 - 5	
SeC6/h2	Land between Clayton Road and East of Bronallt Road	20	2.2	Year 1 - 5 Year 6 - 10	
SeC6/h3	Coed y Bronallt	6	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	

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
SeC6/h4	Adjacent to Clos Benallt Fawr, Fforest	35	4	Year 1 - 5	
Llangennech					
SeC7/h1	Box Farm	7	1.4	Year 6 - 10	
SeC7/h3	Golwg Yr Afon	50	25	Year 6 - 10	
SeC7/h4	Opposite Parc Morlais	32	3.84	Year 6 - 10	
SeC7/h5	*Maesydderwen	5	5	Year 6 - 10	
Trimsaran / Carway					
SeC8/h1	Ffos Las	159	10	Year 1 - 5	
SeC8/h2	Cae Linda	45	5.4	Year 1 - 5 Year 6 - 10 Year 11 - 15	
SeC8/h3	Golwg Gwendraeth	141	14	Year 6 - 10	
Mynyddygarreg					
SuV22/h1	Gwenllian Gardens	25	5	Year 1 - 5 Year 6 - 10	
SuV22/h2	Land adjacent to Ty Newydd, Meinciau Road	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Five Roads / Horeb					
SuV23/h1	Clos y Parc	16	Commuted Sum Contribution	Year 1 - 5	
SuV23/h2	Adjacent Little Croft	25	3	year 11 - 15	
	Cluster 2 Total	2840			

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 3					
Ammanford (inc Betws and Penybanc)					
PrC3/h1	Land at r/o No 16-20 & 24-30 Betws Road	9	Commuted Sum Contribution	Year 11 - 15	
PrC3/h2	Former Petrol Station, Wind Street	6	6	Year 1 - 5	
PrC3/h3	*Land at Gwynfryn Fawr	28	28	Year 1 - 5	
PrC3/h4	Tirychen Farm	150	37.5	Year 6 - 10 Year 11 - 15	
PrC3/h5	Yr Hen Felin, Pontamman Road	6	Commuted Sum Contribution	Year 1 - 5	
PrC3/h6	Land Adjoining Maes Ifan, Maesquarre Road	18	1.8	Year 6 - 10 Year 11 - 15	
PrC3/h33	Llys Dolgader	9	0	Year 1 - 5	
PrC3/h36	Betws Colliery	66	0	Year 11 - 15	
Castell y Rhingyll					
PrC3/h34	Clos y Gât	5	0	Year 1 - 5	
Cefneithin					
PrC3/h8	Land off Heol y Parc	18	1.8	Year 6 - 10 Year 11 - 15	
Cross Hands					

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
PrC3/h9	Land adjacent to Maesyrhaf	5	Commuted Sum Contribution	Year 6 - 10	
PrC3/h11	*Ffordd y Neuadd and Clos yr Eithin	60	60	Year 1 - 5	
PrC3/h12	Land adjoining A48 and Heol y Parc	9	0	Year 6 - 10	
PrC3/h13	Land at Heol Cae Pownd	135	4	Year 1 - 5 Year 6 - 10	
Drefach (Tumble)					
PrC3/h14	*Nantydderwen	33	33	Year 6 - 10 Year 11 - 15	
PrC3/h15	Land off Heol Caegwyn	7	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
PrC3/h16	Uwch Gwendraeth	6	1	Year 1 - 5	
Gorslas					
PrC3/h18	Land adjoining Brynlluan	29	3.48	Year 11 - 15	
Llandybie					
PrC3/h19	Land off Llys y Nant	9	Commuted Sum Contribution	Year 1 - 5	
PrC3/h20	Land north of Maespiode	45	5.4	Year 6 - 10	
PrC3/h21	*Maespiode	8	8	Year 1 - 5	
PrC3/h37	*Clos Felingod	24	24	Year 6 - 10	
Penygroes					

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
PrC3/h22	Adj to Pany y Blodau	79	8	Year 6 - 10 Year 11 - 15	
PrC3/h23	Land at Waterloo Road	13	0	Year 1 - 5 Year 6 - 10	
PrC3/h24	Land between 123 and 137 Waterloo Road	7	0	Year 1 - 5	
PrC3/h25	*Land off Gate Road	8	8	Year 1 - 5	
PrC3/h35	Clos Penpont	9	0	Year 1 - 5 Year 6 - 10	
PrC3/MU1	Emlyn Brickworks	177	44.25	Year 11 - 15	
Saron					
PrC3/h26	Land off Parc-y-Mynydd	15	1.5	Year 6 - 10 Year 11 - 15	
PrC3/h27	Land off Nant-y-Ci Road	18	1.8	Year 11 - 15	
Tumble					
PrC3/h28	Land at Factory site between No. 22 & 28 Bethesda Road	30	3.6	Year 6 - 10	
PrC3/h29	Central Garage	24	5	Year 1 - 5	
Tycroes					
PrC3/h31	Land at Fforestfach	17	1	Year 1 - 5	

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
PrC3/h32	*Land south of Tycroes Road	37	37	Year 1 - 5	
Brynamman					
SeC9/h2	Heol Gelynen	8	8	Year 11 - 15	
Glanamman / Garnant					
SeC10/h1	Garnant CP School, New School Road	12	Commuted Sum Contribution	Year 1 - 5	
SeC10/h2	Land adj. No 13 Bishop Road	8	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
Pontyberem / Bancffosfelen					
SeC11/h1	Land off Heol Llannon	15	1.5	Year 11- 15	
SeC11/h2	Land at Ffynnon Fach	19	2	Year 1 - 5	
Llannon					
SuV25/h1	Land north of Clos Rebecca	47	3	Year 1 - 5 Year 6 - 10	
Llanedi					
SuV26/h1	Rear of 16 Y Garreg Llwyd	11	1.1	Year 6 - 10	
Carmel					
SuV27/h1	Land adjacent to Tŷ Newydd	5	Commuted Sum Contribution	Year 6 - 10	
Cwmgwili					

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
SuV28/h1	Adjacent to Coed y Cadno	18	2	Year 1 - 5	
Ystradowen					
SuV30/h1	Land off Pant y Brwyn	5	5	Year 6 - 10	
	Cluster 3 Total	1267			
Cluster 4					
Newcastle Emlyn					
SeC12/h1	Trem y Ddol	17	1.7	Year 6 - 10 Year 11 - 15	
SeC12/h2	Heol Dewi	14	0	Year 1 - 5	
SeC12/h3	Land to r/o Dolcoed	20	3.4	Year 6 - 10 Year 11 - 15	
Llanybydder					
SeC13/h1	Adj. Y Neuadd	10	1	Year 6 - 10 Year 11 - 15	
SeC13/h4	Bro Einon	9	2	Year 6 - 10	
Pencader					
SeC14/h1	Blossom Garage	20	3.4	Year 6 - 10	
SeC14/h2	Land adj Maescader	24	2.88	Year 6 - 10 Year 11 - 15	
Waungilwen					

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
SuV32/h1	Opposite Springfield	6	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
Llangeler					
SuV33/h1	Land opp Brogeler	5	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Saron/Rhos					
SuV35/h1	Land adj. Arwynfa	6	Commuted Sum Contribution	Year 6 - 10	
Llanllwni					
SuV36/h1	Cae Pensarn Helen	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SuV36/h2	*Land at Bryndulais	16	16	Year 6 - 10	
Cwmann					
SuV37/h2	Land south of Cae Coedmor	20	2.4	Year 6 - 10 Year 11 - 15	
SuV37/h3	Land adjacent to Lleinau	10	1	Year 6 - 10	
Capel Iwan					
SuV38/h1	Maes y Bryn	6	Commuted Sum Contribution	Year 6 - 10	
Llanfihangel ar arth					
SuV39/h1	Adj Yr Hendre	7	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	

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
Pontywelli					
SuV41/h2	Cilgwyn Bach	14	2	Year 1 - 5 Year 6 - 10	
New Inn					
SuV43/h1	Blossom Inn	8	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
	Cluster 4 Total	218			
Cluster 5					
Llandovery					
SeC15/h1	Land to north of Dan y Crug	61	12	Year 6 - 10 Year 11 - 15	
SeC15/h2	Land adjacent to Bryndeilog, Tywi Avenue	8	Commuted Sum Contribution	Year 11 - 15	
Llandeilo					
SeC16/h1	Llandeilo Northern Quarter	27	3.24	Year 6 - 10 Year 11 - 15	
Llangadog					
SeC17/h1	Land opp. Llangadog C.P School	16	1.6	Year 6 - 10 Year 11 - 15	
SeC17/h2	Land off Heol Pendref	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC17/h3	*Ger yr Ysgol	21	21	Year 1 - 5	
Llanfynydd					

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
SuV49/h1	Awel y Mynydd	13	2	Year 1 - 5 Year 6 - 10	
Cwmifor					
SuV51/h1	Opp. Village Hall	8	Commuted Sum Contribution	Year 11 - 15	
	Cluster 5 Total	162			
Cluster 6					
St Clears / Pwll Trap					
SeC18/h1	Adjacent to Britannia Terrace	60	12	Year 11- 15	
SeC18/h2	*Former Butter Factory	45	45	Year 1 - 5 Year 6 - 10	
SeC18/h3	Land adjacent to Cefn Maes	100	20	Year 6 - 10 Year 11 - 15	
SeC18/h4	Land at Heol Llaindelyn	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC18/h5	Land adjacent to Gwynfa, Station Road	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC18/h6	Land to the rear of Station Road	25	3	Year 11- 15	
SeC18/h7	Land adjacent to Gardde Fields	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	

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
SeC18/h8	Land at Cae Glas	5	Commuted Sum Contribution	Year 11- 15	
SeC18/h9	Land to the west of High Street	64	5	Year 6 - 10	
Whitland					
SeC19/h1	Land at Park View, Trevaughan	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC19/h2	Land at Whitland Creamery	48	5.76	Year 6 - 10 Year 11 - 15	
SeC19/h3	Gerddi Lingfield	57	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
SeC19/h4	*Parc y Dressig	15	15	Year 1 - 5	
Laugharne					
SeC20/h1	Pludds Meadow	24	2	Year 1 - 5	
SeC20/h2	Adj. Laugharne School	42	12.6	Year 11- 15	
SeC20/h3	Land off Clifton Street	6	Commuted Sum Contribution	Year 11- 15	
Glandy Cross					
SuV55/h1	Land to the r/o Maesglas	9	Commuted Sum Contribution	Year 6 - 10	
SuV55/h2	Land to the north of Cross Inn P.H	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Efailwen					

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
SuV56/h1	Land to the r/o Talar Wen	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Meidrim					
SuV58/h1	*Land adj. to Lon Dewi	10	10	Year 6 - 10	
SuV58/h2	Land off Drefach Road	15	1.5	Year 6 - 10 Year 11 - 15	
Bancyfelin					
SuV59/h1	Maes y Llewod	17	4	Year 1 - 5	
SuV59/h2	North of Maes y Llewod	19	1.9	Year 6 - 10	
Llangynog					
SuV60/h1	Land at College Bach	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Pendine					
SuV61/h1	Land at Nieuport Farm	10	1	Year 6 - 10	
Llanmiloe					
SuV63/h1	Land at Woodend	28	4	Year 1 - 5 Year 6 - 10	
	Cluster 6 Total	647			

Table 5: Housing Allocation Table

11.84 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. 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.

11.85 Site numbers highlighted within the Policy HOM1 are intended to be indicative and been considered on a site by site basis. 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.

11.86 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, provides a mix of housing types, sizes and tenure, and meets the needs of the local population. Reference should also be made to policy PSD2 in relation to masterplanning requirements.

11.87 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 key site. In this respect, proposals will also be required to mitigate against any potential policy impacts associated with its development.

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.

11.88 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 SP3, 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 10% 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.

11.89 The settlement framework for the Plan area identified in Strategic Policy SP3 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 and offer opportunities for small scale and appropriate new homes within rural settings.

11.90 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 utilises a criteria-based assessment to define small scale housing opportunities in rural villages 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.

11.91 In order to reflect the rural character and to prevent unacceptable and potentially detrimental levels of growth, a cap of 10% over and above the number of existing homes, as of the base date of the Plan in the settlement will be allowed.

11.92 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 with 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 take priority over other locations;
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 settlements, hamlets and groups of dwellings (as defined within the glossary) which are not identified under Strategic Policy SP3 will be permitted where they meet a local need for affordable housing and conform to the following:

- a) **It represents sensitive infill development of a small gap within an otherwise continuous built-up frontage; 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 area ;**
- c) **The proposal will not result in an intrusive development in the landscape, and will not introduce a fragmented development pattern,**
- 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.**

11.93 There are a notable number of small settlements or groups of dwellings throughout the County which have not been defined within the settlement framework, and as such do not have development limits.

11.94 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.11 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 groups of dwellings.

11.95 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.

11.96 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.

11.97 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.**

11.98 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.

11.99 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.

11.100 As part of any development proposal, reference should be drawn to Policy PSD1 of this Plan relating to Effective Design Solutions: Sustainability and Placemaking.

HOM6: Specialist Housing

Proposals for new care home developments and extensions to established specialist housing facilities will be permitted within or adjoining the development limits of defined existing settlements (Policy SP3) 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 adjoining the defined development limits will only be permitted if it can be demonstrated that they are viable and sustainable and where:

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

11.101 The changing age profile of the county 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.

11.102 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.

11.103 The inclusion of care homes within or adjoining the development limits ensures that residents have opportunities to integrate into the community with the developments forming part of the urban or built form. The accessibility of such infrastructure and facilities represents 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 SP3) will be permitted where:

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

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

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

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

HOM8: Residential Caravans

Proposals for temporary residential caravans will be permitted where:

- a. The caravan is required to house an essential worker, in agriculture, forestry or other appropriate employment undertaking who must live on site rather than in a nearby settlement; or,**
- b. The caravan is 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 wider landscape or nature conservation objectives.**

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

HOM9: Ancillary Residential Development

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

- a) It is to be used solely either by an independent relative or an individual with a reliance on the household, where an element of independence is to be provided; reliant in part on the main dwelling for facilities;**
- b) Complementary to the main dwelling and strictly limited in terms of size, scale and floor area to reflect the needs of the user;**
- c) Located within the existing curtilage of the main dwelling with no separate garden area, vehicle access, or segregated car parking;**
- d) Designed to be subordinate to, and respects and enhances the character of the main dwelling and would not represent an overdevelopment of the garden and/or curtilage.**

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 Section 106 agreement.

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

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

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

11.110 Regard will be had to the need of the occupant in respect of the size of any outbuilding proposed for conversion. In this regard it may only be acceptable to convert part of the building to ensure the conversion provides only limited facilities commensurate with its ancillary purpose.

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

Strategic Policy – SP 5: Affordable Homes Strategy

The Plan will maximise the delivery of affordable homes up to 2033 through the provision of a minimum of 1,766 affordable homes. This will support the development and enhancement of sustainable, balanced communities.

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

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

11.114 There are two main types of affordable housing as defined in 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 rents⁵¹.

11.115 In assessing the need for affordable dwellings, regard is given to the most up to date Carmarthenshire Local Housing Market Assessment (LHMA) The 2019 LHMA identifies a 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 Llanelli having a consistent spread of need across 1,2 and 3 bedroom homes. In general across the other Action Areas, 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).

11.116 Whilst the LDP and planning system seeks to support the delivery of affordable homes, it is only one of few mechanisms used to meet this need. This is reflected in the

⁵¹ Technical Advice Note (TAN) 2: Planning and Affordable Housing 2006 – Paragraph 5.2

Council's Affordable Housing Delivery Plan which sets out a five-year vision for delivering affordable housing. The LDP's contribution to the target is set out in SP5 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.

11.117 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.⁵² 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.

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 SP5. 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%;**
- **sites comprising 20 - 50 homes will be required to provide an affordable housing contribution of 12%;**
- **sites comprising 51 – 100 homes will be required to provide an affordable housing contribution of 20%;**
- **sites of 101 homes or more will be required to provide an affordable housing contribution of 25%.**

The affordable housing target percentage noted is a target to be used as a starting point for affordable housing negotiations.

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.

⁵² Carmarthenshire Rural Needs Study 2019

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 88 square metres will be exempt.

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.

11.118 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 SP5.

11.119 The policy sets out the affordable housing contributions to be provided. The requirements of the policy reflect the findings of the Revised LDP's ongoing 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.

11.120 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.

11.121 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 of single dwellings which are categorised as 3-bed, 4-person homes and not exceeding 88 square metres in internal, habitable floor space.

11.122 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 adjoining the Development Limits of defined settlements (Tiers 1-3 in Policy SP3), 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, or projected to be available which include a requirement for affordable housing.**

11.123 The granting of planning permission will be subject to conditions and planning obligations which ensure the affordable housing remains available to meet future local affordable housing needs.

11.124 An affordable dwelling must be compatible with WG's Design Quality Requirement standards to limit its size, scale and design to ensure that the dwelling falls within a reasonable and acceptable affordable dwelling cost for future occupants. In exceptional circumstances, a departure from these standards may be considered appropriate where they are to meet the occupant's needs and are clearly evidenced and justified.

11.125 The Council may remove or restrict permitted development rights to place limitations upon amendments to the dwelling's size, scale and design to ensure its continued affordability for subsequent occupants.

11.126 Exceptions sites will only be permitted where satisfactory evidence is available which supports the provision. 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.

11.127 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.

11.128 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 6: 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:

Pentre Awel, Llanelli (PrC2/SS1); and Yr Egin – Creative Digital Cluster, Carmarthen (PrC1/SS1)

Pentre Awel, Llanelli

11.129 Pentre Awel 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.

11.130 Pentre Awel 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.

11.131 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 (under C3 use class) for people with cognitive impairment or in medical rehabilitation.

11.132 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.⁵³

11.133 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

⁵³ <https://www.swanseabaycitydeal.wales/projects/life-science-and-well-being-village/> /

integrated within the natural landscape, set around a freshwater lake and located within walking distance of the Millennium Coastal Park.⁵⁴

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

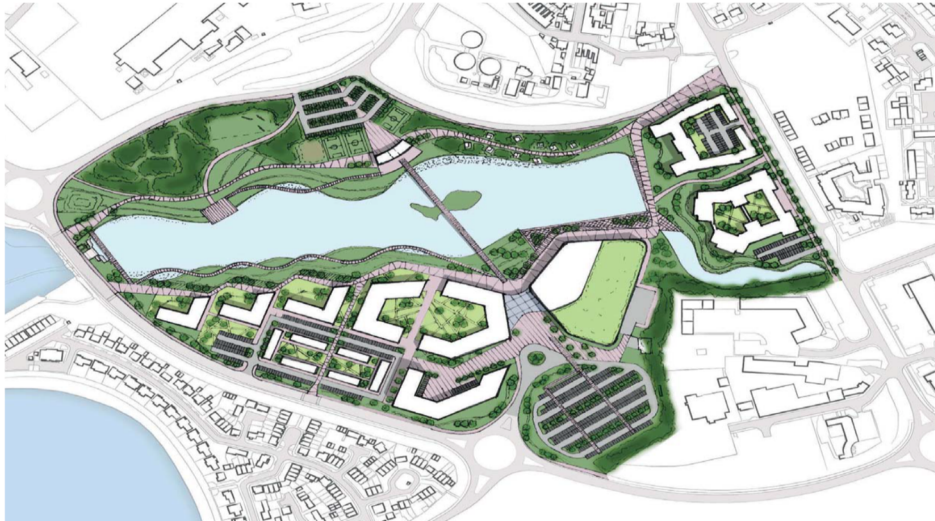


Figure 9: Carmarthenshire County Council – extract from indicative masterplan for Pentre Awel, Llanelli

Yr Egin – Creative Digital Cluster, Carmarthen

11.135 Canolfan S4C Yr Egin is a digital and creative cluster at the University of Wales Trinity Saint David campus in Carmarthen.

11.136 Welsh language broadcaster S4C is the anchor tenant and many start-up and small businesses within the digital and creative sector co-locate in the flexible office spaces that is available in the building.

11.137 11.140 Yr Egin aims to be a catalyst for creating a vibrant creative cluster in the region by inspiring collaboration and developing talent, as well as enhancing the Welsh language.

11.138 The opportunities offered by this project are varied as the iconic building boasts an auditorium, superfast connectivity, state-of-the-art office space and post-production

⁵⁴ <https://www.carmarthenshire.gov.wales/home/business/development-and-investment/delta-lakes/#.XX-L4uaou70>

facilities for professional and community activities. It is envisaged that it will uphold the role of Carmarthen as a key hub for the creative sector in South West Wales.⁵⁵

11.139 A further project (Egin Phase 2) is currently in the development stage. The project will supplement and support the success of Egin Phase 1 and will be based on the outcomes of the Phase 1 Lessons Learned exercise as well as a creative sector demand analysis.



Figure 10: Carmarthenshire County Council – Yr Egin Site Masterplan

⁵⁵ [Canolfan S4C Yr Egin | Swansea Bay City Deal](#)

Strategic Policy – SP 7: Employment and the Economy

Sufficient land has been allocated for the provision of 71.21 hectares of employment provision for the Plan period in accordance with the Plan's Settlement Framework (Policy SP3) and sustainability principles.

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

- 1) The allocation and delivery of:**
 - **Pentre Awel, Llanelli 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.**
- 5) Ensuring support is provided to entrepreneurship as part of the creation of a diverse and growing economy;**
- 6) 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.**

Swansea Bay City Region Deal

11.140 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 £1.24 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 regional economy by £1.8billion, and generate almost 9,000 new jobs over 15 years.

11.141 The Deal will see three specific projects for Carmarthenshire – two of which are related to physical developments. These are Pentre Awel, 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. With reference to these 3 projects specific to Carmarthenshire, it should be noted that 'The Homes as Power Stations project' aims to deliver smart, low carbon, energy-efficient homes through a co-ordinated approach across the City Region, whilst the 'Digital Infrastructure' project aims include supporting a thriving digital economy across the City Region.ⁱ

Evidence for future employment need

11.142 The Council has undertaken evidence gathering to provide an understanding of the future employment need notably around the Welsh Government's nine priority sectors.⁵⁶ Further evidence has been prepared in conjunction with Pembrokeshire County Council to establish quantitative analysis of forecast demand for employment sites at the larger than local level. This Two County Study was supplemented by market and employer evidence in relation to market demand. In addition, work has been undertaken in relation to the links between equating the levels of employment land and jobs with the requirement for new homes growth for the County.

11.143 The Two County 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.

11.144 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 Two County 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.

11.145 In recognition of the above, the Two County 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.

Public Sector Intervention

11.146 A report published by the Welsh Government in 2020⁵⁷to inform the new Property Delivery Plan highlighted that while the delivery of industrial and office accommodation is generally led by the private sector, there are strong grounds for public sector intervention.

⁵⁷ Commercial Property: Market Analysis and Potential Interventions (March 2020)

⁵⁷ Commercial Property: Market Analysis and Potential Interventions (March 2020)

This includes responding to evidence of demand for new or additional capacity, attracting and retaining investment that would not otherwise come to an area, or through influencing commercial decisions for example by bringing new economic activity to a redundant site.

Communications Infrastructure

11.147 The Council recognises that there are clearly experiences arising from the Covid 19 pandemic which have big implications for future working practices and the future needs of workspace (confirming the importance of flexibility); In this context, a key area is the importance of high-quality communications infrastructure (broadband, mobile reception and ability to future proof/upgrade). This is important for residents and business especially in the context of greater remote working and its role in addressing the peripherality of the rural areas (reference should be made to Policy EME5: Home Working and Policy INF3: Broadband and Telecommunications).

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 Revised 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 new smaller scale and start-up business uses within the policy framework.

11.149 Further regard has also been had to a range of considerations to ensure that the level of land 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. 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 and identifies completion levels and sites which are committed by virtue of a valid planning permission.

	<u>A. LDP Alloc</u>	<u>B. Completed</u>	<u>C. Completed but not forming part of allocated figure.¹</u>	<u>D. Committed</u>	<u>E. Residual Supply</u>
					<u>(A-B-D=E)</u>
PC1 - Carmarthen	18.687	0	0	2.18	16.507
PC2 - Llanelli	17.489	0	0	1.90	15.589
PC3 – Ammanford / Cross Hands	28.118			9.91	18.598
Service Centres	6.916			3.53	3.225
Sustainable Villages	0	0	0	0	0
Rural Villages	0	0	0	0	0
Total	71.21			17.29	53.92

Table 6: Employment Land Provision

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 SP7 and existing employment sites will be safeguarded for such uses (B1, B2, B8 and those identified through relevant policy provisions).

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

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

11.153 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 non-employment 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 supports the rural economy and makes provision for the appropriate expansion of established rural enterprises.⁵⁸ 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:

Site Ref:	Site Name:	Location:	Use Class:	Ha:
PrC1/E1	Cillefwr Industrial Estate ¹	Carmarthen	B1, B2, B8	4.167
PrC1/E1 (i)	Land west of Cillefwr Road West			2
PrC1/E1 (ii)	Land north of Alltynap Road			1.215
PrC1/E1 (iii)	Land south of Alltynap Road			0.952
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/E2	Dafen ¹	Llanelli	B1,B2,B8	17.223
PrC2/E2 (i)	Land east of Calsonic			4.457
PrC2/E2 (ii)	Land west of Gestamp Tallent			1.547
PrC2/E2 (iii)	Land at Heol Aur			1.657
PrC2/E2(iv)	Land west of Heol Gors			1.449
PrC2/E2 (v)	Land at Heol Croppin			0.355
PrC2/E2 (vi)	Land west of the Beacon			1.881
PrC2/E2 (vii)	Land east of Air ambulance Base			1.316
PrC2/E2 (viii)	Land at Llanelli Gate, off Heol Aur			3.755
PrC2/E2 (ix)	Land west of Llys Aur			0.806
PrC3/E1	Cross Hands East	Ammanford / Cross Hands	B1,B8	8.7
PrC3/E2	Cross Hands West Food Park	Ammanford / Cross Hands	B1,B2,B8	5.647
PrC3/E2(i)	Land west of Castell Howell			1
PrC3/E2(ii)	Land south of Heol Parc Mawr			2.712
PrC3/E2(iii)	Land north of Dunbia			1.935

⁵⁸ (TAN 6 Para 3.1.3)

PrC3/E3	Cross Hands Business Park	Ammanford / Cross Hands	B1,B2,B8	4.76
PrC3/E3 (i)	Heol Stanllyd (West)			2
PrC3/E3 (ii)	Heol Stanllyd (South)			2.156
PrC3/E3 (iii)	Heol Stanllyd (East)			0.604
PrC3/E6	Capel Hendre Industrial Estate	Ammanford / Cross Hands	B1,B2,B8	0.538
PrC3/E7	Parc Hendre, Capel Hendre ¹	Ammanford / Cross Hands	B1,B2,B8	8.112
PrC3/E7(i)	Parc Hendre (West)			2.165
PrC3/E7(ii)	Parc Hendre (North)			1.955
PrC3/E7(iii)	Parc Hendre (East)			1.05
PrC3/E7(iv)	Parc Hendre (South)			2.942
PrC3/E8	Cilyrychen Industrial Estate	Cilyrychen	B1,B2,B8	0.751
SeC4/E1	Dyfatty	Burry Port	B1,B2,B8	3.036
SeC16/E1	Beechwood Industrial Estate	Llandeilo / Rhosmaen	B1,B2,B8	0.289
SeC16/MU1	Beechwood	Llandeilo / Rhosmaen		0.755
SeC16/E2	Former Market Hall	Llandeilo	B1	0.2
SeC18/E1	St Clears Business Park	St Clears	B1,B8	0.421
SeC19/E1	Whitland Industrial Estate	Whitland	B1,B8	0.489
SeC19/E2	Land South of Former Creamery	Whitland	B1,B2,B8	1.321
SeC13/E1	Old Foundry	Llanybydder	B1,B8	0.405
Total				71.21

Table 7: Employment Proposals on Allocated Sites

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 related ancillary non-B class 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. Consideration must be given to the amenity and the safe operation of adjacent employment uses to avoid conflict between different land uses.

11.162 This Policy 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 SP3) 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 of an appropriate scale, size and design.**

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. This has an enhanced importance as a result of the Covid-19 pandemic and the likely implications for future work trends/workspace, as well as the need for reliable super-fast broadband (reference should be made to Policy INF3: Broadband and Telecommunications).

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 Based Businesses for further opportunities for employment undertakings outside development limits.

EME5: Home Based Businesses

Proposals for home based businesses (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 8: Welsh Language and Culture

The Plan supports development proposals which safeguard, promote and enhance the interests of the Welsh language and culture in the County. Development proposals which have a detrimental impact on the vitality and viability of the Welsh language and culture will not be permitted unless the impact can be mitigated. All development proposals subject to WL1, will be expected to identify measures which enhance the interests of the Welsh language and culture.

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'⁵⁹ and is committed to contributing to the Welsh Government's long-term aim of achieving 1 million Welsh speakers by 2050⁶⁰. 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

⁵⁹ Carmarthenshire's Wellbeing Objectives 2018-18

⁶⁰ *Cymraeg 2050 A Million Welsh Speakers*, Welsh Government (2017)

integrated into community life at a scale and pace that will not undermine the vitality and viability of the Welsh language and culture.

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, promote and enhance the Welsh language.

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

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

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

Proposals which do not accord with the Plan's housing trajectory (Appendix 7) will be required to provide a phasing plan outlining the timescales for delivering the homes proposed on the site and demonstrate that they would not have a negative impact upon the Welsh language which cannot be mitigated.

11.178 The Welsh Language Action Plan sets out the measures to be taken to safeguard, promote and enhance the Welsh language. 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. The Welsh Language Supplementary Planning Guidance⁶¹ provides further guidance on when a WLIA is required, clarifying what constitutes a large scale development, as well as how to produce a WLIA.

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. Applicants may also propose to mitigate anticipated impacts through methods other than

⁶¹ Carmarthenshire County Council (2014) Supplementary Planning Guidance Welsh Language

phasing the development, further information and guidance on mitigation measures will be outlined through Supplementary Planning Guidance.

11.181 The Plan's Strategy provides for organic growth on a small scale within the Rural Villages and policies HOM1 and HOM3 build upon this allowing development of appropriate scale and in appropriate locations. It is considered that incremental development on this scale can make a positive contribution towards the sustainable growth of the Welsh language in rural communities, and any negative impacts are likely to be absorbed by the community. Unforeseen development of significant scale which is not allowed for in the Plan's policies may not 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 ISA 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 ISA report, 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. Additional guidance on providing Welsh street names is provided in Carmarthenshire's Street Naming and Numbering Policy.

Strategic Policy – SP 9: 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 and funding are in place to provide the infrastructure capacity considered necessary to deliver and support the development.

Proposals for ancillary development to the utilities infrastructure will be permitted where

- a) They have regard to their setting;**
- b) Incorporate landscaping;**
- c) Do not conflict with the area's built, historic, cultural and nature conservation and landscape qualities.**

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 are 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 provision
- Public Open Spaces and green and blue infrastructure

- Flood Defences
- Leisure, Sporting, and Recreation
- Utility services,
- Biodiversity and environmental protection and enhancement
- Community facilities
- Digital Infrastructure
- Welsh language support
- Water quality and efficiency
- Upgrading and improvement of Waste Water Treatment Facilities and infrastructure.
- 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 the commencement of the development, or where appropriately 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.⁶² Reference should be made to Policy INF1: Planning Obligations.

11.188 Developers should have regard to Appendix 7: 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.

11.189 Reference is made to the preparation of Drainage and Wastewater Management Plans (DWMPs) as prepared by Dŵr Cymru Welsh Water. It is anticipated that the DWMPs will compliment the implementation of this LDP through the management of the drainage and sewerage network.

⁶² 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.

11.190 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.

11.191 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 submit a Development Viability Appraisal of the site to understand its financial viability. The appraisal will be analysed by a third party with all costs covered by the applicant. Further information is provided within the Planning Obligations SPG.

INF2: Healthy Communities

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

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

11.192 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.

11.193 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-being⁶³. 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.

11.194 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.

11.195 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

⁶³ Planning Policy Wales: Edition 11

development proposals. A HIA should be provided to accompany any application for opencast coal working.

Healthy Communities: HIA Sequential Checklist

11.196 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

11.197 The following sequential approach in considering the need to a HIA reflects the guidance set out within Health Impact Assessments a Practical Guide⁶⁴.

- **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

⁶⁴ Health Impact Assessments A Practical Guide - Wales HIA Support Unit

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 developments should include the provision of Gigabit capable broadband infrastructure from the outset.

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.

11.198 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 country⁶⁵. 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. The policy reflects the provisions of Future Wales: The National Plan 2040 which supports the provision of Gigabit capable digital infrastructure into new developments where people are present, for example new housing, business and commercial premises, and public buildings.

11.199 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 by BT Openreach based upon their thresholds at that time. Developments smaller than this may have to provide contributions to ensure FTTP connection, or shall be provided copper connections for free.

⁶⁵ Planning Policy Wales: Edition 11

11.200 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.

11.201 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.

11.202 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 Wastewater Treatment Works Catchment Surface Water Removal

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.

11.203 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 catchment is combined (surface and foul flows).

11.204 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. In noting the specific reference to Dŵr Cymru Welsh Water in this paragraph, it should be noted that the consideration of these matters is subject to a multi-agency approach which includes Dŵr Cymru Welsh Water, Natural Resources Wales and Carmarthenshire County Council. Also, the City and County of

Swansea are included in discussions in regards the Burry Inlet. The Statement of Common Ground will accompany and support the implementation of Policy INF4 and its supporting SPG.

11.205 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 combined sewer overflows out to the CBEEMS during significant rainfall. There can also be potential localised flooding issues resulting from these issues.

11.206 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 CCH4: Water Quality and Protection of Water Resources.

11.207 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.

11.208 There is a long-established partnership approach with regards to this matter, including a Memorandum of Understanding. Policy INF4 reflects this partnership approach moving forward. Reference should be made to paragraph 11.203 in regards the reference to the Statement of Common Ground.

11.209 The SPG also provides clarification on instances where Carmarthenshire County Council is the applicant or landowner and seeks to utilise surplus betterment it has previously accrued on the surface water removal register.

INF5: Rural Allocations outside Public Sewerage System

Catchments

Proposals for the delivery of sites of 5 or more dwellings in settlements where there is no connection to the public sewer will be supported where they are served by a single private system. Such proposals will be permitted where it does not have a detrimental effect on the natural environment, surrounding uses or local amenity.

11.210 There is concern that the proliferation of private sewers is having a detrimental impact on the environment. This policy aims to discourage a development from having individual private sewers and instead encourage utilisation of a shared private sewerage system.

Strategic Policy – SP 10: 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

11.211 To consider the future Gypsy and Traveller provision within Carmarthenshire, the County Council has undertaken two Gypsy Traveller Accommodation Needs Assessment (GTAA) which identify the current unmet need for Gypsy and Traveller pitches within the County. The initial report was undertaken in 2015 to cover the period up to 2031, whilst the 2019 update ensures that the Plan is informed in terms of Gypsy and Traveller need for the Plan period through to 2033.

11.212 The Assessments consider 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.

11.213 Based on the 2019 Gypsy and Traveller assessment, the current unmet need is for 19 pitches, whilst Carmarthenshire's estimated provision for the first 5 years is for 23 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.

11.214 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 8 further pitches in years 6-15, totalling a requirement of 31 pitches through to 2033.

11.215 The GTAA also looked at the accommodation needs for Travelling Showpeople within Carmarthenshire. This element of the assessment identified 9 authorised or tolerated pitches for Travelling Show people within the county. In considering the future projection, the 2019 assessment identifies a requirement of 4 additional pitches in the first five years of the assessment.

11.216 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, 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.

11.217 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 legislation⁶⁶.

11.218 The design of any sites will be required to have regard to the provisions of the appropriate Welsh Government Design Guidance⁶⁷.

⁶⁶ Housing (Wales) Act 2014

⁶⁷ Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites

11.219 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.

11.220 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.

11.221 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. In the wake of ash dieback, no ash trees should be introduced.

11.222 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.

11.223 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.

11.224 The 2015 and 2019 Gypsy and Traveller Accommodation Assessments (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 assessments 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.

11.225 The Welsh Government introduced a new monitoring mechanism to track and identify illegal transit encampments. The AMR for 2021/2022 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.

11.226 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 11: 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;**
- d) are sustainably and appropriately located.**

11.227 Tourism is a key component of Carmarthenshire's economy. It is a major source of employment and revenue. It generates around £400 million - £500 million of revenue to the County's economy annually.⁶⁸

11.228 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.⁶⁹

11.229 Tourism is a dynamic industry with a wide demographic / customer base. Carmarthenshire is well poised to capitalise on the sector's potential given its location within a UK setting. 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.

11.230 SP11 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.

11.231 In interpreting SP11, it should be noted that tourism related developments includes new, as well as extensions to existing facilities.

⁶⁸ <https://www.carmarthenshire.gov.wales/home/business/tourism/statistics-and-trends/#.W59p--mQy70>

⁶⁹ [Tourism \(gov.wales\)](https://www.carmarthenshire.gov.wales/home/business/tourism)

11.232 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

11.233 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 and job creation, which could all contribute to a wider mix of accommodation and attraction types. These support 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 increase the overall offer and stay/spend period, thus offering clear potential to yield added value.

Respecting the County's social, economic and environmental fabric

11.234 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.

11.235 There should also be an emphasis on providing quality in all aspects of a proposal. 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. Proposals should reflect the character and appearance of the area with appropriate landscaping and screening utilised as required.

Sustainably located

11.236 In recognising market demand, tourism related development should be directed to sustainable locations. Regard should be had to the LDP spatial strategy in determining the appropriateness of any location, in addition to the Sustainable Transport Hierarchy for

Planning⁷⁰. . The specific policies provide further guidance on the implementation of this spatially driven approach.

11.237 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.

11.238 In noting the established primarily coastal offer that characterises the southwest of the County, due regard will need to be given to any landscape impact arising from any potential for an over intensification of uses.

11.239 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.

11.240 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 two 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 SP3).

2. All other proposals for high quality visitor attractions 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

⁷⁰ Planning Policy Wales: Edition 11 - Section 4

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 of the area, as well as its sense of place, 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.

11.241 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.

11.242 The provision of a range and choice of attractions and facilities can assist in unlocking the County's visitor economy potential, such as, 'Rainy day' attractions that offer particular potential to counter issues of seasonality. 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.

11.243 Proposals that are not located within or directly related to a settlement defined in Policy SP3 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 natural, historic, or man-made features (e.g. an established facility).

11.244 Proposals that are not located within or directly related to a settlement defined in Policy SP3 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.

11.245 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).

VE2: Holiday Accommodation

- 1. Proposals for high quality serviced accommodation, including appropriate extensions to existing accommodation, will be permitted where they are located within, or directly related to a defined settlement (Policy SP3).**
- 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 in conjunction with 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.

11.246 This policy acknowledges the benefits of a diverse accommodation offer in terms of providing a range and choice of places to stay. This policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. Static caravan, chalets and other permanent glamping sites are considered under policy VE4. . 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 contribute to increased spend

11.247 . 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. In addition, in areas where the prevalence of second homes and holiday homes are known to be a serious issue within communities, the Council will consider placing restrictions upon permitted development rights to change existing dwellings to holiday homes and second homes.

11.248 For the use of rural buildings for tourism purposes, buildings that are of a substandard quality and / or incongruous appearance will not generally be considered appropriate for conversion to holiday accommodation. In this regard, proposals for buildings of a modern construction such as portal framed units or temporary structures 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.

11.249 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.

11.250 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.

VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation

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, seascape 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.

11.251 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.

.

11.252 In responding to emerging trends within the sector, this policy allows for the consideration of alternative luxury camping or glamping accommodation units. These may not present as traditional tents and are also unlikely to fit into the statutory definition of a caravan. 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.

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 SP12: 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).

VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

a. Proposals for new Static Caravan and Chalet Sites will be permitted where:

- 1. they are within or directly related to a defined settlement (Policy SP3), or, they are located or demonstrate a spatial and functional relationship with a relevant existing tourism facility or attraction;**
- 2. 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;**
- 3. they will not lead to a significant and unacceptable intensification in the provision of sites in the locality;**

b. Proposals for the enhancement and extension of existing sites will be permitted where:

- 4. it will increase the vitality, sustainability and environmental quality of the site;**
- 5. it will not result in an unacceptable increase in the density of units and/or the overall scale of the site.**
- 6. it will not have an unacceptable harm on the surrounding landscape, seascape and / or townscape;**
- 7. 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.

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 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 SP12: Placemaking and Sustainable Places and PSD1:Enabling 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).

11.264 For the purposes of this policy permanent alternative camping accommodation are units that because of their degree of physical attachment to the ground and due to the nature of their design cannot be removed from site when not in use.

Strategic Policy – SP 12: Placemaking and Sustainable Places

To facilitate sustainable development, new development must acknowledge local distinctiveness and sense of place, and be resilient to climate change and deliver net benefits for biodiversity.

To achieve this, all development shall:

- 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 multifunctional GBI and the area's biodiversity including incorporating new opportunities to provide net benefits for biodiversity, and improve ecological connectivity and resilience (including the incorporation of local features);**
- d) Be adaptable to climate change and maximise opportunities for sustainable construction techniques, resource efficiency and contribute towards reducing carbon emissions and maximising opportunities for 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 local landscape context, 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; and**
- k) Manage water sustainably, including incorporating sustainable urban drainage systems (SuDS).**

11.265 Planning Policy Wales (PPW) 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.

11.266 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 within Wales. PPW states that; Sustainable Places 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-being ⁷¹.

11.267 The WG is committed to promoting more sustainable forms of development, and their sustainable development scheme, One Wales: One Planet ⁷², 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. The Revised LDP is committed to taking forward the sustainable placemaking agenda through its policies recognising the role new developments can have in potentially contributing towards the making of places and enhancing the area's 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.

11.268 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.

11.269 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.

11.270 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 and Blue Infrastructure (GBI) 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. The multifunctional nature of GBI is recognised

⁷¹ Planning Policy Wales: Edition 11

⁷² <https://senedd.wales/Laid%20Documents/GEN-LD7521%20-%20One%20Wales%20One%20Planet%20-%20The%20Sustainable%20Development%20Scheme%20of%20the%20Welsh%20Assembly%20Government-22052009-130462/gen-ld7521-e-English.pdf>

and includes landscape, heritage, amenity, health and well-being, sustainable management of natural resources, along with climate adaptation and resilience.

11.271 There are environmental, social, as well as economic benefits to creating a well-designed development. A well-designed and sustainable environment is an essential ingredient to achieving economic prosperity 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.

11.272 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. Further SPG will be prepared to supplement Policy SP12.

11.273 The Flood and Water Management Act 2010 (Schedule 3) ⁷³ establishes Sustainable Drainage Approval Body (SABs) and requires new developments to include Sustainable Drainage Systems (SuDS) features that comply with national standards.

11.274 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.

⁷³ <https://gov.wales/sites/default/files/publications/2019-06/explanatory-memorandum-and-regulatory-impact-assessment.pdf#:~:text=1.1%20Schedule%203%20of%20the%20Flood%20and%20Water,%28LLFA%29%20dut y.%20SAB%20approval%20will%20be%20required%20before>

11.275 Developers are advised to contact with the Council's SAB at a timely stage to clarify and scope requirements. ⁷⁴

PSD1: Effective Design Solutions: Sustainability and Placemaking

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) That the development reflects local context through consideration of landscape; built environment; and historic and cultural characteristics, including the:**

- 1. layout and landscape design scheme;**
- 2. form, scale, dimensions, materials and detailing of all built elements and surfaces.**

To ensure that development proposals retain a connection to, and complement, the local 'sense of place'.

- b) High-quality design solutions which deliver:**

- 1. built form which effectively integrates sustainable building design principles to maximise opportunities for carbon reduction, energy efficiency and flexibility in use.**
- 2. efficient use of site area, whilst maximising the retention, protection and integration of existing landscape and ecological elements and features, as Green and Blue Infrastructure assets.**
- 3. effective, safe, and inclusive site layout which promotes the health, well-being and amenity of residents, users, and visitors.**
- 4. positive contribution to an effective and attractive public realm through the integration of built form with adequate and clearly defined private and public amenity space**

- c) That the development will not result in significant adverse impacts to the amenity of adjacent land uses, properties, residents, or the community; and that any potential adverse impacts have been avoided, minimised, and mitigated.**

⁷⁴ Carmarthenshire County Council Webpages – Sustainable Drainage Systems - <https://www.carmarthenshire.gov.wales/home/council-services/planning/sustainable-drainage-approval-body-sab/#.XZ2soOaou70>

d) Quality landscapes design solutions which:

- 1. maximise opportunities for; enhancement to the quality and extent of existing; and the creation of new, landscape and ecological elements and features, as Green and Blue Infrastructure assets.**
- 2. enhance visual amenity and landscape character to establish a clear and legible sense of place and contribute to an attractive public realm**
- 3. minimise, and mitigate against potential adverse landscape and visual impacts.**

e) Effective design solutions which take account of existing ground conditions and utilise existing site topography to address ground stability; minimise excavation and filling; optimise delivery of Policy PSD5 (Development and the Circular Economy); and minimise landscape and visual impacts.

f) That the development delivers or contributes to:

- 1. safe and efficient connections to existing access networks including Active Travel and the public transport network;**
- 2. appropriate access routes and surfaces which promote effective accessibility for all and ease of movement into and through the site;**
- 3. provision of appropriate onsite highway 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 and blue infrastructure policy objectives.

h) That design solutions are deliverable for the lifetime of the proposed development through effective maintenance and management proposals

i) It includes, where applicable, provision for the appropriate management and eradication of invasive species.

11.276 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.

11.277 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.

11.278 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.

11.279 This policy in conjunction with SP12: Placemaking and Sustainable Places, PSD3: Green and Blue 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.

11.280 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.

11.281 Proposals should reflect the need to protect the qualities of the area and the amenity of those who visit, work, and/or live within 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.

11.282 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.

11.283 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.

11.284 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.

11.285 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.

11.286 Proposals for developments of over 50 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 and Blue 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 and Blue Infrastructure Network.

11.287 Natural surveillance is an important consideration in ensuring safer places and more inclusive developments and communities.

11.288 The Plan recognises that unstable land can occur for several 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.

11.289 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 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).

11.290 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. Where appropriate, consideration shall be given to the following guiding principles

- 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 SP3);**
- 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 Green and Blue Infrastructure network, and open spaces to provide a cohesive and integrated environment for people and biodiversity, and enhance provision for recreation and other amenities;**
- 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 such as district heating networks, low carbon development and renewable energy generation;**
- k) Integrate site features arising from SuDS as part of the development and consider the additional value or functions which these may provide;**
- l) Where significant wildlife interests are associated with the site, it has to be ensured that Green and Blue Infrastructure provides a resilient network, which adequately protects and enhances the respective wildlife interests.**

11.291 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.

11.292 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.

11.293 Proposals should express in a clear and coherent way how factors such as the new, or enhancement of existing infrastructure can add value to current and future residents. This will help form and guide 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 and Blue Infrastructure and developments that fit their surroundings.

11.294 Masterplanning proposals should consider and plan for the effective and integrated phasing of the development considering 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. Where feasible, existing/retained vegetation should be protected throughout the construction period. Where new habitat is being created, the timeline involved for the habitat to become functional should be considered.

11.295 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 and Blue Infrastructure Network

Development proposals shall demonstrate effective Green and Blue Infrastructure (GBI) design solutions which:

- 1. Maximise retention, protection, and integration of existing GBI assets and prioritise those of highest value, quality, and condition within and on the development site boundaries;**
- 2. Deliver overall enhancement to the value, quality, and condition; and extent, diversity, and connectivity of the GBI network within and on the development site boundaries;**
- 3. Deliver effective integration and maximise connectivity with existing GBI assets adjacent to the development site boundaries and with the wider GBI network;**
- 4. Maximise opportunities to achieve multi-functionality by integrating GBI functions to deliver combined objectives which benefit Biodiversity, Climate Change and Sustainability, Health and Wellbeing, Sense of Place, and Economy; and,**
- 5. Include long-term management and maintenance proposals to ensure that effective GBI design solutions are deliverable for the lifetime of the proposed development.**

Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to establish a baseline for GBI design solutions.

All planning applications for major developments will be required to submit a Green Infrastructure Statement to demonstrate how GBI design solutions

have been considered and accommodated as part of the proposed development.

11.296 This policy aims to ensure that GBI assets are valued, protected, enhanced, and managed through the GBI network. At the landscape scale, GBI 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, public growing spaces, 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 and blue infrastructure networks.

11.297 Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to enable evaluation of the location, quality, and condition of all existing GBI assets on, and adjacent to the site boundary. This information may include Tree or Arboricultural Surveys, Preliminary Ecological Appraisals (PEAs) and protected species surveys. GBI design solutions must:

- i. Identify all potential adverse impacts to existing GBI assets on and adjacent to the site, and demonstrate how impacts will be avoided, minimised, and mitigated as far as possible (in accordance with the mitigation hierarchy) through specific design and protection measures;
- ii. Identify unavoidable impacts to existing GBI assets on, and adjacent to the site and demonstrate how the impacts have been mitigated, or compensated for within the proposed development layout and through landscape and ecological design schemes; and
- iii. Maximise opportunities to enhance the quality and extent of existing GBI assets, and enable the creation of new GBI assets, to enhance the connectivity and multi-functionality of the GBI network.

11.298 Planning applications for major developments must include a Green Infrastructure Statement which demonstrates how GBI design solutions have been considered and accommodated for as part of the proposed development. The

Green Infrastructure Statement must meet the specified requirements set out for GBI design solutions outlined in the immediately aforementioned paragraph (i,ii,iii).

11.299 When appropriately planned, designed, and managed, GBI has the potential to deliver a wide range of public goods and benefits for people, biodiversity, climate, and the wider environment. By considering the multiple functions that natural assets 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.

11.300 These functions that GBI can provide are broadly contained under the following themes:

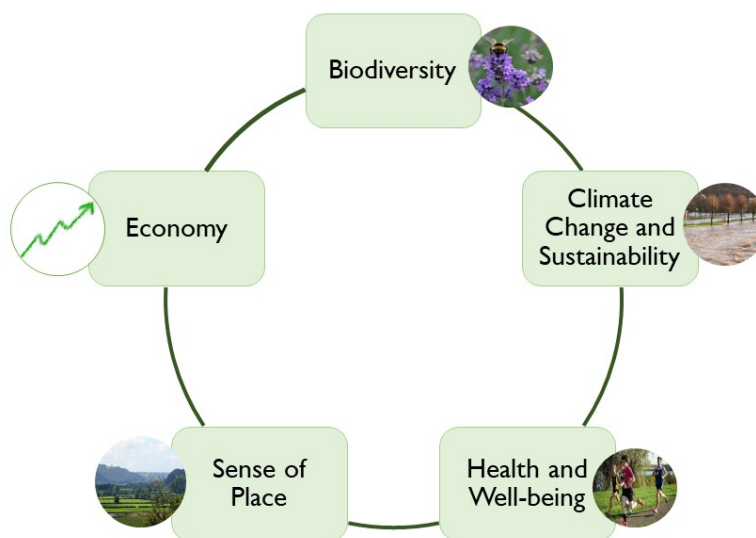


Figure 11: Green & Blue Infrastructure

Biodiversity: GBI 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. There will be a need for any application to detail how the development will deliver such conservation and enhancement. This will 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 GBI 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. GBI 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: GBI 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 several 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 proposals shall maximise these benefits, with prioritisation of benefits to be considered in the following areas:

- i. Within areas considered to be at risk of flooding from any source, the provision of capacity for water storage in the event of a flood;
- ii. Within Principal Centres, the provision of relief from high temperatures through increased canopy cover and efficient use of surfaces to maximise the provision of GBI including through green roofs and green walls;
- iii. Within areas of poor average resident health, the provision of opportunities for physical activity; and/or
- iv. Within AQMZs, the provision of removal of air pollutants through suitable tree and foliage planting.

Development proposals will also integrate naturalised SuDS into the design of GBI, and should, as far as possible, ensure that SuDS provision is multifunctional.

Health and Well-being: Green and blue 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 and blue 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 and blue 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 provide developers with cost-savings as GBI assets have the potential to satisfy several requirements in a multifunctional solution (e.g., open space provision and SuDS). To this end development should seek to identify and maximise the quality, use and multifunctionality of green and blue infrastructure provision on site.

11.301 Consequently further guidance on GBI as part of development will be prepared as SPG in support of the placemaking agenda and the promotion of biodiverse living environments.

PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows

Proposals for development shall:

- 1. Maximise retention, protection, and integration of existing trees, woodlands and hedgerows and prioritise those of highest value, quality, and condition within and on the development site boundaries through iterative site layout design which avoids potential impacts;**
- 2. Minimise potential impacts to retained trees, woodlands and hedgerows through site specific design, method statements and protection measures.**

- 3. Provide appropriate compensation planting for unavoidable loss of trees, woodlands, and hedgerows to deliver overall enhancement to extent and cover. Opportunities for translocation of existing hedgerows should be considered where feasible;**
- 4. Provide sufficient space and rooting volume within site layout and in relation to adjacent land uses to enable effective growth of existing and newly planted trees, woodlands, and hedgerows to maturity and to avoid potential challenges to retention for the lifetime of the development;**
- 5. Identify and deliver management works to improve the value, quality and condition of existing trees, woodlands, and hedgerows within and on the development site boundaries; and**
- 6. Deliver additional planting of trees, woodlands, and hedgerows appropriate to the site and development type that will deliver both long term landscape benefits and net benefits for biodiversity.**

11.302 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. Well-designed tree, woodland and hedgerow planting can help address both the Climate and Nature Emergencies, as declared by Welsh Government and the Council.

11.303 Their contribution within the urban form is particularly recognised. They can help tackle air pollutants, flooding, and noise pollution, and provide numerous other benefits including the provision of shade and visual amenity. They also provide extensive areas of habitat for wildlife, especially mature trees. Carmarthenshire's GBI 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.

11.304 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 long-term and short-term management measures must be implemented to protect newly planted and existing trees, woodlands, and/or hedgerows. Reference may be made to Policy CCH7.

11.305 The policy reflects the links through quality placemaking and Green and Blue 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.

11.306 New trees planted should be of a species native to, and of a maturity respective to the site to the Council's satisfaction. In regards the reference in the policy to unavoidable loss, the Council will expect the applicant to make every reasonable effort to retain existing features, and as such their retention should (where appropriate) be considered integral to the design of the proposed development site from the outset.

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.**

11.307 A key element within PPW Ed11 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.

11.308 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 fully considered the need to ensure that a cut and fill balance is as close to neutral as possible.

11.309 Development proposals will be encouraged to 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.

11.310 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.

11.311 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.

11.312 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.

11.313 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 SP3: 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.**

11.314 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.

11.315 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.

11.316 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.

11.317 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 and blue infrastructure into the urban form. Support will also be given to the provision of accessible public toilets.

11.318 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.

11.319 The relationship between the access to healthcare facilities and new development is recognised and reference should be had to Policy INF2: Healthy Communities.

11.320 The provision of community facilities will be supported where they accord with Strategic Policy SP3: Sustainable Distribution Settlement Framework. The siting of proposals for the provision of new educational and health facilities will be supported on sites within and directly related to the limits of defined settlements where they are in accordance with the strategy and policies of this LDP.

11.321 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.**

11.322 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).

11.323 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.

11.324 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.

11.325 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.

11.326 These open spaces make an important contribution to the Green and Blue 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 and Blue Infrastructure Network and the need to maximise the amount of green and blue infrastructure within a site and to achieve multi-functionality by bringing their functions together.

PSD8: Provision of New Open Space

All new residential developments of 5 or more homes will be required to contribute towards open space in accordance with the Council's open space standards.

If 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.

11.327 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.

11.328 In determining whether 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.

11.329 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.

11.330 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.

11.331 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.

11.332 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.

11.333 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 considered. 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, and/or land on which they are displayed;**
- b) There are no adverse effects on the landscape / townscape, or the setting and integrity of the historic environment;**
- c) That they do not constitute a hazard to public safety especially when sited on roads;**
- d) That they safeguard, and positively enhance the Welsh language in the County by providing bilingual signage. Regard should also be had to the provisions of Policy SP8 - The Welsh Language.**

Proposals for poster hoardings and advertisement signs should not lead to the proliferation or concentration of individually acceptable signs within the countryside.

New developments and streets will be expected to have Welsh names.

11.334 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.

11.335 Bilingual signage and advertisement proposals which seek to combine several essential advertisements within one sign will be encouraged. SPG will be prepared to supplement Policy PSD9.

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 promotes the principles of placemaking as set out within policy SP12;**
- 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.**

11.336 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.

11.337 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 SP12: Placemaking and Sustainable Places and PSD1: Effective Design Solutions: Sustainability and Placemaking.

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.

11.338 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.⁷⁵

11.339 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 in the design evolution / planning application.

11.340 This Plan embraces the agent of change principle embedded into national policy ⁷⁶. To this end, this Plan recognises the importance of the change inceptor considering the potential impact of the development proposal on change receptors.

11.341 In noting the potential economic benefit of night-time economy related proposals, the health and well-being of 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.

11.342 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 ⁷⁷. Where appropriate, effective, and appropriate mitigation should be implemented, and incorporated into the development to minimise the effects.

11.343 GBI can act as an effective sound buffer and be a valuable 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 and Blue Infrastructure Networks.

11.344 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

⁷⁵ Welsh Government Written Statement: Noise and soundscape action plan 2018-2023

⁷⁶ Planning Policy Wales: Edition 11 (paragraph 4.3.44 and 6.7.5)

⁷⁷ Planning Policy Wales: Edition 11

importance to nature conservation, SSSI's, Section 7 priority habitats and species and the maintain and enhance requirement).

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

11.345 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 pollution ⁷⁸.

Consideration should be given to the negative impacts light pollution can have on landscape character and visual amenity. In this respect proponents of developments including lighting schemes should carefully consider the need for the types of lighting proposed and whether the proposal could proceed without the lighting identified. Wherever possible opportunities to mitigate potential cumulative impacts on the night sky should be considered.

11.346 Parts of Carmarthenshire remain 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 be made to the Wales Tranquil Areas Map⁷⁹.

11.347 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. The Authority will prepare Supplementary Planning Guidance on lighting and the impacts on the night sky.

11.348 Light pollution can have negative impacts on species and habitats, in addition to human health and wellbeing. Any development schemes should incorporate lighting plans that ensure minimal or no light spill on GBI especially linear habitats such as hedgerows, woodland, or vegetated stream corridors, as well as any bat routes, their access points or

⁷⁸ Planning Policy Wales: Edition 11.

⁷⁹ https://datamap.gov.wales/layers/inspire-nrw:NRW_TRANQUIL_AREAS_2009

known flight lines. This may include the need for a buffer zone between development and ecologically important features. Specific reference is made to Strategic Policy 13 – Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international importance to nature conservation, SSSIs, Section 7 priority habitats and species and the maintain and enhance requirement.)

11.349 There are opportunities to acknowledge and embrace GBI as part of a placemaking approach, as well an effective way to screen ecologically sensitive areas from light pollution. In this regard, reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

Air

11.350 Air quality and its environmental, health and quality of life implications are recognised through national guidance ⁸⁰. This is also reflected within the ISA objectives and the HRA screening report.

11.351 As of 2022, there are three designated Air Quality Management Areas (AQMAs) in the County (Llandeilo, Llanelli, and 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.

11.352 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.

11.353 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 and blue infrastructure as part of a placemaking approach. Reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

11.354 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.

⁸⁰ Planning Policy Wales: Edition 11

Proposals will be subject to consideration on a case-by-case basis, however for proposals situated within the AQMAs 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.

11.355 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.

11.356 Increased intensive agriculture and densities of livestock can lead to increased nutrient loadings and ammonia emissions (amongst other pollutants), effecting both air and water. Proposals must consider wastes arising, cumulative impacts, and water quality (Reference CCH4: Water Quality and Protection of Water Resources), and all adverse impacts upon priority habitats and species, particularly in relation to those sensitive to ammonia pollution.

11.357 Proposals which would be likely to result in increased nutrient loading to the environment, such as intensive livestock units, will be required to assess the potential impacts in respect of water and air quality, to ensure that they are no adverse environmental effects and that emissions in rural areas do not unduly impact upon human health and wellbeing (i.e., nuisance smells). Reference should be made to appropriate NRW guidance including GN020 ⁸¹ (Assessing the impact of ammonia and nitrogen on designated sites from new and expanding intensive livestock units) and GN021 ⁸² (Poultry Units: planning permission and environmental assessment).

11.358 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, SSSIs, Section 7 Priority Habitats and Species and the maintain and enhance requirement) as well as Policy INF 2 - Healthy Communities. There are opportunities to acknowledge and embrace GBI as part of a placemaking approach. In this regard, reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

⁸¹ <https://naturalresourceswales.gov.uk/media/684017/guidance-note-20-assessing-the-impact-of-ammonia-and-nitrogen-on-designated-sites-from-new-and-expanding-intensive-livestock-units.pdf>

⁸² <https://cdn.naturalresources.wales/media/685782/gn021-poultry-units-planning-permission-and-environmental-assessment.pdf>

PSD13: Contaminated Land

Proposals will be permitted where it is demonstrated that any actual or potential risks from contaminated land can be suitably mitigated so that there is no residual adverse impact upon human health and the environment.

11.359 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 such processes have the potential to have caused contamination of the ground, ground waters or other sensitive receptors. The Council has identified several 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.

11.360 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.

11.361 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 achievable⁸³. Work should not commence on site until an appropriate stage of remediation as agreed, 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.

11.362 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.

11.363 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.

⁸³ Planning Policy Wales Edition 11

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

11.364 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 13:** Rural Development
- **Strategic Policy – SP 14:** Maintaining and Enhancing the Natural Environment
- **Strategic Policy – SP 15:** Protection and Enhancement of the Built and Historic Environment

11.365 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 13: 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.

11.366 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.

11.367 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.

11.368 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.

11.369 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 and outcomes from 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.

11.370 PPW Ed.11 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.

11.371 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.

11.372 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.

11.373 This understanding of diversity is reflected within PPW in its consideration of sustainable transport requirements. It recognises there is a need to reflect different approaches to sustainable transport in defining growth within rural settlements.

11.374 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 clusters 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

11.375 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.

11.376 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.

11.377 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 specific allocations. These small-scale enterprises are an important contributor to the rural economy (reference should be made to Policy EME4: Employment Proposals on Non-Allocated Sites, EME5: Home Based Businesses, and Policy INF3: Broadband and Telecommunications).

11.378 Reference should be had to the provisions of policy SP7 and its expression of the sustainable distribution of employment land provision.

Rural Enterprise Dwellings

11.379 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.

11.380 It is not the role or the 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)⁸⁴ 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.

11.381 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.

11.382 To ensure that rural enterprise dwellings are retained for their intended purpose, PPW 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 a Rural Enterprise Dwelling. This will ensure that the dwelling remains available to meet local affordable housing need should its original justification cease.

11.383 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 Communities⁸⁵.

11.384 Proposals for One Planet Developments in the countryside will be required to provide for the occupant's minimum needs in terms of income, food, energy and waste assimilation over a period of 5 years⁸⁶. 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

⁸⁴ TAN6: Planning for Sustainable Rural Communities - <https://gov.wales/sites/default/files/publications/2018-09/tan6-sustainable-rural-communities.pdf>

⁸⁵ TAN6: Planning for Sustainable Rural Communities - Paragraph 4.13.1

⁸⁶ Planning Policy Wales: Edition 11

to developments in the countryside. Reference will be made to the provisions of TAN6 and with regard to the requirements of the One Planet Development Practice Guide⁸⁷.

11.385 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 Dwellings 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;**
- 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.

11.386 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.

⁸⁷ One Planet Development Practice Guide - <https://gweddill.gov.wales/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en>

11.387 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) the existing use has ceased, and its re-use would not result in the need for an additional building;**
- b) the design and materials are of a high quality, and the form and bulk of the proposal, including any extensions, curtilage and access arrangements are sympathetic to and respect: the surrounding landscape, rural character of the area and the appearance of the original building;**
- c) Proposals for extensions should be proportionate and reflective of the scale, character and appearance of the original building;**
- d) 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;**
- e) where applicable, the architectural quality, character and appearance of the building is safeguarded and it's setting not unacceptably harmed.**

Proposals relating to buildings which are of a modern portal framed construction will not generally be considered appropriate for residential conversion.

11.388 Proposals for the conversion of suitable rural buildings for residential use should be high quality in terms of design and the materials used. It is not the purpose of the policy to permit proposals where an existing building is unsuitable for conversion without extensive alteration, rebuilding, or extension, or if the creation of a residential curtilage would have a harmful effect on the character of the countryside. Such proposals will be considered as a new house in the open countryside.

11.389 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 the operation of an enterprise may also be utilised as appropriate.

11.390 Proposals for buildings of a modern-construction such as portal framed units or temporary structures will generally not be considered appropriate for conversion. Proposals for buildings within the residential curtilage which were constructed as ancillary to the primary property e.g. garages will generally not be considered for conversion under this policy.

11.391 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.

11.392 Reference should be made to SPG in relation to 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.

11.393 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.

11.394 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.

11.395 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.

11.396 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.

11.397 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 functionally 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;**
- e) any extension is reflective of the scale of the original building.**

11.398 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.**

11.399 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).

11.400 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.

11.401 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.

11.402 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 14: Maintaining and Enhancing the Natural Environment

Development proposals must protect and enhance the County's natural environment.

Proposals must reflect the role that natural environment aspects and features and an ecologically connected environment have in protecting and enhancing biodiversity, defining the landscape, contributing to Well-being and the principles of the Sustainable Management of Natural Resources.

All development proposals must be considered in accordance with National Policy and legislative requirements where a proposal for development would result in a significant adverse effect on designated sites, including European sites, SSSIs, and priority habitats and species.

Any development proposal should contribute towards the overall aim of the South West Wales Area Statement (NRW, 2020) in building resilience of our ecosystems and enhancing the benefits they provide. Development that would result in unacceptable adverse environmental effects or that does not result in enhancement of biodiversity will not be permitted.

Development must not cause any significant loss of habitats or populations of species (locally and/or nationally) and must provide net benefits for biodiversity. Where biodiversity enhancement is not proposed as part of a proposal for development, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.

11.403 Carmarthenshire has a rich and diverse natural environment with several 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 and blue infrastructure for mitigating the effects of climate change, for capturing and storing carbon and for maintaining and enhancing biodiversity and ecological networks is implicit. Reference is made to Green and Blue Infrastructure Network policy PSD3.

11.404 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.

11.405 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. Those natural environment aspects and features cited in the policy would include geology, landform, soils, land cover and hydrology.

11.406 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.

11.407 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.

11.408 Whilst the Plan recognises the need for new development for both social and economic purposes the Council will safeguard Carmarthenshire's environmental qualities. The Plan also seeks to ensure the protection and enhancement of the natural environment through detailed policy. The policy reflects the content of the Chief Planning Officer's letter dated 23rd October 2019 on Securing Biodiversity Enhancements. Reference is also made to the South West Wales Area Statement (2020) in this regard.

11.409 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. Additionally, cultural, townscape and landscape assets (including Conservation Areas, Listed Buildings, and Scheduled Monuments) are also inextricably linked to the natural environment and, therefore, reference is made to Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment.

NE1: Regional and Local Designations

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

- i. All adverse impacts are addressed in accordance with the mitigation hierarchy;**

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

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

11.410 LNRs and RIGS identify areas which are of local importance for nature conservation and geological value (respectively) and can contain a variety of habitat types and/or 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.

11.411 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 (in accordance with the mitigation hierarchy). Where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided 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.

11.412 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

Development proposals must maintain and enhance biodiversity in accordance with Section 6 of the Environment (Wales) Act 2016.

Proposals will not be permitted where they would result in an adverse impact on priority species and habitats, and features of recognised importance to the conservation of biodiversity, except where it can be demonstrated that:

- i. All adverse impacts are addressed in accordance with the mitigation hierarchy;**
- ii. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impact upon biodiversity resulting from the proposals; and**
- iii. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.**

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

11.413 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, Chapter 6 PPW Ed.11 and the Chief Planning Officers letter (2019) on securing Biodiversity Enhancements.. 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).

11.414 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.

11.415 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 permission⁸⁸. Proposals for development will be required to assess the attributes of ecosystem resilience in line with the framework outlined

⁸⁸ Chief Planning Officer' Letter - Guidance on securing biodiversity enhancements in development proposals 2019.

in paragraph 6.4.9 of PPW11 and will be expected to protect and enhance these attributes post development.

11.416 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 (in accordance with the mitigation hierarchy), and where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided in order to ensure that there is no net loss in overall biodiversity of the area or feature.

11.417 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.

11.418 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.

11.419 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:

- 1. All adverse impacts are addressed in accordance with the mitigation hierarchy;**
- 2. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse effects upon biodiversity resulting from the proposals; and**
- 3. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.**

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

11.420 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.

11.421 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, scrub or habitat mosaics or networks of other locally important habitats including peat bogs, heathland, wetlands, saltmarshes, sand dunes and species rich grass lands.

11.422 Providing ecological connectivity is an important ecosystem service of the Green and Blue Infrastructure network and its protection and/or enhancement accords with Policy PSD3 Green and Blue Infrastructure Network. In identifying these features and in implementing this policy, reference should be made to the Green and Blue Infrastructure Assessment and accompanying mapping⁸⁹.

NE4: Development within the Caeau Mynydd Mawr SPG Area

Development 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.

To achieve the Conservation Objectives and to mitigate for the loss of potential supporting habitat and connectivity for the marsh fritillary butterfly that may

⁸⁹ Green Infrastructure Assessment (January 2020)
<https://www.carmarthenshire.gov.wales/media/1221671/green-infrastructure-assessment-jan-2020.pdf>

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 developments within the SPG area.

11.423 Developments can proceed within the Caeau Mynydd Mawr SPG Area subject to there being no likely significant effect upon the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC). To this end, the Council will (where applicable) seek developer contributions to fund the 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) which will adopted concurrent with the Plan⁹⁰.

11.424 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. 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.

11.425 The SPG is informed by a robust evidence base. The SPG sets out a charging schedule which forms the starting point for all negotiations regarding the contribution required from developers. Reference should be made to the SPG in terms of any proposed 'in kind' contributions proposed by developers.

11.426 The Caeau Mynydd Mawr SPG Area is identified on the Proposals Map.

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;**

⁹⁰ Caeau Mynydd Mawr Special Area of Conservation: Draft Supplementary Planning Guidance
<https://www.carmarthenshire.gov.wales/media/1223332/caeau-mynydd-mawr-special-area-of-conservation-draft-spg-2020.pdf>

- e) They conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity.**

Proposals will be encouraged to provide additional Active Travel routes to link communities and existing paths to the All-Wales Coast Path.

11.427 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.

11.428 Encouragement will be given to incorporating appropriate public access and recreational facilities within schemes.

11.429 New coastal management schemes or improvements to existing schemes will not be permitted for the purpose of enabling new development in areas of flood risk or coastal erosion.

11.430 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.

11.431 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.

11.432 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 considered matters associated with coastal change;**
- b) They will not unacceptably harm the landscape and 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 conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity.**

11.433 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.

11.434 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.

11.435 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.

11.436 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'.

Development proposals located within the identified CCMA shall 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 adjoining existing settlements, or
 - ii. within or adjoining 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, 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.**

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

11.437 As with policy NE6, 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).

11.438 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.

11.439 The CCMA represents where the accepted SMP2 policy is for 'no active intervention' or 'managed realignment' during the Plan period.

11.440 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.

11.441 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.

11.442 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.

11.443 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.

11.444 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.

11.445 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.

11.446 Where appropriate, a time limited planning permissions may be used to control the planned lifetime 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 15: 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.

11.447 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.

11.448 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.

11.449 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.

11.450 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.

11.451 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.

11.452 Clear guidance and legislation in respect of the following is contained within PPW: Edition 11 – Chapter 6: Conserving the Historic Environment, and Strategic Policy SP14: Maintaining and Enhancing the Natural.

11.453 Environment which recognises the importance of such areas and features of the County:

- Historic Parks and Gardens⁹¹ - 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 Landscapes⁹²
- Archaeological Remains⁹³
- Enabling Developments⁹⁴ - PPW sets out the provisions through which an enabling proposal would be considered
- Scheduled Monuments - These are defined on the Proposals Map

11.454 The authority will prepare SPG as appropriate and where required with regard to the Historic and Built Environment, in addition to Archaeology.

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;**

⁹¹ Planning Policy Wales: Edition 11 – 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>).

⁹² 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>

⁹³ 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>

⁹⁴ Planning Policy Wales: Edition 11 – Paragraphs 6.1.30 - 6.1.32.

- c) Proposals for the total or substantial demolition of a listed building will only be permitted where there is the strongest justification and convincing evidence that the proposal is necessary;**
- d) Proposals which have a relationship to, or impact upon the setting of a listed building, or its curtilage must ensure that the setting is preserved or enhanced.**

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.

11.455 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 including National Parks and Areas of Outstanding Natural Beauty (AONB) and their settings;**
- c) preserving local distinctiveness, sense of place and setting;**
- d) respecting and conserving specific landscape features, and integrating the principles of placemaking and Green and Blue Infrastructure;**
- e) protecting key landscape views and vistas.**

11.456 Carmarthenshire is characterised by diverse and high-quality landscape resources and areas of notable visual value. It also includes or borders a range of landscape designations, including the Brecon Beacons and Pembrokeshire Coast National Parks and Gower AONB.

11.457 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.

11.458 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 NRW 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.

11.459 The policy will be supported by a Landscape Character Assessment and Supplementary Planning Guidance (SPG). This SPG will build on the work undertaken and policy provisions in respect of Placemaking and Green and Blue Infrastructure in developing an integrated suite of guidance documents to guide development proposals.

11.460 This SPG will identify and describe distinctive landscape character areas and types throughout the plan area.

11.461 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

11.462 This Revised LDP seeks to understand and recognise the role 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.

11.463 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.

11.464 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.

11.465 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 16:** Climate Change
- **Strategic Policy – SP 17:** Transport and Accessibility
- **Strategic Policy – SP 18:** Mineral Resources
- **Strategic Policy – SP 19:** Waste Management

11.466 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 16: Climate Change

Development proposals will be supported if they respond, adapt, increase resilience, and minimise the causes and impacts of climate change. Proposals must:

- 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; and/or**
- e) **Contribute towards the protection and enhancement of GBI assets and resilient ecological networks as carbon sinks.**

Development proposals which are located within areas at risk from flooding will not be permitted unless they accord with the provisions of Planning Policy Wales TAN 15.

11.467 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 are profound and are acknowledged in the South West Wales Area Statement and in the declaration of a climate emergency by the Welsh Government and Carmarthenshire County Council.

11.468 The changing climate and 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 considered during the preparation of a development plan.

11.469 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.

11.470 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.

11.471 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) to the satisfaction of NRW. Only less vulnerable development will be permitted within Zone C2. Regard should be had to Policy CCH4: Flood Risk Management and Avoidance as contained within this Plan.

11.472 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.

11.473 Development proposals will be expected to make full and appropriate use of land. The potential impacts of climate change must be central to the design process, including contribution that location, density, layout and built form can make towards climate responsive developments. In addressing Climate Change, the design of developments will also be expected to reflect the Nature Emergency and provide benefits net benefits for biodiversity.

11.474 The Welsh Government has set targets to decarbonise the public sector, and to achieve net zero carbon status by 2030. 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 ⁹⁵. Renewable energy targets have been set by the Welsh Government and include Wales generating 70% of its electricity consumption from renewable energy by 2030 ⁹⁶.

11.475 Proposals, land uses, and land management practices will be encouraged where they help to secure and protect carbon sinks (including peatlands). Such an approach may enhance resilience to the impacts of climate change and reduce the causes thereof through the protection of carbon sinks.

⁹⁵ Planning Policy Wales: Edition 11 (paragraph 5.9.1)

⁹⁶ https://gov.wales/sites/default/files/publications/2019-06/low-carbon-delivery-plan_1.pdf

11.476 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 within Pre-Assessed Areas and Local Search Areas

Proposals for large scale wind farms of 10MW and over will be permitted within identified Pre-Assessed Areas for Wind Energy, as identified in “Future Wales” subject to them meeting the criteria set below.

Proposals for solar developments of 5MW and larger will be permitted in identified Local Search Areas, provided they do not have an unacceptable impact on visual amenity or landscape character and that they meet the criteria set below.

- a. 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;**
- b. 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;**
- c. Proposals should be accompanied with appropriate mitigation measures where required, including satisfactory restoration of land following decommissioning.**

CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

Proposals for renewable and low carbon energy development and associated infrastructure, will be permitted provided they accord with the following:

- a. 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;**
- b. The development will not have an unacceptable impact upon areas designated for their landscape value;**
- c. Wind turbine developments should not have unacceptable cumulative impacts in relation to existing wind turbines components, those which have permission or are proposed;**
- d. 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;**

- e. 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;**
- f. Proposals should be accompanied with appropriate mitigation measures where required, including satisfactory restoration of land following decommissioning.**

11.477 Policy CCH1 and CCH2 apply to all renewable and low carbon energy developments that require planning permission, and set out the criteria against which proposals will be assessed. Such developments may include onshore windfarms, wind turbines, solar installations, biomass, energy from waste, hydro-power and combined heat, and power.

11.478 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.

11.479 Particular support will be given to renewable and low carbon energy projects which are developed by communities, or which will benefit the host community. Such schemes will be required to accord with the provisions of the above the policies.

11.480 Associated infrastructure developments that are required to assist the delivery of renewable and low carbon schemes will be supported, for example grid infrastructure and new energy storage facilities provided they accord with the policies of the Plan.

11.481 The WG identifies Pre-Assessed Areas for Wind Energy within "Future Wales". Within these areas, there is a presumption in favour of large-scale wind energy development, including repowering, subject to them meeting criteria set out within Policy 18 of Future Wales. The WG has modelled the likely impact of the landscape within these areas and has found them to be capable of accommodating development in an acceptable way. Large-scale energy developments are classed as Developments of National Significance (DNS). Planning applications for DNS will be determined by Welsh Ministers and include:

- All on-shore wind generation of 10MW or more.
- Other energy generation sites with a generating power between 10MW and 350MW.

11.482 Within Pre-Assessed Areas for Wind Energy, the Welsh Government has undertaken an assessment to identify these areas in order to provide certainty, in principle, where large-scale wind energy schemes would be acceptable.

Renewable Energy Assessment

11.483 A Renewable Energy Assessment (REA) was undertaken to inform and evidence Policies CCH1 & CCH2 and to identify the potential for renewable energy generation within the area. The method the REA has followed is set out by the Welsh Government, and its content will demonstrate how the Plan can assist in meeting renewable energy generation targets. The REA consists of a high-level, strategic assessment of the potential for different forms of renewable and low-carbon energy generation in different locations.

11.484 Tables 9 and 10 are taken from the REA and 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	Maximum* Potential 20033		Existing		Additional Target** 2033		Total Installed Capacity 2033 (MW)	Total Energy Generated 2033 (MWh)
		Electrical Capacity (MWe)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)		
Wind Power (existing include SSAs)	0.27	935.4	2,212,408	164.1	388,129	588.5	1,391,979	752.6	1,780,109
Biomass Energy Crop (CHP)	0.9	18.4	144,857	0	0	0	0	0	0
Energy from Waste with CHP	0.9	0.7	5,751	0	0	0	0	0	0
Hydropower	0.37	6.7	21,860	6.6	21,304	0.1	417	6.7	21,721
Landfill Gas	0.6	2.3	11,826	2.3	11,826	0	0	2.3	11,826
Solar PV Farms	0.1	24,768.6	21,697,316	126.5	110,851	305.2	267,311	431.7	378,162
Other including food waste, animal slurry, poultry litter, sewage sludge & sewage gas (AD with CHP)	0.42	3.3	12,046	1.0	3,679	1.3	4,857	2.3	8,536
Building Integrated	0.1	52.7	46,133	29.4	25,792	4.6	4,068	34.1	29,860
Total	-	25,788	24,151,498	330	561,534	900	1,668,633	1,230	2,230,214
Electrical energy demand 2008					923,148	Projected electrical energy demand			917,389
Percentage electricity demand met by renewable energy resource					61%				243%

* This is the maximum resource, it includes existing capacity and 100% of the potential.

** Targets are based on a percentage of maximum potential minus existing generation.

Table 9: Resource Summary for Renewable Electricity

Energy Technology	Capacity Factor Assumed	Maximum Potential * 2033		Existing		Additional ** Target 2033		Total Installed Capacity		Total Energy Generated
		Heat Capacity (MWt)	Energy Generated (MWh)	Installed Capacity (MWt)	Energy Generated (MWh)	Installed Capacity (MWt)	Energy Generated (MWh)	2033 (MW)	2033 (MWh)	
Existing Biomass (CHP)	0.5	36.7	160,953	0	0	0	0	0	0	
Biomass Boilers, Wood	0.5	36.3	159,197	0	0	0	0	0	0	
Energy from Waste with CHP	0.5	1.5	6,390	0	0	0	0	0	0	
Other including animal slurry, poultry litter, sewage sludge and sewage gas (AD with CHP)	0.5	3.7	15,990	0.2	986	2.0	8,736	2.2	9,722	
Landfill Gas (with CHP)	0.5	0	0	0	0	0	0	0	0	
Building Integrated	0.2	89.9	157,440	35.0	61,292	11.0	19,230	46.0	80,522	
Total				35.2	62,278	13.0	27,966	48.2	90,244	
Heat energy demand 2008					2,130,266	Projected electrical energy demand			1,493,795	
Percentage thermal demand met by renewable energy resource					3%				6%	
* This is the maximum resource, it includes existing capacity and 100% of the potential.										
** Targets are based on a percentage of maximum potential minus existing generation.										

Table 10: Resource Summary for Renewable Heat Strategic Search Areas

Pre-Assessed Areas for Wind Energy

Local Search Areas

11.485 The REA has assessed the potential for the Authority to deliver renewable energy, and has concluded that larger scale electricity generation from solar 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.

11.486 Three Solar PV LSAs have been identified as being suitable for schemes larger than 5MW. LSAs are identified to encourage developers to further investigate the potential for solar farms in these areas. Further site specific assessments will be required to assist any planning application for such developments.

11.487 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. Developments will be required to minimise landscape and visual impacts.

LSA	LSA Area (KM2)	Potential Installed Capacity (MW)	Location
A	3.31	72.9	North East of Farmers
B	0.90	23.8	Mynydd Pencarreg
C	0.99	30.3	West of Talley

Other Technologies

11.488 Whilst the REA recognises that 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 these policies.

Locational Considerations

11.489 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.

11.490 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.

11.491 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, cycleways 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. Supplementary Planning Guidance will be produced to expand on the provisions of Policy CCH1 and CCH2.

Policy CCH3 – 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 (as a minimum) 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.

11.492 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].

11.493 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.

11.494 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

11.495 This LDP recognises the diversity of communities across Carmarthenshire noting in particular the largely rural characteristics that typify much of its area. As reflected in PPW such areas often require different approaches to sustainable transport with new development needing to reflect local circumstances. For example, in developing the LDP strategy regard has been had to the potential for growth within rural areas and the identification of sites has had regard to the hierarchy including measures to encourage the use of Ultra Low Emission Vehicles. In this regard the above policy provides a clear focus on access to such vehicles as a positive policy objective for developments across the authority including in rural communities.

^[1] Planning Policy Wales: Edition 11

^[2] Planning Policy Wales: Edition 11

11.496 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.

11.497 Rurality is a particular challenge for public transport, with the sparse populations in most rural areas and communities, served by a low frequency service.

11.498 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 which references and integrates new and alternative transport approaches including the promotion of ultra-low emission vehicles. Proposals for Flats (non-dedicated parking bays) should provide Rapid charging points where the local electricity network is technically able to support its provision and where it doesn't render the development unviable.

11.499 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.

11.500 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 11: Paragraph 4.1.39. Note: 32 Amp socket. Commercial standalone charging units provide 2 chargers.

11.501 This provision of this policy seeks to future-proof new housing as part of the Council's commitment to tackling the declared climate change emergency. However, it is recognised that as capacity improves across the grid there may be circumstances where the current and projected capacity is unable to meet the demands arising from the policy in relation to a particular development. In such circumstance's application should be

^[3] Re-energising Wales: Decarbonising Transport in Wales – Institute of Welsh Affairs (June 2018) www.iwa.wales/wp-content/uploads/2018/06/IWA_Decarbonising_Transport-1.pdf

accompanied by robust evidence detailing any such issues including viability implications in the undertaking of any infrastructure improvements would have on the development. Reference should be had to the SPG for ULEV requirements in new developments.

CCH4: Water Quality and Protection of Water Resources

Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements in water quality. Proposals will be permitted where they do not have an adverse effect upon water resources, water quality, fisheries, nature conservation, public access, or water related recreation use in the County.

Where appropriate, SuDS must be implemented with approval required through the Sustainable Drainage Approval Body (SAB).

Proposals will be supported if they promote the safeguarding of watercourses through ecological buffer zones or corridors, protecting aspects such as riparian habitats and species, water quality, and providing for flood plain capacity.

Development will only be permitted if it can be demonstrated that there is no adverse effect on the integrity of phosphorus sensitive riverine Special Areas of Conservation (SACs). In the hydrological catchment area designated for riverine SACs, development creating wastewater discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC. This can be achieved through implementation of mitigation measures and associated supplementary planning guidance. Where evidence demonstrates that adverse effects on the integrity of river SAC can be avoided or offset using mitigation, these must be agreed with the Council on a case-by-case basis, in consultation with NRW.

11.502 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.

11.503 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.

11.504 Dŵr 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.

11.505 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.

11.506 The consideration of the environment 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.

11.507 Water quality can be improved through measures such as effective design, construction and operation of sewerage systems, the use of GBI such as wetlands or greenspace for flood alleviation, and the use of SuDS. The promotion of good agricultural practice and the sustainable management of natural resources would also contribute to improvements in quality. Where appropriate and applicable to the planning system, this Plan identifies measures that can be taken forward. Reference is made to restoration as a key principle of the Water Framework Directive, such as the use of green engineering to restore the natural state and functioning of the river system by removing culverts to help support biodiversity, recreation, flood management and landscape development.

11.508 Proposals should seek wherever possible to incorporate water conservation techniques including rainwater harvesting and grey-water recycling.

11.509 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.

11.510 Development should seek to connect to the existing mains waste water infrastructure network in the first instance. Exceptionally, for development where it is not feasible to connect to public waste water treatment works (WWTW), any such proposals will need to justify why connection is not feasible and demonstrate compliance with WG Circular 008/2018 and Natural Resources Wales guidance for connections to private treatment works/septic tanks. New development proposals which place pressure on the capacity of the existing water supply and the water and sewerage treatment infrastructure must ensure the necessary infrastructure is in place or will be provided to serve them within an appropriate AMP programme. The increasing pressure on the infrastructure and on nature is an important consideration and new development will be expected to demonstrate that adequate consideration is given to the conservation of water resources and the protection of water quality.

11.511 Additional considerations apply to new development where there is the potential for increases in phosphorus, particularly because of waste water discharges, to have an adverse effect on the integrity of the Afon Cleddau, Afon Teifi, Afon Tywi and River Wye Special Areas of Conservation (SAC's), in line with the Habitats Regulations 2017 (as amended).

11.512 Increases in flows to mains WWTW can lead to increases in nutrients in watercourses because of discharges from the works. This policy seeks to manage waste water discharges arising from new development to ensure compliance with the Habitats Regulations 2017 (as amended) and known WWTW constraints. It applies to all riverine SAC's within Carmarthenshire including their tributaries.

11.513 In January 2021, Natural Resources Wales (NRW) set new phosphorus standards for riverine Special Areas of Conservation (SACs). In respect of Carmarthenshire, compliance tests undertaken by NRW found failure to meet these new standards in the Afon Cleddau and Afon Teifi.

11.514 To facilitate delivery of development which may be affected by this policy, the Council have prepared 'the 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy'. The

257

document sets out the strategic approach for delivering phosphorus reductions in these catchments while also facilitating LDP growth and demonstrating that mitigation can be delivered in practice. The document sets out a range of measures, which have been agreed in consultation with NRW. The 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy' are living documents that will develop during the lifetime of the LDP, in consultation with NRW.

11.515 The delivery of the 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy' will be supported by the established of Afon Tywi, Teifi and Cleaddau Nutrient Management Boards (NMB's). These Boards which will have wider duties with a broader aim to deliver the long-term solutions on a catchment basis, both to address the issue of excessive phosphorus in rivers, generated from existing activities and land uses in the wider catchment, and to identify measures which might be relied upon to deliver wider benefits and net reductions across the catchment. These measures are outside the scope of the LDP and planning but are important for a robust approach to reducing phosphorus in Carmarthenshire's riverine SAC's. SPG will be produced to support the policy and mitigation approaches identified and to further elaborate on the role of s106 and developer contributions.

11.516 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. Reference should be made to Carmarthen Bay Abstraction Licencing Strategy (2014).

11.517 The Council will continue to work with and consult NRW and DCWW on development proposals as appropriate. The Council will also further 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. The requirement for an appropriate buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity. The requirement is 8 meters where proposals relate to a main river, and 7 meters where proposals relate to an ordinary watercourse. 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. In some circumstances, activity near watercourses will need consents including Flood Risk Activity Permits (FRAP) from NRW on main rivers and/or Flood Defence Consents from the LLFA on ordinary watercourses.

11.518 Proposals must 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 opportunities to acknowledge and embrace GBI as part of a placemaking approach.

11.519 Reference should be had to paragraph 11.536 of Policy PSD12 in relation to proposals that lead to increases in nutrient loading to the environment and potentially impact upon water and air quality.

CCH5: 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 Policy⁹⁷ and is supported by robust technical evidential statement. However, only less vulnerable development will be permitted within Zone C2.**
- 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.

11.520 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.

⁹⁷ As identified within Technical Advice Note 15 (2004) – Development Advice Maps

11.521 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.

11.522 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 development⁹⁸. 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.

11.523 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 and blue infrastructure network, and the intrinsic landscape value of the County.

11.524 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 elsewhere⁹⁹. Regard should be had to the Working with Natural Processes (WWNP) Floodplain Reconnection Potential¹⁰⁰.

11.525 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.

11.526 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

⁹⁸ Planning Policy Wales Edition 11

⁹⁹ Planning Policy Wales Edition 11

¹⁰⁰ <http://lle.gov.wales/catalogue/item/WWNPFloodplainReconnectionPotentialWales/?lang=en>

requirements set out in TAN 15. 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.

CCH6: 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.

Major developments that consume significant energy will be encouraged to facilitate the development of, and/or connection to proposed District Heating and Cooling Networks.

11.527 This policy seeks to encourage the incorporation of renewable and low carbon energy in all new developments.

11.528 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.

11.529 Further guidance will be provided in the Renewable and Low Carbon Energy Supplementary Planning Guidance.

CCH7: Climate Change – Forest, Woodland, and Tree Planting

Support will be given to proposals which seek the creation and protection of new (or the enhancement of existing) woodland, forests, tree belts and corridors, and where they promote the delivery of the national and local decarbonisation targets.

Support will be given to proposals that will deliver the multiple benefits associated with well-designed and well managed trees, woodlands, and forests (e.g., carbon sequestration, flood alleviation, improvements in air and water quality, nutrient mitigation, biodiversity and nature recovery, landscape, health and well-being, and amenity value).

Proposals should consider potential adverse effects upon the environment, cultural heritage, communities, and landscape, and, where appropriate, follow the mitigation hierarchy.

11.530 In 2021, Welsh Government has identified a target of increasing woodland cover in Wales by at least 5,000 hectares per annum to tackle the climate emergency ¹⁰¹. This policy reflects this national objective and the commitment to the creation of a national forest. There are opportunities to create links to GBI, incorporate active travel facilities and enhance tourism and leisure opportunities, as well as promoting enhanced biodiversity, connectivity, and ecosystems resilience. Well-designed woodland planting can address both the Climate and Nature Emergencies, as declared by Welsh Government and the Council.

11.531 Trees are recognised as have multiple benefits, as outlined within the South West Wales Area Statement ¹⁰² and The Welsh Government's Strategy for Woodlands and Trees ¹⁰³. 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 can contribute to nature conservation and increase biodiversity, and often have historic and recreational value. They also help to generate a feeling of 'well-being' and have an economic benefits.

11.532 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).

¹⁰¹ <https://gov.wales/written-statement-trees-and-timber>

¹⁰² <https://naturalresources.wales/about-us/area-statements/south-west-wales-area-statement/cross-cutting-theme-mitigating-and-adapting-to-a-changing-climate/?lang=en>

¹⁰³ https://gov.wales/sites/default/files/publications/2018-06/woodlands-for-wales-strategy_0.pdf

Proposals will be expected to demonstrate how they will contribute to flood risk alleviation.

11.533 Planting proposals that are designed to create woodlands and forests which will be managed using silvicultural systems that do not rely on clear felling, and which will be managed using low impact or continuous cover systems will be supported.

11.534 Proposals must be appropriate to the cultural and ecological character of the locality, in addition to the wider landscape. The Plan supports the planting of a type, scale, design, and species mix that is appropriate to the locality. Where appropriate, support may also be given towards land-use change for proposals which are design to mitigate the impacts of climate change and have multiple benefits (as highlighted above). As proposals should consider potential adverse effects upon the landscape, nature conservation, and the historic environment in line with the mitigation hierarchy, specific reference is made to NE1, NE2, and BHE2.

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 and blue 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.**

11.535 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 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's transport network is diverse, connecting people and services through the highway, public transport, pedestrian and cycle routes, and PROWs (including bridleways).

11.536 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.

11.537 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.

11.538 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: CCH3).

11.539 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.

11.540 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.

11.541 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.

11.542 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.

11.543 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.

11.544 The following table identifies the primary road network, including trunk roads, and the core network. These routes are identified on the constraints map as corridors for movement.

Primary and Core Road Networks

Primary Road Network (corresponds to the identified Strategic network):

M4	A484	A40 (T)
A48	A476	B4310
A4138	A477 (T)	B4335
A474	A4878	B4336
A483 (T)	A4069	B4459
A48 (T)	A482	B4039
A486	A485	B4317

Core Road Network (corresponds to the identified Highway network):

A4066	B4304	B4556
A4068	B4306	B4301
B4299	B4300	B4303
B4333	B4328	B4314
B4310	B4312	B4297
B4337	B4308	
B4302	B4368	

TRA1: Transport and Highways Infrastructural Improvements

Transport routes, improvements and associated infrastructural facilities which deliver the objectives and priorities of the Joint Transport Plan for South West Wales (2015 – 2020) will be supported.

The improvements to the highway infrastructure as part of the Cross Hands Economic Link Road will be safeguarded with the route identified on the proposals map.

Proposals which 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.

11.545 The Regional Transport Plan identifies the Cross Hands Economic Link Road as a Transformational connectivity project for the Swansea Bay City Region.

11.546 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 nearing completion. The 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 is now open.

11.547 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.

11.548 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).

11.549 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.

11.550 Further schemes identified within the Regional Transport Plan for Carmarthenshire 2015 – 2020 include those schemes listed for 2020 – 2030 and will be reviewed

considering progress updates emanating from the Joint Transport Plan and future strategies:

- Ammanford Economic Regeneration Infrastructure (Wind St/Tiryddail) – 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 Country 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 and Blue 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.

11.551 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 services¹⁰⁴.

11.552 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.

11.553 In utilising this policy regard should be had to the provisions of the LDP on placemaking and green and blue infrastructure. In this respect, the Plan emphasises a commitment to quality environments and design, with active travel and walking and cycling as important components.

11.554 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 journeys¹⁰⁵.

¹⁰⁴ Planning Policy Wales Edition 11

¹⁰⁵ Planning Policy Wales Edition 11

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.**

11.555 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.

11.556 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.

11.557 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.

Proposals should also recognise the importance of redundant rail corridors as wildlife corridors and opportunities for expanding the network of green and blue infrastructure.

11.558 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.

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.**

11.559 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.

11.560 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.

Strategic Policy SP 18: Mineral Resources

The County's identified mineral resources will be sustainably managed by:

- a) Ensuring an adequate supply of minerals, including 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 minerals infrastructure, and areas underlain by minerals of economic importance where they could be worked in the future, to ensure that such resources and infrastructure 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.**

An 'Area of search' for Sand and Gravel has been defined on the Proposals Map which will form the basis for future exploration and production in order to satisfy the broader subregional requirements. ¹⁰⁶

11.561 The LDP will seek to ensure that the County provides positively for the working of mineral resources to meet society's needs, and that such resources and minerals infrastructure 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.

11.562 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.

¹⁰⁶ As set out in the Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties– Second Review (RTS2) (September 2020).

11.563 Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties– Second Review (RTS2) (September 2020) 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).

11.564 For crushed rock, Carmarthenshire forms part of the Swansea City Sub-region, along with the local authorities of Swansea and Neath Port Talbot. Although at present, Swansea is unable to demonstrate an inability to meet RTS2 apportionments, there are more than sufficient reserves within NPT and Carmarthenshire to take up the joint apportionment within this period without resulting in under provision. A statement of sub-regional collaboration (SSRC) has been produced which demonstrates how the constituent Authorities satisfy the requirements of RTS2 in respect of future crushed rock provision.

11.565 In terms of sand and gravel provision, it must be noted that the First Review of the RTS (RTS1) suggested that there would be merit in developing a combined approach to future apportionments and allocations between Pembrokeshire, Ceredigion and Carmarthenshire. Although Carmarthenshire is in a separate sub-region (primarily because of the market for crushed rock in the Swansea area), it is recommended in RTS2 that these joint working arrangements [suggested in RTS1] should continue, with regard to sand & gravel. Therefore, a joint approach is being pursued by Pembrokeshire, Ceredigion and Carmarthenshire for the provision of the allocation requirement for 3.626 million tonnes over the period up to 2038.

11.566 In the event that the allocations for sand and gravel in the three constituent authorities are not sufficient to meet the 3.626 million tonnes over the period up to 2038, an 'area of search' for sand and gravel has been identified on the proposals map (with further areas being identified by Pembrokeshire and Ceredigion in their respective Revised LDPs). Furthermore, a statement of sub-regional collaboration (SSRC) is being produced which will demonstrate how the constituent Authorities will satisfy the requirements of RTS2 in respect of future sand and gravel provision.

11.567 In respect of working the resource within the area of search, this will not be carried out within 100m of residential properties. Proposals for extraction will also need to accord with the criteria set out within Policy MR1 Mineral Proposals. On those elements of the area of search that contain grade 3a agricultural land, the need for extraction will be considered in accordance with paragraph 3.59 of PPW Ed.11.

11.568 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 not cause adverse effects and be within acceptable levels;**
- f. There are no unacceptable adverse impacts upon sites of nature conservation importance and ecological features, 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.**
- k. Effective measures should ensure that utilities infrastructure is protected.**

11.569 The purpose of the policy is to maintain a balance between meeting national, regional and local 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.

11.570 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.

11.571 Buffer zones are used to provide areas of protection around permitted and proposed mineral workings where new development which would be sensitive to adverse impact, including residential areas, hospitals and 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 existing and proposed mineral operations.

11.572 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*,¹⁰⁷ and 500m buffer zones around coal working sites is set out *MTAN2: Coal*.¹⁰⁸ Exceptions to these distances will be considered in accordance with the provisions set out in *MTANs 1 & 2*.

MR3: Mineral Safeguarding Areas

Planning permission will not be granted for development proposals where they would permanently sterilise resources of aggregate identified within the mineral safeguarding areas on the proposals map unless:

- a. The applicant can demonstrate that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable (including compromising amenity and social considerations); or**
- b. The mineral resource has already been extracted; or**
- c. The mineral can be extracted satisfactorily prior to the development taking place; or**
- d. The development is of a temporary nature and can be completed and the site restored within the timescale that the mineral is likely to be needed; or,**
- e. The nature and location of the development would have no significant impact on the potential working of the resource.**

11.573 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.

11.574 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 MR1), 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

¹⁰⁷ Minerals Technical Advice Note 1: Aggregates

¹⁰⁸ Minerals Technical Advice Note 2: Coal

that any operation does not have any unacceptable adverse impacts upon the environment, human health, and local amenity.

11.575 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).

11.576 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') is identified on the Proposals map, and within Appendix 4 (Minerals 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-sufficiency¹⁰⁹;**
- d) Supporting proposals for new in-building waste management facilities at existing and allocated industrial sites (B2 use) which are 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.

11.577 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

¹⁰⁹ Article 16 of the EU Waste Framework Directive, 2008

proportionate to the nature, size and scale of the development proposed. Further advice is contained within Annex B of TAN 21 Waste.

11.578 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.

11.579 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.

11.580 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.

11.581 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.

11.582 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.

11.583 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.

11.584 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.

11.585 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.

11.586 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.

11.587 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 Mid and 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.

11.588 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.

11.589 Each year a Waste Planning Monitoring Report (WPMR) is produced for the Mid and 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.

11.590 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 Mid and South West Wales region).

11.591 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.

11.592 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.

11.593 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, or contaminated soils, received in error;**
- d) The extent, thickness and final surface treatment of the deposit is compatible with the surrounding landform.**

11.594 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.

11.595 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.

11.596 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.

11.597 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.

11.598 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, organisations and the private sector to implement 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 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 public and private sector, 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 to ascertain and minimise the likely in-combination effects of this Plan's proposals.

12.6. This chapter 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.

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 no longer than 4 years from the date of adoption. This could result in the production of a replacement/revised Plan or in the alterations of aspects of the Plan.

12.11. LDP Regulations prescribes the following indicator required by legislation which must be included in the AMR:

- The number of net additional affordable and general market dwellings built in the LPA's area.

12.12. Table 29 of the Development Plans Manual Edition 3 sets out additional key indicators applicable to the Plan.

12.13. These indicators required by WG are identified in the monitoring framework. Contextual indicators will also be used in the AMR to evaluate if it is the Plan which is not achieving the targets or if there are external factors (e.g. the economy or changes in funding sources) which are outside of the planning system's control which influence the outcomes of the framework.

12.14. As reflected within the ISA, the SEA Regulations (Article 17) require that the significant environmental effects of the Plan be monitored so that any unforeseen adverse effects can be remediated. To avoid duplication between the monitoring carried out for the ISA (incorporating the SA/SEA) and the rLDP, some indicators have been combined for the two processes to aid clarity. This is demonstrated within Chapter 8 of the ISA report.

12.15. 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 ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
Strategic Policy - SP1: Strategic Growth						
SO3, SO10 ISA1, ISA10, ISA15	SP1 SP4 HOM1 HOM2 HOM3	MI. 1	Indicator Required by Legislation: Number of net additional open market dwellings and affordable homes built in the Plan area.	To deliver 8,822 dwellings in total during the Plan period - based on an annual completion rate of 588 units and 117 affordable units per year.	Delivery of below the Plan's annual build rate / target for at least two consecutive years.	Carmarthenshire County Council
SO3, SO12 ISA10, ISA14	SP1	MI. 2	Local Indicator: Job creation. Monitored for information purposes.	No target.	No trigger.	Carmarthenshire County Council
SO1, SO2, SO3, SO13 ISA1, ISA2, ISA12, ISA14	SP1 SG3	MI. 3	Local Indicator: Production of SPG on The Pembrey Peninsula.	Adopt SPG by December 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
Strategic Policy – SP 2: Retail and Town Centres						
SO4 ISA1, ISA6, ISA14	SP2	MI. 4	Local Indicator: Vacant Retail Units of commercial properties	Vacancy rates of commercial properties within defined town centre boundary.	Vacancy levels increase	Retail and Town Centre Audit
Strategic Policy – SP 3: Sustainable Distribution – Settlement Framework						
SO6, SO10 ISA1, ISA10	SP3 SP4	MI. 5	Key Indicator: Proportion of housing permitted on allocations per tier of the settlement hierarchy	The distribution of dwellings to be in accordance with the proportions specified in the Plan	Deviation of +/- 10% from the expected distribution of allocations within the tiers for at least two consecutive years	Carmarthenshire County Council
Strategic Policy – SP 4: A Sustainable Approach to Providing New Homes						

SO10 ISA10, ISA15	SP1 SP4 HOM1	MI. 6	Key Indicator: The level of housing completions (private and affordable) monitored against the Anticipated Annual Build Rate (AABR). .	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.	
SO10 ISA10, ISA15	SP1 SP4 HOM1	MI. 7	Key Indicator: Total cumulative completions monitored against the anticipated cumulative completion rate.	Cumulative completions as per housing trajectory.	Cumulative completion levels falling below the levels set out in the housing trajectory for at least two consecutive years.	Carmarthenshire County Council
SO6, SO10 ISA10, ISA15	SP4 HOM1	MI. 8	Local Indicator: Number of dwellings delivered on Housing Allocations.	To deliver 6,824 dwellings on allocated sites.	The overall number of new housing units built on allocated sites which fall below the annual requirement for 2 consecutive years	Carmarthenshire County Council
SO6, SO10 ISA10, ISA15	SP4 HOM2	MI. 9	Local Indicator: Small Sites (less than 5 units) Allowance – Number of dwellings delivered in tiers 1 - 3.	To meet the planned target of 1,575 dwellings on small sites	20% of +/- 105 dwellings permitted annually on small sites in tiers 1 - 3.	Carmarthenshire County Council
SO10 ISA10, ISA15	SP4	MI. 10	Local Indicator: Windfall Allowance – number of dwellings delivered on windfall sites (excluding small sites allowance).	To meet the planned target of 1,305 dwellings on large windfall sites.	20% +/- 87 dwellings permitted annually on windfall sites (+5 no.).	Carmarthenshire County Council

SO10 ISA1, ISA10, ISA11, ISA15	SP4 HOM3	MI. 11	Local Indicator: Net increase in number of new homes in Rural Villages (Tier 4).	The number of open market homes within each Rural Village should not exceed the 10% cap above the number of existing homes in the settlement, as at the LDP base date	The net increase of open market homes within a Rural Village exceeds the 10% cap above the number of existing homes in the settlement, as at the LDP base date.	Carmarthenshire County Council
SO10 ISA1, ISA10, ISA11, ISA15	SP4 HOM3	MI. 12	Local Indicator: Production of SPG on Homes in Rural Villages	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	
Strategic Policy – SP 5: Affordable Homes Strategy						
SO10 ISA6, ISA10, ISA12, ISA15	SP5 HOM4 AHOM1 AHOM2	MI. 13	Key Indicator: The level of affordable housing completions monitored against the plan's overarching target.	To deliver 1766 affordable homes in total by 2033. To deliver 117 affordable home annually.	Delivery falls below the Plan's annual build rate / target for at least two consecutive years	Carmarthenshire County Council
SO10 ISA6, ISA10, ISA12, ISA15	SP5 HOM4 AHOM1 AHOM2	MI. 14	Key Indicator: Tenure of affordable housing completions.	Tenure split (social rented and intermediate) in line with need identified in the Local Housing Market Assessment (LHMA).	Non delivery of the identified tenure split over at least 2 consecutive years.	Carmarthenshire County Council
SO10 ISA6, ISA10, ISA12, ISA15	SP5 AHOM1 AHOM2	MI. 15	Key Indicator: Trends in key determinants of market conditions and viability such as, house prices, land values, build costs.	Policy requirements are reflective of the current economic circumstances and financial viability.	Average house prices increase or decrease by 5% above the base levels sustained over 1 year.	Council Valuers

SO10 ISA10, ISA12, ISA15	SP5 AHOM1 HOM1	MI. 16	Key Indicator: Delivery of the affordable housing policy - thresholds and percentage targets for each housing allocation site with a permission.	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AHOM1.	The proportion of affordable dwellings permitted on residential allocations not in accordance with HOM1.	Carmarthenshire County Council.
SO10 ISA6, ISA10, ISA12, ISA15	SP4 AHOM1 AHOM2	MI. 17	Local Indicator: Production of SPG on Affordable Housing.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	
Strategic Policy – SP 6: Strategic Sites						
SO3, SO12 ISA12, ISA13, ISA14	SP4 SP6 SP7	MI. 18	Key Indicator: Pentre Awel – 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
SO3, SO12 ISA11, ISA12, ISA13, ISA14	SP6 SP7	MI. 19	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
Strategic Policy – SP 7: Employment and the Economy						

SO3, SO12 ISA10, ISA14	SP1 SP6 SP7 SG1	MI. 20	Key Indicator: Employment land take-up against 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
SO3, SO12 ISA10, ISA13, ISA14	SP1 SP6 SP7 SG1	MI. 21	Key Indicator: Job growth	Use Class B job growth in line with the strategy.	No permission for developments that create Use Class B jobs in a year.	Carmarthenshire County Council
SO3, SO12 ISA10, ISA14	EME1	MI. 22	Local Indicator: Employment land lost to other land uses (includes identified 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
SO3, SO12 ISA14	EME4	MI. 23	Local Indicator: Planning permissions for employment uses outside of identified existing or proposed employment sites where they are contrary to the provisions of Policy EME4	Ensure that employment uses outside of proposed and/or identified existing employment sites are in accordance with Policy EME4	Planning permission for employment uses on land outside of proposed and/or identified existing employment sites where they are contrary to Policy EME4	Carmarthenshire County Council
Strategic Policy – SP 8: Welsh Language and Culture						
SO11 ISA1, ISA11	SP8 WL1	MI. 24	Local Indicator: Production of SPG on Welsh Language and New Developments.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council

SO11 ISA11	SP8 WL1	MI. 25	Local Indicator: Planning applications supported by Welsh Language Action Plans or Welsh Language Impact Assessments	Planning Applications to be supported by relevant documentation in accordance with Policy WL1	Planning applications not supported by relevant documentation in accordance with Policy WL1	Carmarthenshire County Council
SO11 ISA11, ISA15	SP8 WL1	MI. 26	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 9: Infrastructure						
SO1, SO2, SO14 ISA1, ISA2, ISA5	SP9 INF4	MI. 27	Key Indicator: The delivery of key infrastructure that underpins the plan strategy.	Monitor the development of new infrastructure, such as road and rail improvements, utility, and biodiversity enhancements.	No trigger. Monitoring for contextual information. Reference to other indicators within this framework.	Carmarthenshire County Council
SO1, SO14 ISA1, ISA2, ISA5	SP9 INF4	MI. 28	Local Indicator: Production of SPG on The Burry Inlet.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO14 ISA1	SP7 INF1	MI. 29	Local Indicator: Production of SPG on Planning Obligations.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO2, SO14 ISA1, ISA12	SP7 INF2	MI. 30	Local Indicator: Production of SPG on Health Impact Assessments	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
Strategic Policy – SP 10: Gypsy and Traveller Provision						

SO10 ISA10, ISA15	SP10 GTP1	MI. 31	Key Indicator: Gypsy and Traveller sites / pitches built on allocated sites.	To provide the required pitches identified within the GTAA. to be met in accordance with identified need.	No planning permission secured on an allocated site.	Carmarthenshire County Council
SO10 ISA10, ISA15	SP10 GTP1	MI. 32	Local Indicator: Gypsy and Traveller sites / pitches built on unallocated sites	No target	The granting of any planning permission and/or traveller site.	Carmarthenshire County Council
SO10 ISA10, ISA15	SP10 GTP1	MI. 33	Local Indicator: The need for Gypsy and Traveller transit sites	No unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years	Carmarthenshire County Council
Strategic Policy – SP 11: The Visitor Economy						
SO13 ISA1, ISA14	SP11 VE1 VE2 VE3 VE4	MI. 34	Local Indicator: Total economic impact of tourism in Carmarthenshire	No target	No trigger. Monitoring for contextual information	STEAM Report prepared by GTS UK (Carmarthenshire CC Marketing and Media Annual Report)
SO13 ISA1, ISA14	SP11 VE1 VE2 VE3 VE4	MI. 35	Local Indicator: Production of SPG on Alternative Luxury Camping	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	
Strategic Policy – SP 12: Placemaking and Sustainable Places						
SO9 ISA1, ISA8, ISA9, ISA12, ISA15	SP12	MI. 36	Local Indicator: Production of SPG on Placemaking and Sustainable Places	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	

SO9, SO11 ISA1, ISA11	SP12 PSD9	MI. 37	Local Indicator: Production of SPG on advertisements (guidance on bilingual requirements)	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO2, SO7, SO9 ISA1, ISA2, ISA3, ISA4, ISA5, ISA6, ISA7, ISA8, ISA9, ISA12, ISA15	SP12 PSD3 PSD4	MI. 38	Local Indicator: The provision of Green and Blue Infrastructure in the County.	No target	No trigger. Monitor for information purposes.	Carmarthenshire County Council
ISA1, ISA2, ISA3, ISA4, ISA5, ISA6, ISA7, ISA8, ISA9, ISA12, ISA15	SP12 PSD3 PSD4	MI. 39	Local Indicator: Production of SPG on Green and Blue Infrastructure Networks and Development	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set	
SO2, SO4 ISA1, ISA9, ISA12, ISA15	SP12 PSD7	MI. 40	Local Indicator: The amount of identified open space lost to development	No identified open space should be lost to development except where in accordance with Policy PSD7	Identified open space is lost contrary to the provisions of Policy PSD7	
SO1	SP12 PSD12	MI. 41	Local Indicator: Production of SPG on Light Pollution	Adopt by December 2025	Failure to progress in accordance with the timetable set	
Strategic Policy – SP 13: Rural Development						
SO5 ISA1, ISA8	SP13 RD4	MI. 42	Local Indicator: Production of SPG on Conversion and reuse of rural buildings for residential use	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	
Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment						

SO1, SO9 ISA1, ISA2	SP14 NE4	MI. 43	Local Indicator: Continue to work towards securing a minimum of 100 ha of suitable habitat for the Marsh Fritillary Butterfly within the Caeau Mynydd Mawr SPG project	Increase in every AMR period in the area of managed habitat in suitable condition	No increase in the area of managed habitat in suitable condition for 4 consecutive AMR periods.	Caeau Mynydd Mawr Project Steering Group. Carmarthenshire County Council – Performance Improvement Management System (PIMS).
SO1, SO9 ISA1, ISA2	SP14 NE4	MI. 44	Local Indicator: Production of SPG on Caeau Mynydd Mawr.	Adopt SPG by October / November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO9 ISA1, ISA2, ISA9	SP14 PSD4	MI. 45	Local Indicator: Production of SPG on Trees and planting as part of new developments	Adopt SPG by Summer 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO9 ISA1, ISA2	SP14 NE1	MI. 464	Local Indicator: Production of SPG on Sites of Importance for Nature Conservation Value (SINCs).	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO9 ISA1, ISA2	SP14 NE2	MI. 47	Local Indicator: Production of SPG on Nature Conservation and Biodiversity	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO9 ISA1, ISA2	SP14 BHE2	MI. 48	Local Indicator: Production of SPG on Landscape Character.	Adopt SPG by Summer 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment						
SO5 ISA1, ISA8	SP15	MI. 49	Local Indicator: Production of SPG on Archaeology	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council

SO5 ISA1, ISA8	SP15	MI. 50	Local Indicator: Production of SPG on the Built and Historic Environment	Adopt SPG by December 2025	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
Strategic Policy – SP 16: Climate Change						
SO7 ISA1, ISA4	SP16 CCH5	MI. 51	Key Indicator: Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.	1 application permitted for highly vulnerable development in C2 flood risk zone contrary to NRW advice.	Carmarthenshire County Council
SO7 ISA1, ISA4	SP16 CCH1	MI. 52	Local Indicator: Production of SPG on Renewable Energy.	Adopt SPG by December 2025	Failure to progress in accordance with the timetable set.	
SO7 ISA1, ISA4	SP16 CCH1	MI. 53	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
SO1 ISA1, ISA2, ISA5, ISA7	SP16	MI. 54	Local Indicator: Production of SPG on Water Quality – Protected Riverine SACs	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	
SO7, SO8 ISA1, ISA4, ISA14	SP16 CCH3	MI. 55	Local Indicator: Produce SPG on Electric and Ultra Low Emission Vehicles in Developments	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set.	
Strategic Policy – SP 17: Transport and Accessibility						
SO8 ISA6	TRA1	MI. 56	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

SO7, SO8 ISA4, ISA6, ISA12, ISA15	SP17 TRA2	MI. 57	Local Indicator: Amount of walking and cycling infrastructure granted planning permission.	Increase in the number of schemes permitted.	No trigger. Monitoring for contextual information	Local Highway Authority Local Planning Authority
SO8 ISA6	TRA1	MI. 58	Local Indicator: Implementation of Welsh Government Road Schemes – including Llandeilo Bypass Monitored for information purposes	No target	No trigger. Monitoring for contextual information	Welsh Government
Strategic Policy – SP 18: Mineral Resources						
SO7 ISA6	SP18 MR1	MI. 59	Local Indicator: The amount of 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 ISA6	SP18 MR1	MI. 60	Local Indicator: The amount of 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 decision-making process.

SO7 ISA6	MR2	MI. 61	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 ISA6	MR3	MI. 62	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 ISA6	SP19	MI. 63	Local Indicator: Monitor planning permissions for waste management facilities	Maintain sufficient capacity to meet local need	Information set out within the Annual Mid and South West Wales Waste Planning Monitoring Reports	Planning Policy and guidance LDP policies Development management and decision-making process

13. Glossary

Adopted	The final confirmation of the development plan as its land use planning policy by the Local Planning Authority (LPA).
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.
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 an affordable cost, 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 examplee.g., Homebuy). Intermediate housing differs from low costlow-cost market housing, which the Welsh Government does not consider to be affordable housing for the purpose of the land use planning system. (TAN 2: Glossary).
Air Quality Management Area (AQMA)	<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>
Alternative Luxury Camping sites	A non-permanent luxury style of camping.
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
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.
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.
City Region	See Swansea Bay City Region.
Climate Change	Long-term changes in temperature, precipitation, windwind, 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, developmentdevelopment, or maintenance. For example, provision of infrastructure, provisionprovision, 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.

Contaminated Land	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 <ul style="list-style-type: none"> - 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.
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 or the deposit revised LDP, the Integrated Sustainability Appraisal report, Habitat Regulations Assessment, 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 SP316.
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, researchresearch, and development, storagestorage, 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 (EIA)	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, streamstream, or brook.
Fluvial Flood	Flooding from rivers.
Future Wales: the national plan 2040	Prepared by the Welsh Government under the provisions of the Planning (Wales) Act) 2015. Future Wales sets out a 20 year20-year land use framework for Wales and will replace the Wales Spatial Plan.
Geodiversity	The variety of earth materials, forms and processes that constitute and shape the Earth. It covers geology, rocksrocks, and the process by which they change and geomorphology, landformslandforms, and topography.
Geological	Relating to the earth's physical structure and substance.
Geomorphological	The form or surface features of the earth.
Green and Blue Infrastructure (GBI)	The network of multi-functional green space, encompassing both land and water (blue space). The Green and Blue Infrastructure areas include existing and new (created) features in both rural and urban areas. The Green and Blue Infrastructure network delivers a wide range of Ecosystem Services including environmental and quality of life benefits for local communities.
Green Infrastructure Statement	A requirement for the planning application of any major development which demonstrates how GBI design solutions have been considered and accommodated as part of the proposed development.
Greenfield site	Land which has never been built on.
Groundwater	Water that has percolated into the underground strata, including soils and may form underground ponds or streams (i.e., aquifers), which may discharge above ground but lower down the catchment.
Habitat	An area of nature conservational interest.

Habitats Regulations Assessment (HRA)	The screening and appropriate assessment of options required under Part 6 and Chapter 8 of The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) is 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 (Natura 2000) 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 an “European Site” (see paragraph 5.1.2 of TAN 5). The UK is bound by the terms of the EC Birds and Habitats Directives and the Ramsar Convention. The Conservation (Natural Habitats &c.) Regulations 1994 (the Habitats Regulations) and the Offshore Marine Conservation (Natural Habitats &c) Regulations 2007 refer to “European sites” and “European Offshore Marine Sites”. Despite amendments to the Habitat Regulations post-brexite, the legal position and duties to achieve/uphold favourable conservation status remain unchanged.
Hamlets and Groups of dwellings	A hamlet or a group of dwellings is (defined for the purposes of the LDP) a small cluster of dwellings with core of at least 6 dwellings.
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, 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”.
Integrated Sustainability Appraisal (ISA)	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e., social, environmental, and economic factors). This approach meets requirements for a joint SA/SEA alongside the Well-being of Future Generations Act 2015, Equality Act 2010, Environment (Wales) Act 2016, Technical Advice Note (TAN) 20, and considerations under Public Health (Wales) Act 2017, into a single, non-exhaustive ISA which enables a more transparent, holistic, and rounded assessment of the sustainability implications of the growth options, objectives, policies, and proposals contained in the rLPD.
Integrated Sustainability Appraisal Report (ISA Report)	Document incorporating the requirements for an Environmental Report as part of the SA/SEA process to describe and appraise the likely significant effects on sustainability (i.e., social, environmental,

	and economic factors) of implementing the LDP, in addition to other requirement/considerations (please see definition for ISA).
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 and/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 small landscaped areas of open space designed for young children located close to where the children live.
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 Equipped Area for Play (LEAP)	An equipped area of play and recreation (and informal recreation).
Local Need Eligibility	<p>All new affordable local need housing will be restricted to those who can demonstrate they have a need to live in the Town and Community Council area and are in Affordable Housing Need. In practice, the occupant must satisfy one of the following criteria:</p> <ul style="list-style-type: none"> • The person is continuously resident in the Town or Community Council area or the adjoining Town or Community Council area for three years immediately prior to occupation; or • The person has been in continuous employment in the Town or Community Council area or the adjoining Town or Community Council area for at least the last 5 years immediately prior to occupation; or • The person is a former resident who wishes to return to the Town or Community Council area having completed a post-

	<p>secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the Town or Community Council area or the adjoining Town or Community Council area for at least three years; or</p> <ul style="list-style-type: none"> • The person is a 'key worker' moving into the community to take up permanent, full-time employment within the Town or Community Council area or the adjoining Town or Community Council area. An example of a key worker is as follows: <ul style="list-style-type: none"> ○ A teacher in a school or in a further education establishment or sixth form college; ○ A nurse or other skilled health worker in the National Health Service; ○ A police officer; ○ A fire officer; ○ Any other person whose employment fulfils an important role in the provision of key services within the area; or, • The person makes a significant voluntary contribution to the social, cultural and economic vitality of the Town or Community Council area for at least three years; or, • The person needs to move to the area so that a member of their household with a disability can attend a school or receive specialist support, but are unable to do so because of the difficulty in finding adequate accessible / affordable housing in the area. The need must be as a consequence of the disability and the need to move to that area must be evidenced; or, • The person was in prison, in hospital or similar accommodation whose location was beyond their control, and immediately before moving to this type of accommodation lived in the Town or Community Council area or adjoining Town or Community Council area for at least three years; or • The person needs to live in the Town or Community Council area because they need substantial care from a relative who lives in the Town or Community Council area or the adjoining Town or Community Council area, or because they need to provide substantial care to a relative who lives in the Town or Community Council area or the adjoining Town or Community Council area. 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 Town or Community Council area or the adjoining Town or Community Council area for three years and then lived outside the locality defined for social and/or economic reasons and is returning to live in the Town or Community Council area or the adjoining
--	--

	<p>Town or Community Council area within three years of the date of their departure; or</p> <ul style="list-style-type: none"> The person is serving in the Armed Forces or are former members of the Armed Forces who are not currently employed or resident in the area but have previously been resident in the Town or Community Council area or the adjoining Town or Community Council area, including residency as a result of a former posting in the Town or Community Council area or the adjoining Town and Community Council area while serving in the Armed Forces; or, Is an older person or disabled person and needs to move to more suitable accommodation due to medical conditions.
Local Planning Authority (LPA)	A planning authority whose responsibilities for include the preparation of an LDP.
Local Well-being Plan	Under The Well-being of Future Generations (Wales) Act 2015 Public Service Boards were established for each local authority area and prepare the Well-being Plan. These Plans replace the SIP (see below).
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 minimise and/or offset significant adverse effects.
Mitigation Hierarchy	A tool which promotes limiting negative/adverse effects (as far as possible). In sequential order, proposals must first consider avoiding impacts, then ways of minimising impacts, and lastly mitigating impacts which may potentially be placed upon biodiversity and/or the wider environment.
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 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 (and informal recreation, and provision 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 is are not defined in Policy SP3.
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 authoritiesNatural Resources Wales and 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 timeperiod a plan covering s namely up 2018 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 Integrated 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 3.5111 – page 37.
Protected Species	Plant and animal sSpecies 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 Site	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 energyenergy, 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 Section S69 of the Planning and Compulsory Purchase Act 2004 2004 Act and/or Regulation 41 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005; 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	An area adjacent to a water body (e.g., river, lake, estuary) that influences the aquatic ecosystem, and contains plant and animal communities. 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 (Section 64 of the Planning and Compulsory Purchase Act 2004 2004 Act). Tests of soundness tests and checks are identified in PPWthe Development Plan Manual.
South W-wWest Wales Area Statement (2020)	One of the 7 area statements produced in Wales by NRW as a collaborative response to the Natural Resources Policy (NRP), published by the Welsh Government in 2017, which sets out the key challenges and opportunities for the sustainable management of Wales natural resources into the future.
Special Area of Conservation (SAC)	Sites of international conservational importance designated by the Welsh Ministers under the Habitats Directive (Council Directive 92/43/EEC) European Directive on the Conservation of Natural Habitats and Wild Flora and Fauna. (transposed into national law through the Conservation of Habitats and Species Regulations

	2017 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019). 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)	Sites of conservational importance Special Protection Areas For designated under the Wild Birds Directive (Directive 2009/147/EC) (transposed into national law through the Conservation of Habitats and Species Regulations 2017 (as amended), Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended), and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019). 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	Organisations and interested parties, whose s directly affected by the LDP (and/or SEA) - involvement is 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 Section 62(6) of the Planning and Compulsory Purchase Act 2004 to undertake SA of the LDP. This form of SA fully incorporates the requirements of the SEA Regulations.
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.
Welsh National Marine Plan (WNMP) 2019	The Welsh National Marine Plan (WNMP) 2019 prepared and adopted under the Marine and Coastal Access Act 2009.

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 – Edition 3

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 2nd 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)
- Future Wales: the National Plan 2040
- Welsh National Marine Plan 2019
- 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
- South-west Wales Regional Economic Delivery Plan (REDP)
- Joint Local Transport Plan for South-west Wales (2015-20):
- Waste Planning Monitoring Report(s) for the South-west Wales Region:
- Dŵr Cymru Welsh Water Water Resources Management Plan
- River Basin Management Plan Western Wales River Basin District
- South-west Wales Area Statement

- Regional Technical Statement (RTS) for the South Wales Regional Aggregate Working Party 2nd Review 2020
- Market Analysis and Potential Interventions: A report to the Welsh Government, March 2020

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
- Moving Rural Carmarthenshire Forward
- Carmarthenshire Economic Recovery and Delivery Plan (April 2021)
- 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
- Net Zero Carbon Action Plan
- 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.

Pentre Awel, Llanelli 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.

South West Wales Regional Economic Delivery Plan

Since the publication of the Swansea Bay City Region Economic Regeneration Strategy in 2013, the economic and policy context has changed considerably at the Welsh and UK level. This has been brought into particular focus following the UK's decision to leave the European Union and the impact of the covid-19 pandemic. This changing contextual landscape also now includes the advent of the new Corporate Joint Committees, and the preparation of new Regional Economic Frameworks by Welsh Government. These Frameworks set out visions and high-level priorities for each region in Wales.

To respond to changing circumstances, the four local authorities in South West Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) which will replace the previous Swansea Bay City Region Economic Regeneration Strategy.

The REDP commission includes:

- A thorough analysis of the evidence base on the region's economy, labour market and infrastructure to determine its strengths, weaknesses, opportunities and threats
- Interpretation of the strategic policy context at local, regional and national level
- Development of detailed strategic aims and objectives that respond to the economic opportunities for the region and complement the shared regional vision as articulated in the Regional Economic Framework
- Preparation of Regional Economic Delivery Plan that includes actions that need to be taken to achieve the vision and objectives

The REDP complements the new Welsh Government Regional Economic Framework (REF) and provides a further layer of detail outlining the objectives and actions that will deliver against the high-level vision in the REF.

Emerging National Development Framework - Mid and West Wales Region and Strategic Development Plans

Future Wales makes reference to four regions which provide a focus for Welsh Government policy and future investment. Carmarthenshire is included within the West Wales region. Swansea Bay and Llanelli is identified as a part of a national growth growth, whilst Carmarthen is identified as one of the regional centres.

We will, through the membership of the South-west Wales Regional Planning Group (SWWRPG) and through the shared work programmes associated within the South West Corporate Joint Committee arrangements continue to work closely particularly in understanding and developing the concept and opportunities for a Strategic Development Plan (SDP) across the region.

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.

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 was commenced the preparation of its replacement Plan. Ongoing dialogue has ensured an understanding of the respective approaches and emerging direction of the policy frameworks including through regional arrangements and the scope and progress of the Strategic Development Plan. 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 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 including through regional arrangements and the scope and progress of the Strategic Development Plan. 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 and has commenced the preparation of its replacement Plan. The Council will continue to examine strategic relationships.. Any future review of the Powys LDP will be monitored and duly considered.

Pembrokeshire Coast National Park Authority's adopted LDP is broadly compatible with a hierarchical settlement structure and a consistency in the broad planning policy approach with Carmarthenshire. Continuing liaison will ensure a mutual understanding of the respective approaches including through regional arrangements and the scope and progress of the Strategic Development Plan. 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. Having commenced the preparation of their revised LDP the timetable toward adoption has been adversely impacted by the publication of NRW guidance on phosphate pollution in protected riverine SACs. There broad alignment of approach to the scale of development and growth. The timetable for the preparation of their Plan is broadly comparable 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, particularly noting shared issues across the region on matters such as phosphates.

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 commenced the preparation of their replacement LDP. The preparation of their revised LDP has been adversely impacted by Covid and recently the publication of NRW guidance on phosphate pollution in protected riverine SACs. 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, particularly noting shared issues across the region on matters such as phosphates.

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. The preparation of their revised LDP has been adversely impacted by the publication of NRW guidance on phosphate pollution in protected riverine SACs. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations , particularly noting shared issues across the region on matters such as phosphates. The implications of proposals in the west of the Park will be duly considered - particularly in terms of the level of housing apportionment.

Local

Carmarthenshire Well-being Plan

This Plan 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.

Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 – 2023

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 and Nature Emergency along and focusing on planning and the Welsh language.

Carmarthenshire Economic Recovery & Delivery Plan

The Council’s Economic Recovery Plan (April 2021) identifies some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the Council’s priorities for supporting Business, People and Places. With this support, Carmarthenshire’s economy can recover as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

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

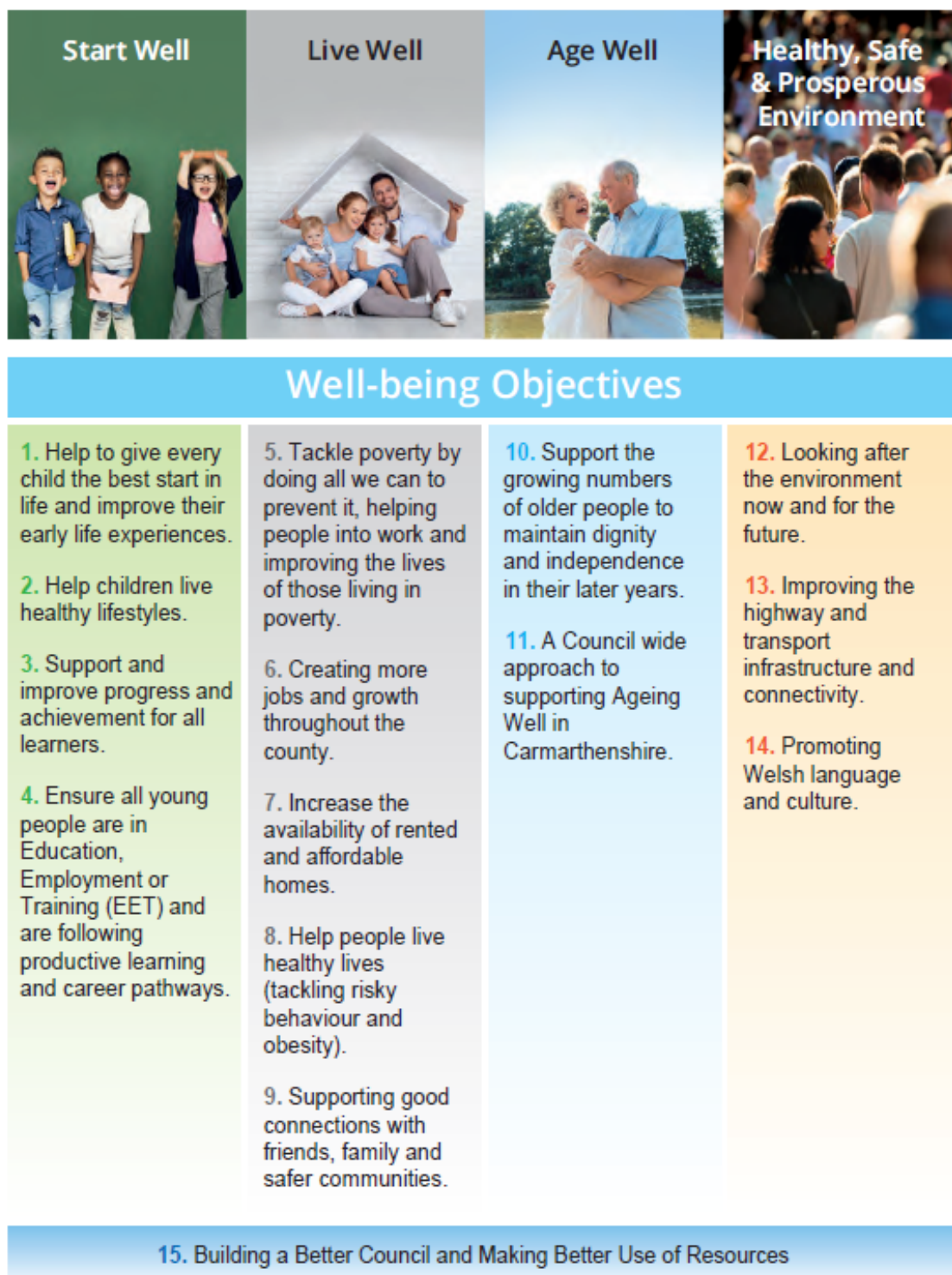


Figure 1 - Carmarthenshire County Council's Corporate Strategy

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.

Moving Rural Carmarthenshire Forward

This report marks a significant milestone for the authority as it is the first time ever that a wide-ranging strategy has been developed to regenerate our rural communities in Carmarthenshire. The final report was approved at Full Council on the 11 September 2019.

The Ten Towns initiative is to support the economic recovery and growth of rural towns across the County. The initiative was established as a direct response to the Moving Rural Carmarthenshire Forward Plan, which sets out a number of key recommendations to support the regeneration of rural Carmarthenshire.

A key part of the programme is the development of Economic growth plans to drive forward an agenda for change for each of the respective towns and their wider hinterland: Cross Hands, Cwmaman, Kidwelly, Laugharne, Llandeilo, Llandovery, Llanybydder, Newcastle Emlyn, St. Clears and Whitland.

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.

The Welsh Language

"The importance of the Welsh language in the social fabric of the County's communities is reflected in its significance at a corporate level within the Council. Of particular note in this regard are the below:

1. Welsh in Education Strategic Plan 2017-2020;
2. Welsh Language Standards (Welsh Language (Wales) Measure 2011) Compliance Notice (issue date 30/9/2015) and the Welsh Language Standards Action Plan (2020/2021); and
3. The Welsh Language Promotion Strategy 2016-2021.

All of these documents can be viewed on the Council's website.

Net Zero Carbon by 2030

The Council is committed to tackling Climate Change as acknowledgement of the significant role it must play in both further reducing its own greenhouse gas emissions and providing the leadership to encourage residents, businesses, and other organisations to take action to cut their own carbon footprint.

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	October / November 2024
HOM3	Homes in Rural Villages	N	Y	October / November 2024
AHOM1, AHOM2	Affordable Housing	Y (Note original substantively updated)	N	October / November 2024
INF4	Burry Inlet	N	Y	October / November 2024
SP12	Placemaking and Sustainable Places	N	Y	October / November 2024
PSD4	Trees and planting as part of new developments	N	Y	Summer 2025
NE1	Sites of Importance for Nature Conservation Value (SINCs)	N	Y	October / November 2024
NE2	Nature Conservation and Biodiversity	Y	N	October / November 2024
SP15	Built and Historic Environment	N	Y	December 2025
CCH1, CCH2	Renewable Energy	N	Y	December 2025
CCH4	Water Quality – Protected Riverine SACs	N	Y	October / November 2024
PSD9	Advertisements (guidance on bilingual requirements).	N	Y	Summer 2025
INF1	Planning Obligations	Y (Note original substantively updated)	N	October / November 2024
SP15	Archaeology	Y	N	October / November 2024
SG3	Pembrey Peninsula	N	Y	December 2025
PSD3	Green and Blue Infrastructure Networks and Development	N	Y	Summer 2025

BHE2	Landscape Character	N	Y	Summer 2025
WL1	Welsh Language and New Developments	Y (Note original substantively updated)	N	October / November 2024
	Site Specific (planning and development briefs - TBC)			Continuous
Multiple	Design Principles in New Development (Suite of SPG to be prepared over the lifetime of the LDP)	N	Y	Continuous
RD2	Conversion and reuse of rural buildings for residential use	Y (Note original substantively updated)	N	October / November 2024
INF2	Health Impact Assessments	N	Y	Summer 2025
VE3	Alternative Luxury Camping	N	Y	October / November 2024
PSD12	Light Pollution	N	Y	December 2025
CCH3	Electric and Ultra Low Emission Vehicles in Developments	N	Y	Summer 2025

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	Inactive	Opencast Coal
M14	Foelfach	Active	Sandstone
M15	Llanelli Sand Dredging Ltd ¹¹⁰	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

N.B. a small portion of the buffer zone of Gilfach Quarry (in Pembrokeshire) extends over the border into Carmarthenshire and has been identified on the Proposals Map.

¹¹⁰ 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 Babell - Widening of footway at 'Lockerly'
C82	Carmarthen	Aspirational	Pedestrian	Heol Login to Heol Llangynnwr - Existing walking route currently across fields. Requires upgrading.
C83	Carmarthen	Short Term	Shared Use	New cycleway/shared use path linking to new Police HQ
C85	Carmarthen	Short Term	Pedestrian	Footway linking Springfield Road to Capel Evan Rd
C86	Carmarthen	Short Term	Pedestrian	Footway linking Abbey Mead to Towy Valley Path
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. Penygaer Rd to Brynsiriol
55 / L66	Llanelli	Short Term	Shared Use	ERM Route 55 Existing Pedestrian - Proposed shared use path - improve signage
L68	Llanelli	Medium Term	Shared Use	Bryn Eli proposed shared use path - no existing cycle infrastructure
L70	Llanelli	Short Term	Pedestrian	Bryngwyn Rd - Footway improvements linking to trip attractors. Restrict footway parking and relocate traffic signs from footway
L72	Llanelli	Medium Term	Shared Use	Dafen Cricket Club - Proposed shared use path, no footpath currently
L73	Llanelli	Medium Term	Shared Use	Prince Phillip Hospital to A4138 Proposed shared use path
L76	Llanelli	Medium Term	Shared Use	Dafen Road to Prince Phillip hospital- no existing cycle infrastructure. Proposed shared use path. New build through field to connect to hospital.
L79	Llanelli	Medium Term	Shared Use	Ynyswen to Afon Lliedi Proposed shared use path - away from road.
L81	Llanelli	Aspirational	Pedestrian / Cycle	Heol Belli Glas / Pennant Cycling/pedestrian improvements and extend 20 mph zone to include key routes to school
L83	Llanelli	Short Term	Shared Use	Proposed shared use path linking residential and employment sites - not yet built
L84	Llangennech	Aspirational	Pedestrian	Footway and Road Safety Improvements North and south of the roundabout along Troserch Road
L85	Llangennech	Aspirational	Cycle	Improved safety and speed measures along Maes y Dderwen Rd / Pontarddulais Rd plus additional cycle supporting measures.
L86	Llangennech	Aspirational	Pedestrian	Provision of linking section footway across No. 3 Heol Y Mynydd
L87	Llangennech	Aspirational	Pedestrian	Footway in vicinity of Ty Ddraig Gwyrdd and along Genwen Road
L88	Llanelli	Aspirational	Pedestrian / Cycle	20mph limit on Cwmfelin Road near junction with School. Improved links along Tanygraig Rd
L89	Llanelli	Aspirational	Pedestrian	Improved footway and widening of footway where road narrows along Berwick Road
L90	Llanelli	Medium Term	Cycle / Pedestrian	Crossing across B4297
L91	Llanelli	Aspirational	Pedestrian	Footway on Western side of B4297 in Bynea
C / L92	Llanelli	Medium Term	Shared Use	ERM Route C outside of Gateway Holiday Park very poor surface needs upgrading
C / L93	Llanelli	Medium Term	Shared Use	ERM along (NCN4) Machynys Peninsula very poor surface needs upgrading
L94	Llanelli	Aspirational	Shared Use	Build a cycle/pedestrian lane, put in lights across the A484, this would link up the two cycle parts of Penyfan with the new route recently built on the A4138, whilst avoiding Trostre Roundabout completely.
L95	Llanelli	Aspirational	Shared Use	Furnace School aspirational links to NCN
L96	Llanelli	Short Term	Pedestrian	Footway creation to south of Furnace School
L97	Llanelli	Short Term	Shared Use	Shared use path creation linking the community centre with the rugby club and NCN
L98	Llanelli	Aspirational	Pedestrian	Footway improvements over Old Road bridge and link to NCN
L99	Llanelli	Aspirational	Shared Use	New shared use link to North Dock as an alternative to link L4
L100	Llanelli	Aspirational	Pedestrian	Off road footpath improvements to link to Glascoed and School
L101	Llanelli	Aspirational	Pedestrian	Aspirational shared use to connect to back of school
L102	Llanelli	Short Term	Shared Use	Replacement of existing steps to link estate to Sandy Water Park
L103	Llanelli	Short Term	Shared Use	Replacement of small bridge to complete route

H1	Hendy	Aspirational	Pedestrian	Footway/Road Safety improvements along Heol Y Parc between Heol Llynbedw and Clos Y Wern.
H2	Hendy	Aspirational	Pedestrian	Footway link improvements on Bronallt Road
H3	Hendy	Aspirational	Pedestrian	Footway provision improvements along Carmarthen Road
H4	Hendy	Aspirational	Pedestrian / Cycle	Improved cycle/pedestrian facilities along Iscoed Road especially outside the school including crossing facilities.
H6	Hendy	Aspirational	Shared Use	Route connecting Hendy and Llangennech
SC1	St Clears	Aspirational	Pedestrian	Provide footway along Bethlehem Road
SC2	St Clears	Short Term	Cycle	Existing Cycleway. Better visibility leading up to path under the underpass and surface of path into St Clears Car Park. Better surface on path between St Clears and Church leading down to the river. Details for this scheme to be confirmed subject to discussions with Welsh Government.
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>MI.1, MI.5, MI.6, MI.18.</p>
Planning Policy Wales Edition 11 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>MI.4.</p>
Planning Policy Wales Edition 11 alignment	Active and Social Places & Productive and Enterprising Places.

Strategic Policy: SP4 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	<p>The following indicators will monitor the effectiveness of the policy:</p> <p>MI.1, MI.5, MI.6, MI.7, MI.8, MI.9, MI.10, MI.11, MI.16, MI.47.</p>
Planning Policy Wales Edition 10 alignment	Placemaking & Active and Social Places.

Strategic Policy: SP5 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: MI.12, MI.13, MI.14, MI.15.
Planning Policy Wales Edition 11 alignment	Placemaking & Active and Social Places.

Strategic Policy: SP6 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: MI.16, MI.17, MI.18.
Planning Policy Wales Edition 11 alignment	Productive and Enterprising Places.

Strategic Policy: SP7 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: MI.16, MI.17, MI.18.
Planning Policy Wales Edition 11 alignment	Productive and Enterprising Places.

Strategic Policy: SP8 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: MI.21, MI.22, MI.23, MI.25, MI.26.
Planning Policy Wales Edition 11 alignment	Distinctive and Natural Places.

Strategic Policy: SP9 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:

	MI.24.
Planning Policy Wales Edition 11 alignment	Productive and Enterprising Places.

Strategic Policy: SP10 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: MI.27, MI.28, MI.29.
Planning Policy Wales Edition 11 alignment	Active and Social Places

Strategic Policy: SP11 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: MI.30.
Planning Policy Wales Edition 11 alignment	Productive and Enterprising Places

Strategic Policy: SP12 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: MI.31, MI.32, MI.33, MI.34, MI.35.
Planning Policy Wales Edition 11 alignment	Placemaking & Active and Social Places

Strategic Policy: SP13 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	<p>Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.</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>MI.36.</p>
Planning Policy Wales Edition 11 alignment	Active and Social Places & Productive and Enterprising Places & Distinctive and Natural Places

Strategic Policy: SP14 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: MI.37, MI.38, MI.39, MI.40, MI.41, MI.42.
Planning Policy Wales Edition 11 alignment	Distinctive and Natural Places

Strategic Policy: SP15 Protection and Enhancement of the Built and Historic Environment	
Strategic Objectives	SO5 - To safeguard 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: MI.43, MI.44.
Planning Policy Wales Edition 11 alignment	Distinctive and Natural Places

Strategic Policy: SP16 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: MI.45, MI.46.
Planning Policy Wales Edition 11 alignment	Placemaking & Distinctive and Natural Places

Strategic Policy: SP3 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: MI.47.
Planning Policy Wales Edition 11 alignment	Placemaking & Active and Social Places & Productive and Enterprising Places & Distinctive and Natural Places

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: MI.49.
Planning Policy Wales Edition 11 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: MI.51, MI.52.
Planning Policy Wales Edition 11 alignment	Productive and Enterprising Places

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:

	MI.55.
Planning Policy Wales Edition 11 alignment	Productive and Enterprising Places

Appendix 7 – Housing Trajectory

Trajectory: Allocations

				Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Total Completions (April 2018 - March 2022)	U/C April 2022	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																						
1																									
	Carmarthen	Land off Parc y Delyn	PrC1/h4	17	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	10	7	0	0	
		East of Devereaux Drive	PrC1/h5	10	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	
		Llansteffan Road	PrC1/h8	50	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	
		Brynhyfryd	PrC1/h10	20	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	
		Castell Pigyn Road, Abergwili	PrC1/h12	35	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	10	10	10	0	0	0	
		West Carmarthen	PrC1/MU1	270	6 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	20	50	50	50	50	
		Pibwrlwyd	PrC1/MU2	247	6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	55	50	22
Tier 2	Pontyates / Meinciau / Ponthenri	Cae Canfas, Heol Llanelli	SeC1/h4	8	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0	
		Land off Heol Glyndwr	SeC1/h7	9	3 months	6 months	2 months			0	0	0	0	0	0	0	2	2	2	3	0	0	0	0	0
	Ferryside	Land to the rear of Parc y Ffynnon	Sec2/h2	12	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0	0	
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	5	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	0	0	
		Land adj. Lleine	SuV1/h2	13	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	1	0	0
	Bronwydd	Land at Troed Rhiw Farm	SuV4/h1	6	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	0	
	Peniel	Aberdeuddwr / Pantyfedwen	SuV10/h2	38	3 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	10	10	10	8	0	0	0	0
	Alltwalis	Land at Alltwalis School	SuV11/h1	12	3 months	4 months	3 months	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	
	Llanpumsaint	Adj. Gwyn Villa	SuV12/h1	20	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	
		Llandre	SuV12/h2	4	N/A	6 months	3 months			0	0	0	0	0	0	0	0	1	1	1	1	0	0	0	
	Rhydargaeau	Cefn Farm	SuV14/h1	17	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	4	4	4	5	0	0	0	0	
	Capel Dewi	Llwynddewi Road	SuV16/h1	2	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	
	Nantgaredig	Rear of former joinery, Station Road	SuV17/h1	35	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	10	15	10	0	0	
	Llanddarog	Land adj. and the r/o Hauffan	SuV19/h2	10	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	4	4	0	0	
	Porthyrhyd	Land adjacent to Llwynhenry Farm	SuV20/h1	6	N/A	6 months	2 months	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
Total for the cluster				846				0	0	0	0	0	0	0	0	2	19	56	78	91	166	143	119	100	72
Cluster 2																									
Tier 1	Llanelli	Beech Grove, Pwll	PrC2/h1	10	3 months	6 months	2 months			0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	

Cluster	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Total Completions (April 2018 - March 2022)	U/C April 2022	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	
		Land off Nant-y-Ci Road	PrC3/h27	18	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	3	5	5	5	
	Tumble		Land at Factory site between No. 22 & 28 Bethesda Road	30	3 months	6 months	3 months			0	0	0	0	0	0	0	10	10	10	0	0	0	0	0	
Tier 2	Brynamman	Heol Gelynen	SeC9/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	
Tier 2	Pontyberem	Land off Heol Llannon	SeC11/h1	15	3 months	6 months	3 months			0	0	0	0	0	0	0	0	0	0	4	4	4	3	0	
Tier 3	Llanedi	Rear of 16 Y Garreg Llwyd	SuV26/h1	11	3 months	18 months	3 months	0	0	0	0	0	0	0	3	4	4	0	0	0	0	0	0	0	
	Carmel	Land adjacent to Tŷ Newydd	SuV27/h1	5	N/A	3 months	1 month	0	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	
	Ystradowen	Land off Pant y Brwyn	SuV30/h1	5	N/A	3 months	1 month	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0	0	
Total for the cluster				441				0	0	0	0	0	0	0	16	20	28	28	42	57	84	62	55	49	
Cluster 4																									
Tier 2	Newcastle Emlyn	Trem y Ddol	SeC12/h1	17	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	3	4	4	4	2	0	0	
		Land to r/o Dolcoed	SeC12/h3	20	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	4	4	0	0	
	Llanybydder	Adj. Y Neuadd	SeC13/h1	10	3 months	6 months	1 month	0	0	0	0	0	0	0	0	0	2	2	2	2	2	0	0	0	
	Pencader	Blossom Garage	SeC14/h1	20	3 months	6 months	1 month	0	0	0	0	0	0	0	5	5	5	5	0	0	0	0	0	0	
		Land adj Maescader	SeC14/h2	24	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	6	6	6	6	0	0	
	Llangeler	Land opp Brogeler	SuV33/h1	5	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	0	
	Saron/Rhos	Land adj. Arwynfa	SuV35/h1	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	1	0	0	0	0	0	
	Llanllwni	Cae Pensarn Helen	SuV36/h1	6	N/A	3 months	3 month	0	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	
		Land at Bryndulais	SuV36/h2	16	3 months	3 months	3 months	0	0	0	0	0	0	0	5	5	6	0	0	0	0	0	0	0	
	Cwmann	Land south of Cae Coedmor	SuV37/h2	20	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	5	5	5	5	0	0	0	0	
		Land adjacent to Lleinau	SuV37/h3	10	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	
	Capel Iwan	Maes y Bryn	SuV38/h1	6	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	0	
	Llanfihangel ar arth	Adj Yr Hendre	SuV39/h1	7	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	1	2	2	2	0	0	0	
	New Inn	Blossom Inn	SuV43/h1	5	3 months	3 months	3 months	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	0	

							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	Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination		Total Completions (April 2018 - March 2022)	U/C April 2022																
Total for the cluster				172				0	0	0	0	0	0	0	0	11	12	22	34	35	27	19	12	0	0
Cluster 5																									
Tier 2	Llandovery	Land adjacent to Bryndeilog, Tywi Avenue	SeC15/h2	8	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	2	
	Llandeilo	Llandeilo Northern Quarter	SeC16/h1	27	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	10	10	7	0	0	0	0	
	Llangadog	Land opp. Llangadog C.P School	SeC17/h1	16	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	4	0	0	0	0
		Land off Heol Pendref	Sec17/h2	8	N/A	6 months	3 months			0	0	0	0	0	0	0	0	0	2	2	4	0	0	0	0
Tier 3	Cwmifor	Opp. Village Hall	SuV51/h1	8	N/A	12 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	2	3	1	0	
Total for the cluster				67				0	0	0	0	0	0	0	0	0	0	4	16	16	17	2	6	4	2
Cluster 6																									
Tier 2	St Clears / Pwll Trap	Adjacent to Britania Terrace	SeC18/h1	60	6 months	8 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	25	25	10	0	0	
		Land adjacent to Cefn Maes	SeC18/h3	100	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	40	40	20	0	0	0	0	
		Land at Heol Llainedlyn	SeC18/h4	6	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
		Land adjacent to Gwynfa, Station Road	SeC18/h5	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0
		Land to the rear of Station Road	SeC18/h6	25	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	10	
		Land adjacent to Gardde Fields	SeC18/h7	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0
	Whitland	Land at Park View, Trevaughan	SeC19/h1	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0
		Land at Whitland Creamery	SeC19/h2	20	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0
	Laugharne	Land off Clifton Street	SeC20/h3	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	
Tier 3	Glandy Cross	Land to the north of Cross Inn P.H	SuV55/h2	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	
	Efailwen	Land to the r/o Talar Wen	SuV56/h1	6	N/A	3 months	2 months	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
	Meidrim	Land adj. to Lon Dewi	SuV58/h1	10	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Land off Drefach Road	SuV58/h2	14	3 months	4 months	2 months	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2
	Bancyfelin	North of Maes y Llewod	SuV59/h2	19	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	9	10	0	0	0	0	0	
	Llangynog	Land at College Bach	SuV60/h1	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1
	Pendine	Land at Nieuport Farm	SuV61/h1	10	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	3	4	3	0	0	0	0	0

							Time taken from planning consent to the discharge of relevant conditions to enable site construction	Total Completions (April 2018 - March 2022)	U/C April 2022	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	Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination																				
Total for the cluster				312				0	0	0	0	0	0	0	0	0	13	57	61	36	41	42	27	20	15	
Overall Housing				2482				0	0	0	0	0	0	0	0	55	151	348	326	314	398	297	244	197	152	

Trajectory: Commitments

Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters	Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
1																						
Tier 1	Carmarthen	Springfield Road	PrC1/h2	outline	29	0	0	0	0	0	0	9	10	10	0	0	0	0	0	0	0	
		113 Priory Street	PrC1/h3	Full	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Penybont Farm, Llysonnen Road	PrC1/h7	Full	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	
		Mounthill	PrC1/h9	Full	5	0	0	1	1	0	3	0	0	0	0	0	0	0	0	0	0	
		Rhiw Babell extension	PrC1/h11	Full	12	0	0	5	4	3	0	0	0	0	0	0	0	0	0	0	0	
		Bronwydd Road (south)	PrC1/h14	Full	44	0	0	0	8	8	3	25	0	0	0	0	0	0	0	0	0	
		Adj Tyle Teg, Llysonnen Road	PrC1/h15	Full	7	0	0	4	1	0	2	0	0	0	0	0	0	0	0	0	0	
		Rhiw Babell	PrC1/h16	Outline	9	0	0	0	0	0	0	4	5	0	0	0	0	0	0	0	0	
		4-5 Quay Street	PrC1/h17	Full	5	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	
		Castell Howell	PrC1/h18	Full	7	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0	0	
		Land adjacent Ty Gwynfa	PrC1/h19	Full	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	
		5-8 Spilman Street	PrC1/h20	Full	12	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	
		Clos Tawelan	PrC1/h21	Full	18	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	
		West Carmarthen	PrC1/MU1	Various	430	0	5	70	20	10	0	60	80	80	80	25	0	0	0	0	0	
Tier 2	Pontyates / Meinciau / Ponthenri	Lime Grove	SeC1/h1	Outline	19	0	0	0	0	0	0	5	5	5	4	0	0	0	0	0	0	
		Land adjoining Tabernacle Chapel	SeC1/h3	Outline	11	0	0	0	0	0	2	2	2	2	2	1	0	0	0	0	0	
		Land at 8 Heol Llanelli	SeC1/h5	Full	6	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	
		Land off Heol Llanelli	SeC1/h6	Outline	10	0	0	0	0	0	0	1	2	2	2	1	1	1	0	0	0	
Tier 3	Cynwyl Elfed	Caradog Court	Sec2/h1	Full	12	1	1	0	1	0	4	6	0	0	0	0	0	0	0	0	0	
		Adjacent Fron Heulog	SuV1/h1	1 full, 2 outline	3	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0
		Land to the rear of Maesgriffith	SuV3/h1	Full	16	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	
		Land at Maesglasnant	SuV5/h1	Full permissions	20	0	9	3	1	1	0	2	2	2	0	0	0	0	0	0	0	
		South of Dol y Dderwen	SuV8/h1	Outline permission	36	0	0	0	0	0	0	10	10	10	6	0	0	0	0	0	0	
		South of Pentre	SuV10/h1	Full	9	0	0	0	0	3	3	3	0	0	0	0	0	0	0	0	0	
		Llandre	SuV14/h2	Full	4	1	0	1	0	1	1	1	0	0	0	0	0	0	0	0	0	
		Cefn Farm	SuV14/h1	Full	19	0	4	4	5	6	0	0	0	0	0	0	0	0	0	0	0	
		Llanarthne School	SuV15/h1	Full	8	0	2	3	3	0	0	0	0	0	0	0	0	0	0	0	0	
		Llwynddewi Road	SuV16/h1	Full	6	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0	

Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	Pontargothi	Land off A40, Pontargothi	SuV18/h1	Full		15	0	0	0	0	0	0	5	5	5	0	0	0	0	0	0	0
	Llanddarog	Land Opp. Village Hall	SuV19/h1	RM		16	0	0	0	0	0	0	3	5	5	3	0	0	0	0	0	0
Total for the cluster						844	2	21	130	56	53	28	150	137	140	100	27	1	1	0	0	0
Cluster 2																						
Tier 1	Llanelli	Former Laboratory Pen y Fai Lane	PrC2/h2	RM		13	4	0	0	0	0	7	6	0	0	0	0	0	0	0	0	0
		Parc y Strade	PrC2/h3	RM		94	0	24	70	0	0	0	0	0	0	0	0	0	0	0	0	0
		North Dock (inc former Pontrilas)	PrC2/h4	Outline		210	0	0	0	0	0	0	0	0	20	20	20	30	30	30	30	30
		107 Station Road	PrC2/h6	Full		7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		13-15 Station Road	PrC2/h7	Full		9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
		*3-5 Goring Road	PrC2/h9	Full		8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
		*Llys yr Hen Felin, Town Centre	PrC2/h12	Full		26	0	0	15	5	6	0	0	0	0	0	0	0	0	0	0	0
		*Land off Frondeg Terrace	PrC2/h13	Full		29	0	2	27	0	0	0	0	0	0	0	0	0	0	0	0	0
		Rear of 22c,22d and 22e Llwynhendy Road	PrC2/h14	Full		6	0	0	4	0	2	0	0	0	0	0	0	0	0	0	0	0
		Maesarddafan Road / Erw Las, Llwynhendy	PrC2/h15	Outline permission		94	0	0	0	0	0	0	0	30	30	34	0	0	0	0	0	0
		*Dylan, Trallwm	PrC2/h18	built		32	0	0	20	4	8	0	0	0	0	0	0	0	0	0	0	0
		Genwen, Bryn	PrC2/h19	built		240	0	52	132	51	5	0	0	0	0	0	0	0	0	0	0	0
	S/40692	Maes Y Bryn, Bryn	PrC2/h21	Full		34	0	8	26	0	0	0	0	0	0	0	0	0	0	0	0	0
		Cwm y Nant, Dafen	PrC2/h22	outline		202	0	0	0	0	0	0	0	0	40	40	41	41	40	0	0	0
		Clos Ffordd Fach	PrC2/h24	Full planning		13	0	0	0	0	0	4	5	4	0	0	0	0	0	0	0	0
		Land off Clos-y-Berllan	PrC2/h25	Full Planning		20	0	0	0	0	0	0	15	5	0	0	0	0	0	0	0	0
		YMCA MU SITE	PrC2/h26	Full planning		8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
		42 Stepney Street	PrC2/h27	Full Planning		8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
		Heol y Graig, Llwynhendy	PrC2/h28	Various Planning		5	0	0	0	0	0	1	1	1	1	1	0	0	0	0	0	0
		Adjacent to No 19 Llwynhendy Road	PrC2/h29	Full		6	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0
Tier 2	Kidwelly	Llys Felin	SeC3/h3	Various Planning		9	3	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0
		Land at Former Dinas Yard	SeC3/h4	RM		71	0	0	0	0	0	0	0	10	20	20	21	0	0	0	0	0
	Burry Port	Gwdig Farm	SeC4/h1	Full		105	13	0	0	35	57	13	0	0	0	0	0	0	0	0	0	0
		Burry Port Harbourside	SeC4/h2			364	0	0	0	0	0	0	0	0	45	45	46	46	46	46	45	45
		Glanmor Terrace	SeC4/h3	Full		32	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0
	Pembrey S/21597	Garreglwyd	Sec5/h1	Full		14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
		Awel y Mynydd	Sec5/h2	Full		100	0	0	0	0	0	20	40	40	0	0	0	0	0	0	0	0
	Hendy / Fforest	Llwyngwern	SeC6/h1	Full / Completed		20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land between Clayton Road and East of Bronallt Road	SeC6/h2	Full Various Permissions		8	0	0	2	2	2	2	0	0	0	0	0	0	0	0	0	0
		Bronallt Road	SeC6/h3			6	1	4	0	0	0	1	1	0	0	0	0	0	0	0	0	0
		Adjacent to Clos Benallt Fawr, Fforest	SeC6/h4	Full		35	0	0	0	20	15	0	0	0	0	0	0	0	0	0	0	0

Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters	Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	Llangennech	Box Farm	SeC7/h1	outline with a Voc	7	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0	0
	Trimsaran / Carway	Ffos Las	SeC8/h1	Full	159	0	20	40	70	29	0	0	0	0	0	0	0	0	0	0	0
		Cae Linda	SeC8/h2	Full	20	1	0	1	3	0	1	5	5	5	0	0	0	0	0	0	0
		Golwg Gwendraeth	SeC8/h3	RM	141	0	0	0	0	0	0	30	30	30	30	21	0				
Tier 3	Mynyddygarreg	Gwenllian Gardens	SuV22/h1		25	13	0	0	0	0	15	10	0	0	0	0	0	0	0	0	0
	Five Roads / Horeb	Clos y Parc	SuV23/h1		16	2	0	0	0	14	2	0	0	0	0	0	0	0	0	0	0
Total for the cluster					2196	37	137	359	231	144	85	113	131	198	190	149	117	116	76	75	75
Cluster 3																					
Tier 1	Ammanford (inc Betws and Penybanc)	Former Petrol Station, Wind Street	PrC3/h2	Full	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land at Gwynfryn Fawr	PrC3/h3	Full	28	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
		Land at Tirychen Farm	PrC3/h4	Outline	150	0	0	0	0	0	0	0	30	30	30	30	30	0	0	0	0
		Yr Hen Felin, Pontamman Road	PrC3/h5	Full	6	0	0	2	0	4	0	0	0	0	0	0	0	0	0	0	0
		Llys Dolgader	PrC3/h33		9	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0	0
		Betws Colliery	PrC3/h36	RM	66	0	0	0	0	0	0	0	0	0	0	0	22	22	22	0	0
	Castell yr Rhingyll	Clos y Gât	PrC3/h34	Full	5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0
	Cross Hands	Land adjacent to Maesyrhaf	PrC3/h9	Full	5	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
		Ffordd y Neuadd & Clos yr Eithin	PrC3/h11	Full	60	11	0	0	18	31	11	0	0	0	0	0	0	0	0	0	0
		Land adjoining A48 and Heol y Parc	PrC3/h12	Full	9	0	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0
		Land at Heol Cae Pownd	PrC3/h13	RM	135	0	34	27	0	0	0	40	34	0	0	0	0	0	0	0	0
	Drefach (Tumble)	Land off Heol Caegwyn	PrC3/h15	Full	2	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
		Uwch Gwendraeth	PrC3/h16	Full	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Llandybie	Land off Llys y Nant	PrC3/h19	Full	9	1	1	4	0	2	2	0	0	0	0	0	0	0	0	0	0
		Maespiode	PrC3/h21	Full	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
		Clos Felingloed	PrC3/h37	Full	24	0	0	0	0	0	0	8	8	8	0	0	0	0	0	0	0
	Penygroes	Adj to Pant y Blodau	PrC3/h22	Full	79	0	0	0	0	0	0	0	0	0	20	20	20	19	0	0	0
		Land at Waterloo Road	PrC3/h23	Full	13	0	3	8	0	0	0	0	2	0	0	0	0	0	0	0	0
		Land between 123 and 137 Waterloo Road	PrC3/h24	Full	7	0	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land off Gate Road	PrC3/h25	Full	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Clos Penpont	PrC3/h35	Full	9	4	0	0	0	4	4	1	0	0	0	0	0	0	0	0	0

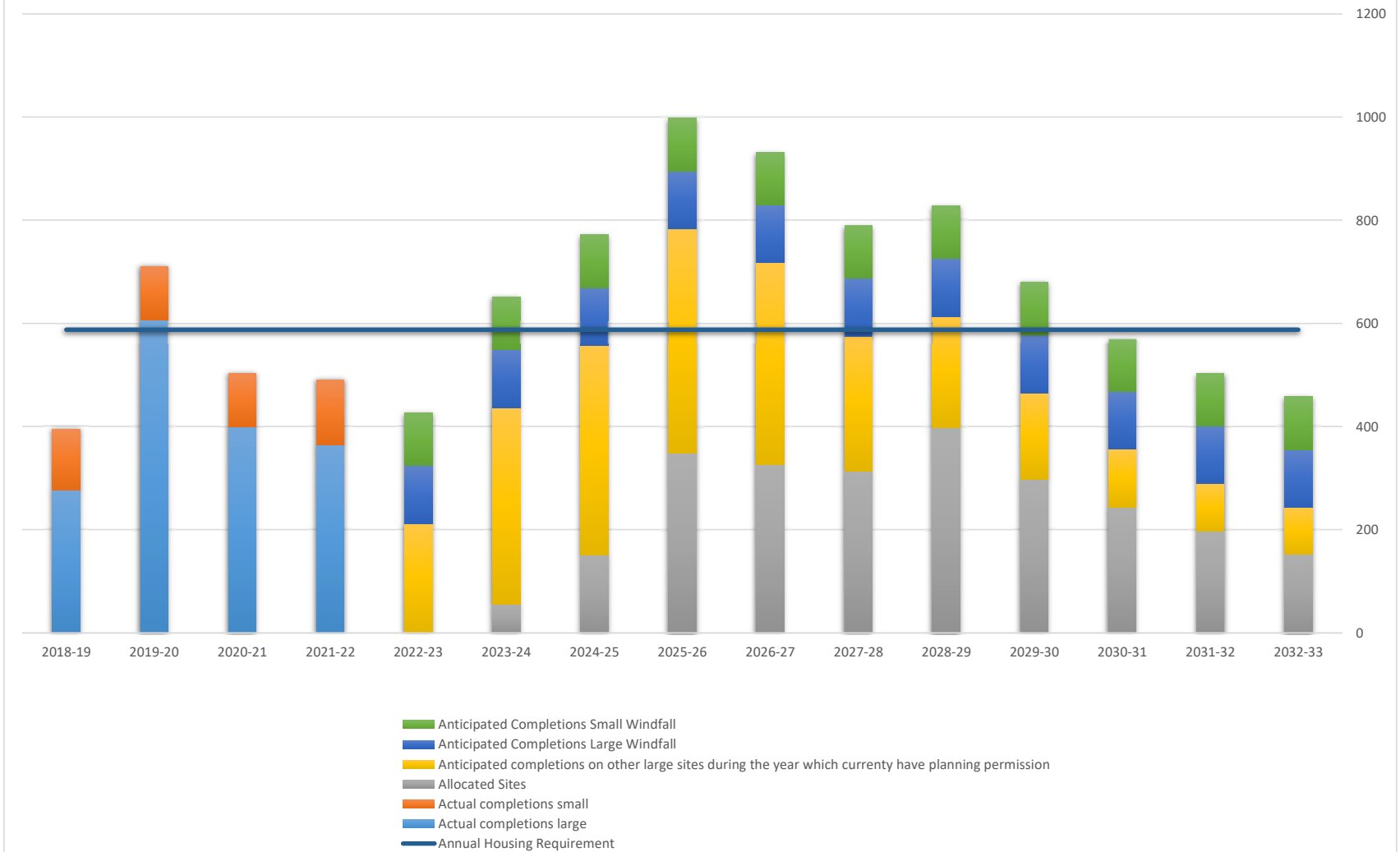
Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	Tumble	Central Garage	PrC3/h29	RM		24	0	0	2	19	1	2	0	0	0	0	0	0	0	0	0	0
	Tycroes	Land at Fforestfach	PrC3/h31	Full		17	0	0	12	5	0	0	0	0	0	0	0	0	0	0	0	0
		Land south of Tycroes Road	PrC3/h32	Full		37	0	0	0	16	21	0	0	0	0	0	0	0	0	0	0	0
Tier 2	Glanamman / Garnant	Garnant CP School, New School Road	SeC10/h1	Full		12	1	0	1	2	5	4	0	0	0	0	0	0	0	0	0	0
		Land adj. No 13 Bishop Road	SeC10/h2	Full		8	0	0	1	0	2	1	2	2								
	Pontyberem / Bancffosfelen	Land at Ffynnon Fach	SeC11/h2	Full		19	1	4	8	3	2	2	0	0	0	0	0	0	0	0	0	0
Tier 3	Llannon	Land north of Clos Rebecca	SuV25/h1	Full		47	0	0	0	0	0	12	12	12	11	0	0	0	0	0	0	0
	Cwmgwili	Adjacent to Coed y Cadno	SuV28/h1	Full		18	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0
Total for the cluster						826	19	68	68	97	104	39	69	97	49	50	50	72	41	22	0	0
Cluster 4																						
Tier 2	Newcastle Emlyn	Heol Dewi	SeC12/h2	Full		14	2	4	4	0	2	4	0	0	0	0	0	0	0	0	0	0
	Llanybydder	Bro Einon	SeC13/h4	Full		9	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0	0
Tier 3	Waungilwen	Opposite Springfield	SuV32/h1	RM		6	0	0	0	0	0	2	2	2	0	0	0	0	0	0	0	0
	Pontyweli	Cilgwyn Bach	SuV41/h2	Outline and Full		14	0	0	0	0	0	2	2	2	2	2	2	2	0	0	0	0
	New Inn	Blossom Inn	SuV43/h1	Full		3	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0
Total for the cluster						46	2	4	4	0	2	10	8	7	5	2	2	2	0	0	0	0
Cluster 5																						
Tier 2	Llandovery	Land to north of Dan y Crug	SeC15/h1	Full		61	0	0	0	0	0	0	0	0	10	20	20	11	0	0	0	0
	Llangadog	Adjacent to Rhyd y Fro	SeC17/h3	Full complete		21	0	0	19	2	0	0	0	0	0	0	0	0	0	0	0	0
	Llanfynydd	Awel y Mynydd	SuV/49/h1	RM		13	0	0	0	0	0	1	2	2	2	2	2	2	0	0	0	0
Total for the cluster						95	0	0	19	2	0	1	2	2	12	22	22	13	0	0	0	0
Cluster 6																						
Tier 2	St Clears / Pwll Trap	Former Butter Factory	SeC18/h2	Full		45	0	0	0	0	0	20	20	5	0	0	0	0	0	0	0	0

Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Whitland	Land at Cae Glas Land to the west of High Street	SeC18/h8	Outline		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	
		SeC18/h9	Full		64	0	0	0	0	0	0	0	0	0	20	24	20	0	0	0	0	0	
	Land at Whitland Creamery Gerddi Lingfield Parc y Dressig																						
		SeC19/h2	Full		28	0	0	0	0	0	0	0	0	0	0	0	0	8	10	10	0	0	0
		SeC19/h3	Full		57	0	0	0	0	0	23	19	15	0	0	0	0	0	0	0	0	0	0
		SeC19/h4	Full		15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0
Laugharne	Pludds Meadow	SeC20/h1	Full		24	0	0	1	6	11	6	0	0	0	0	0	0	0	0	0	0	0	
	Adj. Laugharne School	SeC20/h2	Outline		42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	14
Tier 3	Glandy Cross	Land to the r/o Maesglas	SuV55/h1	Outline		9	W/38320	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0	
	Meidrim	Land off Drefach Road	SuV58/h2	Full Planning		1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	
	Bancyfelin	Maes y Llewod	SuV59/h1	Full Planning		17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Llanmiloe	Land at Woodend	SuV63/h1	RM and full		28	4	0	0	2	3	4	4	4	4	4	3	0	0	0	0	0	
Total for the cluster						335	4	17	1	8	52	49	40	32	31	27	11	10	10	14	17	16	
Total Commitments						4342	64	247	581	394	355	212	382	406	435	391	261	215	168	112	92	91	

Housing Trajectory

	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A	Year	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
B	Remaining years at year end	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	LDP Housing Requirement (8,822)	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822
D	Actual recorded completions on large sites during year	277	607	399	365	0	0	0	0	0	0	0	0	0	0	0
E	Actual recorded completions on small sites during year	117	103	104	125	0	0	0	0	0	0	0	0	0	0	0
F	Anticipated completions on LDP allocated sites during year	0	0	0	0	0	55	151	348	326	314	398	297	244	197	152
G	Anticipated completions on other large sites during the year which currenty have planning permission	0	0	0	0	212	382	406	435	391	261	215	168	112	92	91
H	Anticipated completions windfall during the year	0	0	0	0	112.2	112.2	112.2	112.2	112.2	112.2	112.2	112.2	112.2	112.2	112.2
I	Anticipated completions small sites during year	0	0	0	0	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36
	Total completions	394.0	710.0	503.0	490.0	426.6	651.6	771.6	997.6	931.6	789.6	827.6	679.6	570.6	503.6	457.6
J	Total annual completions (D+E+F+G+H+I) minus annual flexibility allowance (10%)	354.6	639.0	452.7	441.0	383.9	586.4	694.4	897.8	838.4	710.6	744.8	611.6	513.5	453.2	411.8
K	Total cumulative completions	394.0	1104.0	1607.0	2097.0	2523.6	3175.1	3946.7	4944.2	5875.8	6665.4	7492.9	8172.5	8743.0	9246.6	9704.2
L	Residual housing requirement (C-K)	8428.0	7718.0	7215.0	6725.0	6298.4	5646.9	4875.3	3877.8	2946.2	2156.6	1329.1	649.5	79.0	-424.6	-882.2
M	5 Year requirement (L/B*5)	2809.3	2756.4	2775.0	2802.1	2862.9	2823.4	2708.5	2423.6	2104.4	1797.2	1329.1	811.9	131.6	-1061.5	-4410.8
	AAR adjustment for the last five years of the Plan (589) see manual												1238.5	1257.0	1342.4	1473.8
N	Total Annual Building Requirement (M/5)	561.9	551.3	555.0	560.4	572.6	564.7	541.7	484.7	420.9	359.4	265.8	247.7	251.4	268.5	294.8
O	Land available - large sites with planning permission	594.0	1000.0	1435.0	1826.0	1875.0	1708.0	1470.0	1147.0	848.0	678.0	463.0	295.0	183.0	91.0	0.0
P	Land available - allocations	55.0	206.0	554.0	880.0	1194.0	1537.0	1683.0	1579.0	1450.0	1288.0	890.0	593.0	349.0	152.0	0.0
Q	Land available - large windfall	224.4	336.6	448.8	561.0	561.0	561.0	438.3	438.3	438.3	438.3	438.3	438.3	438.3	438.3	438.3
R	Land available - small windfall	204.7	307.1	409.4	511.8	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0
S	Total land available for the five year period (O+P+Q+R)	1078.1	1849.7	2847.2	3778.8	4271.0	4447.0	4232.3	3805.3	3377.3	3045.3	2432.3	1967.3	1611.3	1322.3	1079.3
T	Housing land supply in years (S/N)	1.9	3.4	5.1	6.7	7.5	7.9	7.8	7.9	8.0	8.5	9.2	7.9	6.4	4.9	3.7

Housing Trajectory 2018-2033



Appendix 8 – Permitted Waste Management Sites

Site Operator	Name/Address	Type of Facility	Grid Reference	Post Code
Sion Davies	Coomb Farm, Llangynog	On-farm anaerobic digestion facility	SN 33914 14273	SA33 5HP
Recycling Equipment UK Ltd	Linton Yard, Bynea Business Park, Heol Y Bwlch, Bynea, Llanelli	HCI Waste Transfer Station	SS 54996 98484	SA14 9SU
Sims Group UK Ltd	Pen Y Banc Yard, Gorslas	Metal Recycling Site	SN 56612 13726	SA14 7HT
A M G Resources Ltd	Nevills Dock, Llanelli	Metal recycling site	SS 50518 99013	SA15 2HD
EV Recycling Ltd	The Beacon Workshops, Unit 12, Llanelli Gate, Dafen, Llanelli	Metal recycling site	SN 53813 01833	SA14 8LQ
McKenna Waste Ltd	Land Adjacent to Ty Newydd, Thornhill Rd, Cwmgwili	HCI Waste Transfer Station	SN 57736 11573	SA14 6PT
Airfield Metals Limited	Carmarthen Metal Recycling, Cillefwr Road West, Cillefwr Industrial Estate, Johnstown, Carmarthen	Metal recycling, vehicle storage, depollution	SN 39044 19020	SA31 3RB
Gavin Griffiths Recycling Ltd	New Lodge Farm, Pontardulais rd, Cwmgwili	Physical Treatment Facility	SN 57330 09759	SA14 6PW
Rees Metals	Pencoed Works, Bellvue Road, Llanelli	Metal Recycling Site	SS 54420 99188	SA14 9LN
J and A Metals	J & A Metals Recycling Centre, Cwmgwili	HCI Waste Transfer Station	SN 57585 11289	SA14 6PT
All Waste Services Ltd	Old Sawmills Waste Transfer Station With Treatment & Recycling Facility, Llangadog	HCI Waste Transfer Station	SN 70114 28686	SA19 9LS
Carmarthenshire Recycling Company Limited	Transfer Station / Recycling Centre, Johnstown, Carmarthen	Material Recycling Treatment Facility	SN 39557 19206	SA31 3RA
Ammanford Recycling Ltd	Ammanford Metal Recycling, Shands Rd, Ammanford	ELV Facility	SN 62340 12974	SA18 3QU
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
Taybrite Works	Heol Y Bwlch, Bynea	HCI Waste Transfer Station	SS 55200 98400	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	Material Recycling Treatment Facility	SN 47308 17601	SA32 8BG

Site Operator	Name/Address	Type of Facility	Grid Reference	Post Code
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	Cynwyl Elfed, Carmarthen	HCI Waste Transfer Station	SN 39039 25798	SA33 6AR
T Richard Jones Betws Ltd	Foundry Road, Ammanford	HCI Waste TS + asbestos	SN 63272 12187	SA18 2LS
Carmarthen Recycling & Environmental Services Ltd	Transfer Station, Johnstown, Carmarthen	HCI Waste TS + asbestos	SN 38980 18935	SA31 3RB
Browns Recycling Group Ltd	Former Morlais Colliery, Pontardulais Rd, Llangennech, Llanelli	Physical Treatment Facility	SN 57410 02518	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	Trostre Depot, Trostre Industrial Park, Llanelli	HCI Waste Transfer Station	SS 52270 99331	SA14 9RA
CWM Environmental Ltd	Trostre Civic Amenity / Transfer Station, Llanelli	Household Waste Amenity Site	SS 52371 99453	SA14 9UU
CWM Environmental Ltd	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, Whitland	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	Household, commercial and industrial waste transfer Stn	SN 40034 19327	SA31 3NF

Source: EPR Waste sites, NRW

Appendix 3:

Revised Carmarthenshire Local Development Plan 2018 – 2033 Second Deposit

Housing and Economic Growth

The following sets out a summary of evidential work undertaken to support the preparation of the Second Deposit LDP. It seeks to review the evidence base on household and economic growth underpinning the content of the Plan and what this means in terms of the provision of new homes and jobs during the Plan period 2018 - 2033. This is a central component of the Plan and will underpin the growth identified in the Plan and the allocation of sites across the County.

In preparing the Revised LDP the Council must ensure that both economic and housing growth are broadly aligned, accepting there is no direct mathematical relationship. With respect to population and household growth, regard must be had to the WG 2018-based projections, however the evidence base should consider a variety of options, based on a series of assumptions. The WG 2018 based projections identify low rates of growth, commensurate with those published in the 2014 based projections.

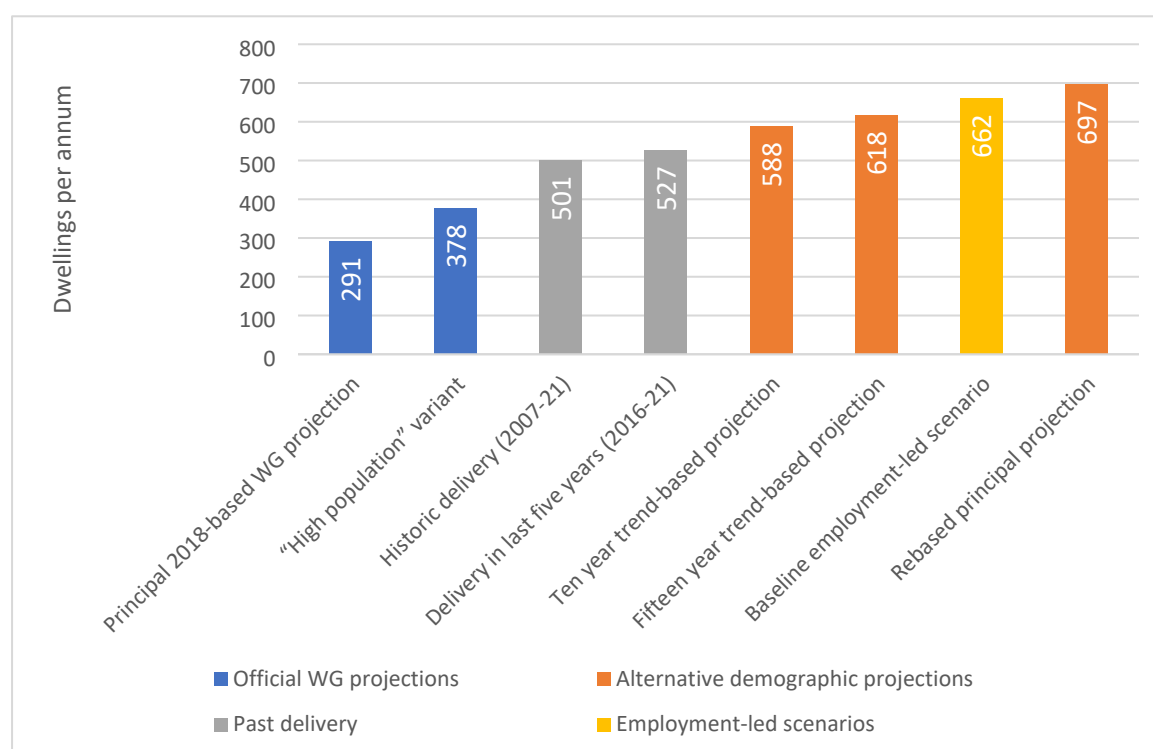
The following bullet points set out a number of the considerations in determining a balanced growth level for the county. The following context is noted in reaching decision on the recommended level of growth. It is worth noting that the first Deposit LDP included a housing requirement of 8,835 homes which with the associated flexibility allowance resulted in a provision of 10,160 homes.

- Build rates – this paper highlights a past historic build rate of 501 dpa and 521 dpa over the last 5 years.
- Committed Sites – There are currently 3,244 dwellings within the proposed housing allocations that have planning permission (as at 1st October 2022). Lower growth will reduce the potential to identify non committed sites and the ability to plan for the allocation of new sites.
- Average household sizes at 2.30 persons. This may be a reflection of individuals being left with no choice but to stay in the family home or share with other adults, due to a shortage of available housing. (See commentary below)
- Reduction in the flexibility from 15% (1st Deposit Plan) to a maximum of 10% in the Revised LDP
- Impact on the Council's Council Affordable Housing Strategy and the level of provision identified in the Plan.
- Correlation between the provision of new homes and job creation within the County.
- The job growth forecast by Experian is unlikely to be supported if the population of Carmarthenshire was to grow in the manner suggested by the principal Welsh Government projection.
- Need to ensure growth levels and distribution consider the impacts on the Welsh language noting that the Revised LDP identifies the whole County as linguistically sensitive. Further evidential work is being undertaken to understand and mitigate any impacts.

The following table sets out a summary of the growth scenarios identified in the appended paper.

	Additional residents	Jobs per annum 2020-33	Homes needed per annum ¹
Principal 2018-based WG projection	6,197	201	291
“High population” variant	9,460	257	378
Ten year trend-based projection	14,468	276	588
Fifteen year trend-based projection	15,854	353	618
Baseline employment-led scenario	16,407	337	662
Rebased principal projection ²	17,635	401	697

Figure 1: Summary of Housing and Economic Growth Scenarios (2018-33)



¹ Applying 2018-based household membership rates, with no adjustments

² Drawing on demographic trends in the five year period to 2020, rather than the equivalent period to 2018 like the latest official WG projection

Recommendation

It is recommended that the Council adopts the Ten year trend-based projection as the basis for the Revised LDP and its housing and growth requirements. This is based on an annual dwelling delivery rate of 588.

It is further proposed that a 10% flexibility be incorporated which would reduce the overall provision in the Plan from 10,160 to 9,702 and would provide for a balanced level of provision across the County.

Briefing

Carmarthenshire Housing and Economic Growth Report

October 2022

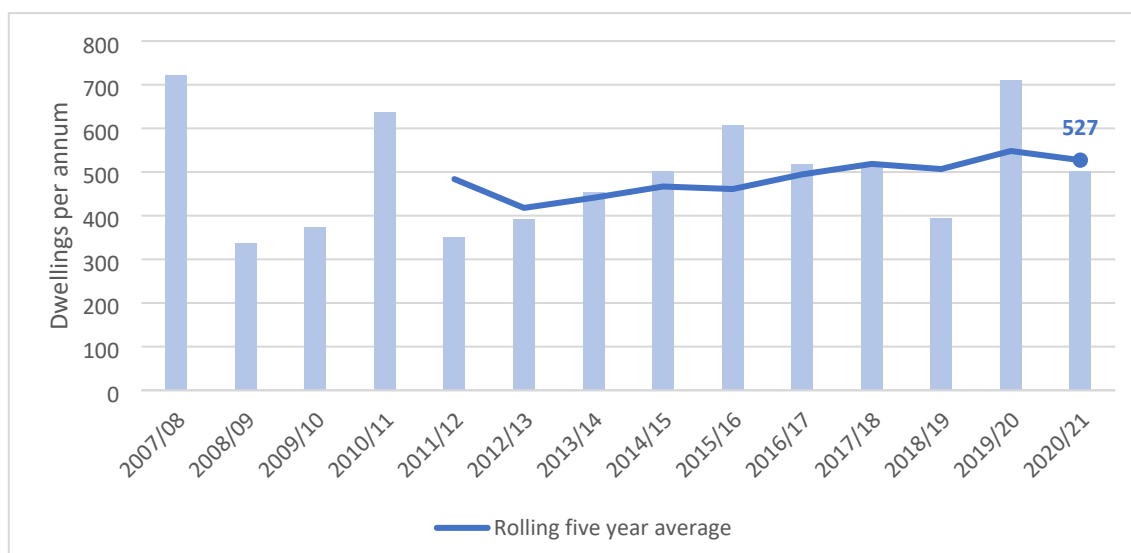
2. This note is intended to provide the steering group with an early indication of emerging findings, ahead of a draft report being prepared. It presents modelled outputs developed by SQW and Edge Analytics and is accompanied by separate technical analysis from SQW, which further explains their approach to economic forecasting.
3. Please note that not all of the scenarios presented here will necessarily appear in the final report, as such it is provided for information purposes and not as a definitive representation of the final evidence report.

Context

4. The existing Local Development Plan, adopted in December 2014, aimed to provide an average of **1,013 dwellings per annum** over the period from 2006 to 2021. Less than half as many homes are believed to have been delivered, with the Council's monitoring indicating that **501 dwellings per annum** have been provided on average since 2007³. Delivery has though exceeded this long-term average in six of the past seven years, which have seen as many as 710 homes completed in a single year.

Figure 2: Historic Housing Completions in Carmarthenshire (2007-21)

³ The Council's published monitoring does not appear to confirm the number of dwellings completed in 2006/07, the first year of the current plan period



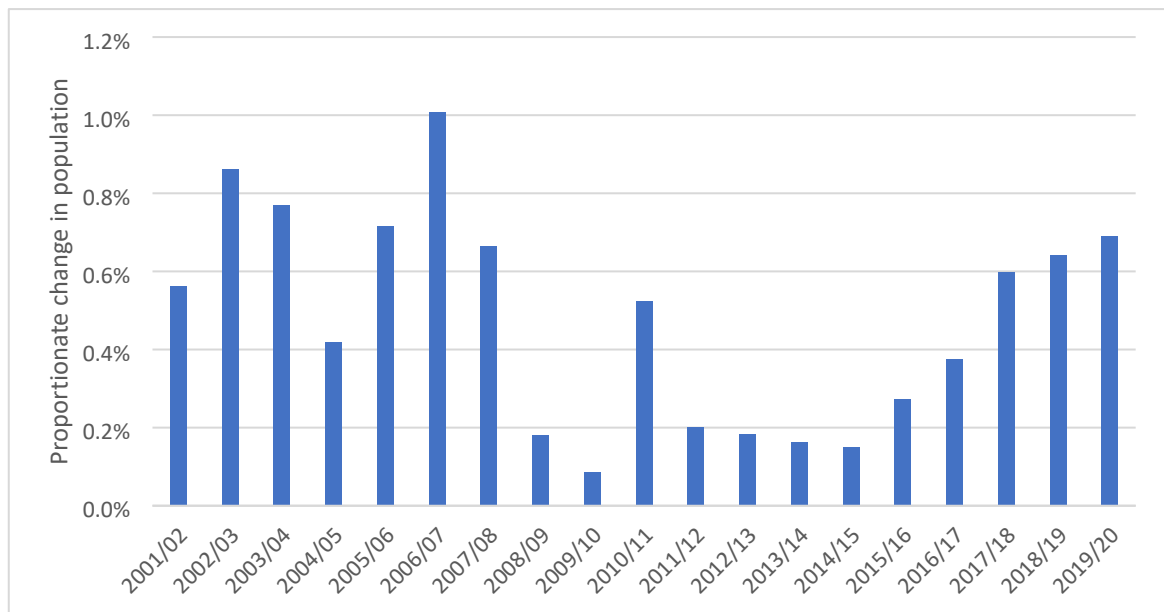
Source: Council monitoring; Turley analysis

5. This undersupply surprisingly does not appear to have led to a worsening in affordability, with the ratio between entry-level house prices and earnings in Carmarthenshire having markedly improved since 2007. House prices were then equivalent to circa 6.6 years' earnings, but are now estimated to equate to 5.2 years' earnings. This has been largely driven by a 51% rise in lower quartile earnings, which has more than offset the 20% rise in the cost of purchasing an entry-level home⁴.
6. Undersupply equally has not stopped the population of Carmarthenshire from growing at an average rate of 0.4% per annum since the start of the current plan period in 2006, matching the average for Wales and being the ninth highest figure recorded amongst its 22 local authorities. The rate of housing provision may have nonetheless been a factor behind the relatively slow growth recorded between 2008 and 2015, with the subsequent stepping up of delivery – from 435 dwellings per annum in that period to 541 thereafter – then enabling a return to higher levels of population growth. There is, however, a degree of uncertainty around whether the population has actually grown to this extent, with the 2021 Census indicating that Carmarthenshire was home to fewer residents than previously estimated⁵.

Figure 3: Average Annual Population Growth in Carmarthenshire (2001-20)

⁴ ONS (2022) House price to workplace-based earnings ratio, Tables 6a, 6b and 6c

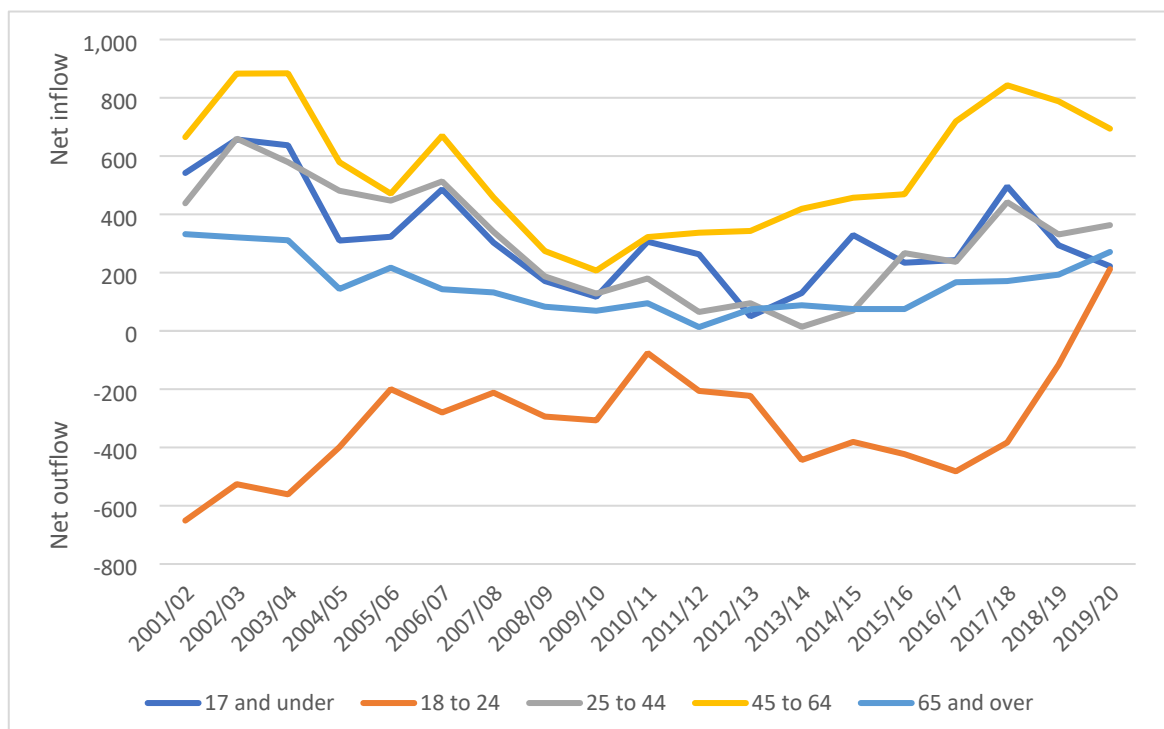
⁵ The ONS estimated that Carmarthenshire had 190,073 residents in mid-2020, but the 2021 Census found that the county had a population of around 187,900 people as of the following March



Source: ONS; Turley analysis

7. Notwithstanding this uncertainty, the Office for National Statistics (ONS) believed that population growth in Carmarthenshire was being mainly driven by the net inflow of people from other parts of the UK and, to a lesser extent, from overseas. It has also been notable, in respect of the former, that younger people have been more effectively attracted and retained in recent years, with 2019/20 seeing the first net inflow of those aged 18 to 24 for almost twenty years. The net inflows of those aged 25 to 44 have also recently been at their highest levels since the start of the current plan period, as shown by Figure 3 overleaf.

Figure 4: Net Migration Flows by Age Group (2001-20)



Source: ONS; Turley analysis

8. Population growth, despite an apparent undersupply of housing, will have no doubt supported the growth of Carmarthenshire's economy. SQW have reviewed two historic datasets which suggest that **over 538 jobs per annum** have been created throughout the county between 2007 and 2020⁶.
9. One potential consequence of undersupply, however, is that residents of Carmarthenshire are living in larger households than was previously anticipated. The Welsh Government's 2008-based projections largely drew upon trends prior to the current plan period and suggested that the average household in Carmarthenshire would contain 2.05 people in 2021. The latest 2018-based projections, in contrast, anticipated an average of 2.26 people per household in the same year, while the Census suggests that there were actually slightly more (2.30). This may be a reflection of individuals being left with no choice but to stay in the family home or share with other adults, due to a shortage of available housing.

Demographic projections

10. The principal variant of the Welsh Government's 2018-based projections suggests that only **291 dwellings per annum** will be needed in Carmarthenshire over the new plan period⁷ (2018-33). This rises to **378 dwellings per annum** under the "high population" variant⁸ but even that falls below the rate of provision recorded in all but three of the last 14 years, and indeed in each of the last nine. Over 291 dwellings per annum have been provided in every year of the current plan period, setting the principal projection in essential context.
11. Both of these demographic scenarios are based to 2018, so take no account of two further years – now available from the ONS – in which the population of Carmarthenshire has continued to grow strongly as shown by the earlier Figure 2. Rebasing the principal Welsh Government projection to take this into account, by effectively moving forward its five-year trend period, consequently has a significant impact and suggests that some **697 dwellings per annum** could be needed throughout the county over the new plan period. This does, however, reduce again when the *length* of the trend period is extended to ten years (**588dpa**) or fifteen years (**618dpa**) rather than the default five.
12. In considering this scenario, and indeed the official projections, it is important to acknowledge that from a demographic perspective there is a degree of uncertainty as to whether the level of population growth suggested in the underpinning estimates has actually happened to the extent suggested, following the release of the initial findings from the 2021 Census. This will not be fully resolved until revised population estimates are released by the ONS, so in the meantime – as we explore below – it is useful to consider other drivers of potential population change, such as the scale of the economic opportunity in Carmarthenshire.

⁶ This represents the level of job growth suggested by the ONS "jobs density" dataset. Experian alternatively suggest that 646 jobs per annum have been created over the same period (2007-20)

⁷ Allowing for a vacancy rate of 3.8% based on Council Tax data published by the Welsh Government

⁸ This is based on 'high fertility, life expectancy and migration assumptions'

Supporting baseline employment growth

13. SQW have reviewed three up-to-date employment forecasts and endorsed the one from Experian, in which **circa 337 jobs per annum** would be created between 2020 – the historical base point – and 2033. This is comparable to, if slightly lower than, another forecast from Cambridge Econometrics but has been favoured for consistency, having been previously used as a baseline for Carmarthenshire. In contrast, the baseline forecast from Oxford Economics is very divergent from the historic trend.
14. The job growth forecast by Experian is unlikely to be supported if the population of Carmarthenshire was to grow in the manner suggested by the principal Welsh Government projection, with Edge Analytics' modelling indicating that this would support the creation of only **201 jobs per annum** over the rest of the new plan period⁹ (2020-33). This would increase to **257 jobs per annum** under the "high population" variant, but would evidently remain some way short of the forecast.
15. Edge Analytics' rebased version of the principal projection, which draws on trends over five years to 2020, in contrast appears able to support the creation of some **401 jobs per annum**, surpassing what must be acknowledged as only a baseline forecast from Experian. This makes it unsurprising that further modelling, this time employment-led, suggests that slightly fewer homes (**662dpa**) would be needed over the entire plan period to support only that baseline level of growth.

Table 2: Summary of Housing and Economic Growth Scenarios (2018-33)

	Additional residents	Jobs per annum 2020-33	Homes needed per annum ¹⁰
Principal 2018-based WG projection	6,197	201	291
"High population" variant	9,460	257	378
Ten year trend-based projection	14,468	276	588
Fifteen year trend-based projection	15,854	353	618
Baseline employment-led scenario	16,407	337	662
Rebased principal projection ¹¹	17,635	401	697

Source: Turley; Edge Analytics; SQW

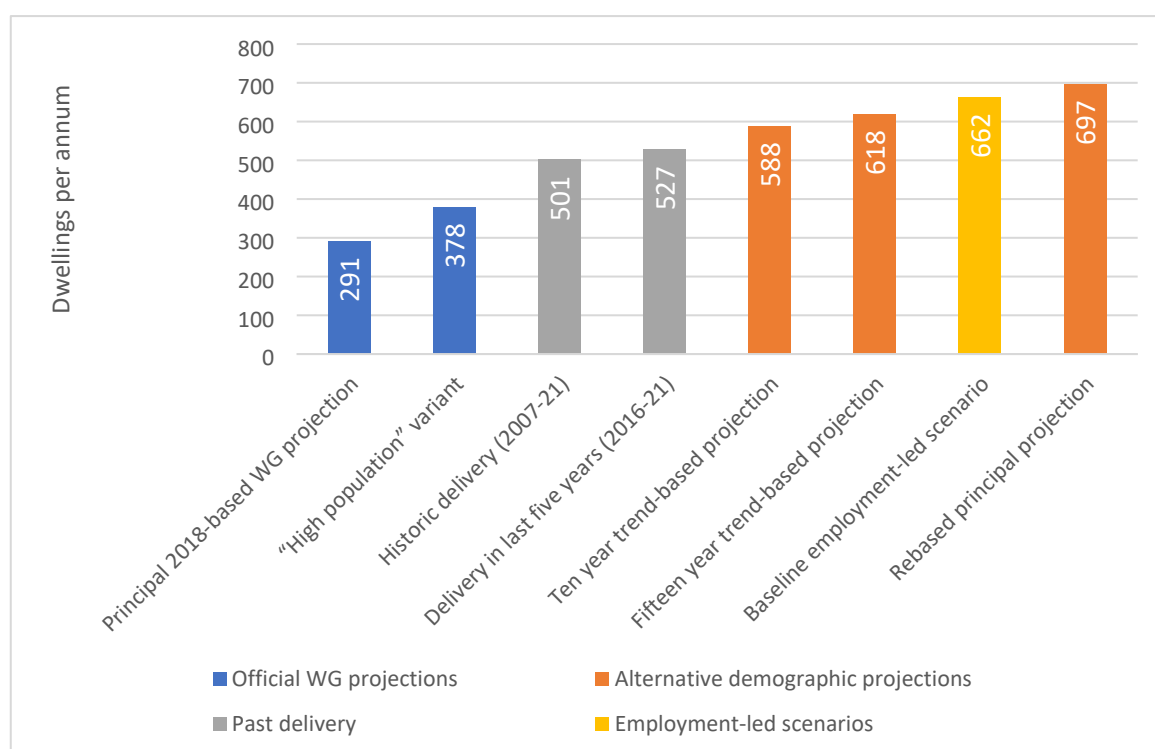
16. The housing need associated with each scenario is further illustrated, and benchmarked against past delivery, at Figure 4 below.

Figure 5: Summary of Housing and Economic Growth Scenarios (2018-33)

⁹ Reasonably assuming that **economy activity** rates change in the manner forecast by the Office for Budget Responsibility; **unemployment** remains at the average rate recorded over the past five years (3.9%); the **commuting** ratio remains at 1.09 as recorded in both 2001 and 2011; and **double jobbing** continues at the rate recorded over the last decade

¹⁰ Applying 2018-based household membership rates, with no adjustments

¹¹ Drawing on demographic trends in the five year period to 2020, rather than the equivalent period to 2018 like the latest official WG projection



Source: Turley; Edge Analytics

Planning for stronger job growth

17. While arguably not a reflection of need per se – with the Welsh Government distinguishing policy-based considerations from assessments of housing need that are based on demographics and past trends¹² – there is also a scenario in which the Council chooses to pursue a higher level of job growth beyond the baseline forecast.
18. SQW have indeed identified the potential for a higher level of job growth if various known and potential investments are made. They estimate that some **642 jobs per annum** could be created throughout Carmarthenshire over the remaining years of the new plan period (2020-33) in such an investment-led scenario, potentially requiring the provision of as many as **896 dwellings per annum**.
19. This could reduce, however, if such strong job growth was to alter the longstanding trend that has seen a net outflow of commuters from Carmarthenshire, with the Welsh Government itself encouraging more sustainable commuting patterns¹³ and this arguably therefore representing another policy choice for the Council. This could be explored through further modelling that would likely help to bridge the gap between the existing demographic and employment-led scenarios.

Planning to address a consequence of past under-supply

20. The modelling introduced above uses assumptions drawn from the official 2018-based projections to convert the population into households. Research by Edge Analytics has,

¹² Welsh Government (March 2020) Development Plans Manual: Edition 3, p104

¹³ Welsh Government (February 2021) Planning Policy Wales: Edition 11, paragraph 3.50

however, found that these projections build in the aforementioned assumption that many individuals will live in larger households, rather than in smaller households – or alone – as more did in the past. Given that this historic trend will have been at least partially influenced by the supply of housing falling short of the previously evidenced need, there is arguably a rationale for seeking to avoid embedding this situation into the future projections of housing need, should the Council wish to take such a policy approach.

21. Edge Analytics have developed an adjustment targeted at the younger people, aged 25 to 34, who are most likely to have been historically affected and are most likely to aspire to form independent households when given the opportunity to do so. The adjustment is applied to the household membership rates within the Welsh Government's 2018-based projections and assumes a partial return to the trend of the earlier 2008-based projections over the course of the new plan period¹⁴ (2018-33). These earlier projections are arguably more positive in largely drawing from a time that was not influenced by undersupply during the current plan period.
22. Edge Analytics have initially applied this adjustment to a selection of the scenarios introduced above, with Table 2 showing how it uplifts the number of households formed by the same population and consequently elevates the implied annual need for housing by circa 72-75 homes. This assumes that the development of these additional homes would create the space for younger adults to live alone or in smaller households, rather than in larger shared households or with family for example.

Table 3: Impact of Alternative Assumptions on Household Membership¹⁵ (2018-33)

	Additional residents	Homes needed without adjustment	Homes needed <i>with</i> adjustment
Ten year trend-based projection	14,468	588	661
Fifteen year trend-based projection	15,854	618	693
Baseline employment-led scenario	16,407	662	734
Rebased principal projection	17,635	697	770

Source: Edge Analytics

Contact

Andrew Lowe
andrew.lowe@turley.co.uk

11 October 2022

CARP3003

¹⁴ As illustrated at **Appendix 1**

¹⁵ Equivalent outputs linked to the Welsh Government's 2018-based projections will be requested from Edge Analytics, for completeness

Appendix 1: Impact of Adjusting Household Membership Rates

SENSITIVITY PARAMETERS				Carmarthenshire		
				2033		
Rates	Sex	AgeGrp	Category	HH-08	HH-18	Mid-point
HH-18 PR	Male	25-29	1 person	26.1%	6.3%	16.2%
HH-18 PR	Male	25-29	2 person	24.9%	24.6%	24.7%
HH-18 PR	Male	25-29	3 person	32.1%	28.9%	30.5%
HH-18 PR	Male	25-29	4 person	11.5%	20.4%	15.9%
HH-18 PR	Male	25-29	5+ person	5.4%	19.8%	12.6%
HH-18 PR	Male	30-34	1 person	27.5%	12.6%	20.1%
HH-18 PR	Male	30-34	2 person	25.3%	21.8%	23.5%
HH-18 PR	Male	30-34	3 person	28.6%	29.0%	28.8%
HH-18 PR	Male	30-34	4 person	12.6%	21.8%	17.2%
HH-18 PR	Male	30-34	5+ person	6.1%	14.8%	10.4%
HH-18 PR	Female	25-29	1 person	17.5%	4.4%	11.0%
HH-18 PR	Female	25-29	2 person	37.4%	31.1%	34.3%
HH-18 PR	Female	25-29	3 person	28.4%	24.9%	26.7%
HH-18 PR	Female	25-29	4 person	10.5%	24.0%	17.3%
HH-18 PR	Female	25-29	5+ person	6.1%	15.6%	10.9%
HH-18 PR	Female	30-34	1 person	12.2%	9.2%	10.7%
HH-18 PR	Female	30-34	2 person	28.4%	28.6%	28.5%
HH-18 PR	Female	30-34	3 person	29.9%	25.5%	27.7%
HH-18 PR	Female	30-34	4 person	18.5%	23.0%	20.7%
HH-18 PR	Female	30-34	5+ person	11.0%	13.7%	12.4%

This page is intentionally left blank

Integrated Sustainability Appraisal

Deposit Revised Local Development Plan 2018–2033

carmarthenshire.gov.wales

Table of Contents

1.	Introduction	1
1.1	Legislative Requirements.....	2
1.2	SA and the LDP Process	2
1.3	How the Council has complied with the Regulations	4
1.4	Links to Other Strategies and Assessments.....	6
	Well-being of Future Generations (Wales) Act 2015	6
	Welsh Language	7
	Equality Impact Assessment (EqIA)	8
	Health Impact Assessment (HIA)	8
	The Environment (Wales) Act 2016.....	8
	Welsh National Marine Plan 2019	9
	The Habitats Regulations Assessment (HRA)	9
2.	Methodology	10
2.1	Approach	10
2.2	Undertaking the ISA.....	10
2.3	The Integrated Sustainability Framework	10
2.4	Determining Effect Significance	13
2.5	Timescales	14
2.6	Baseline Scenario	15
2.7	Impact Matrices	15
2.8	Mitigation and Recommendations	17
2.9	Technical Limitations and Uncertainties	17
3.	Relevant Plans, Policies, and Programmes.....	18
3.1	International Summary	18
3.2	National Summary	19
3.3	Local Summary	19
4.	Environmental Baseline and Predicted Effects without rLDP Implementation ..	20
5.	What the SA has previously assessed?	24
5.1	Overview.....	24
5.2	Details of the process	24
5.3	Previous SA of the rLDP Vision.....	25
5.4	Previous SA of the Strategy Objectives.....	25
5.5	Previous SA on the Growth Options.....	28
5.6	Previous SA of the Spatial Options	32

5.7	Previous SA of Strategic & Specific Policies	39
5.8	Technical Limitations and Uncertainties Previously Identified	39
5.9	Summary of Previous Initial SA and SA Report.....	40
6.	Integrated Sustainability Appraisal 2nd Deposit rLDP	41
6.1	ISA of Deposit Plan Vision and Strategic Objectives	41
6.2	ISA of the Preferred Growth Strategy	44
6.3	ISA of the Preferred Spatial Option	49
6.4	ISA of the Strategic Policies	49
6.5	Mitigation & Recommendations – Strategic Policies.....	51
6.6	ISA Specific Policies	54
6.7	Mitigation and ISA Recommendations – Specific Policies	65
6.8	ISA of Proposed Allocations.....	65
6.9	Summary of Site Allocations	73
6.10	Secondary, Cumulative and Synergistic Effects	74
7.	ISA Summary	80
8.	Monitoring Framework.....	82
9.	Consultation and Next Steps	98

Appendices

ISA – Appendices (A-D)

Appendix A: Review of Relevant Plans, Policies, and Programmes	2
Appendix B: Baseline Information.....	35
Appendix C: The Integrated Sustainability Appraisal Framework.....	137
Appendix D: ISA of rLDP Strategic Objectives.....	151

ISA – Appendices (E-I)

Appendix E: ISA of Growth Options.....	2
Appendix F: ISA of Strategic Policies.....	26
Appendix G: ISA of Specific Policies.....	87
Appendix H: Welsh Language Impact Assessment (WLIA)	88
Appendix I: Equalities Impact Assessment (EqIA)	156

NB: page number above reference the respective two separate documents

Abbreviations

ALC	Agricultural Land Classification
AQMA	Air Quality Management Area
BBNP	Brecon Beacons National Park
CBEEMS	Carmarthen Bay and Estuaries European Marine Site
CCC	Carmarthenshire County Council
EqIA	Equalities Impact Assessment
HIA	Health Impact Assessment
HRA	Habitat Regulations Assessment
ISA	Integrated Sustainability Appraisal
(r)LDP	(revised) Local Development Plan (referred to as the Plan)
LPAs	Local Planning Authorities
NRW	Natural Resources Wales
PPP	Plans, Policies, and Programmes
PPW	Planning Policy Wales
PSB	Public Services Board
RIGS	Regionally Important Geodiversity Sites
SA	Sustainability Appraisal
SAM	Site Assessment Methodology
SAC(s)	Special Area(s) of Conservation
SEA	Strategic Environmental Assessment
SINC(s)	Site(s) of Importance for Nature Conservation
SLA(s)	Special Landscape Area(s)
SoNaRR	State of Natural Resources Report
SPA(s)	Special Protection Area(s)
SSSI(s)	Site(s) of Special Scientific Interest
TAN	Technical Advice Note
WLIA	Welsh Language Impact Assessment
WNMP	Welsh National Marine Plan
WwTW	Wastewater Treatment Works

1. Introduction

1.0.1 This document is the Integrated Sustainability Appraisal (ISA) of Carmarthenshire County Council's Second Deposit Revised Local Development Plan (rLDP). It consists of the joint Sustainability Appraisal (SA) Report and Strategic Environmental Assessment (SEA), alongside consideration to other strategies and assessments as outlined in paragraph 1.4. The SA/SEA is a combined process which meets their respective regulatory requirements.

1.0.2 The purpose of this assessment is to identify any likely significant economic, environmental, and social effects of a Local Development Plan (LDP), and to suggest relevant mitigation measures. This process integrates social equity, economic development, environmental protection, and cultural sustainability into all stages of LDP preparation and ultimately promotes sustainable development. It fosters an inclusive and transparent process when producing a LDP and helps to ensure that the LDP is integrated with other policies. This combined process is hereafter referred to as ISA.

1.0.3 The geographical scope of this assessment covers the whole of the County of Carmarthenshire (~2,370 km²), however, it also considers cross-boundary effects with the neighbouring Local Authorities of Ceredigion, Neath Port Talbot, Pembrokeshire, Powys and Swansea, in addition to the Brecon Beacons National Park (BBNP) and Pembrokeshire Coast National Park. It also considers those targets and policies placed on Local Authorities from both a national and international level to ensure sustainability is adhere to across all spatial scales. The rLDP is not applicable to the area of the BBNP which is located within Carmarthenshire (~230 km²), however, this assessment does consider the potential wider impacts upon this area and further afield.

1.0.4 Over the course of the preparation of the rLDP, which has undergone several iterations, the accompanying SA/ISA process has assessed all chosen options and reasonable alternatives for their likely effects upon sustainability. The rLDP is a land-use plan which outlines the location and quantity of development within Carmarthenshire for a 15-year period between 2018 and 2033. The same timescale has been reflected throughout this ISA Report. This ISA Report accompanies, and should be read in conjunction with, the Second Deposit rLDP published.

1.0.5 This ISA report was published for consultation in January 2023 alongside the Second Deposit version of the rLDP, and supersedes a previous version originally published in January 2020. It provides a necessary record of the combined SA/SEA work that was undertaken as part of the Plan's preparation process between 2018 and 2023, and refers to the associated documents produced as part of the iterative process. The documentation previously published and summarised within this report include:

- SA - SEA Scoping Report (July 2018)
- SA - SEA Initial Report (December 2018)
- Site Assessment Methodology (February 2018, Updated September 2019)
- SA Report (1st) rLPD (including appendices) (January 2020)

1.0.6 Following the approach taken in the above-mentioned documents, an *integrated* approach (ISA) now explicitly highlights the pre-existing overlap between the incorporated requirements and considerations further discussed in paragraph 1.4. This approach is principally noted after Chapter 5 of this ISA Report.

1.0.7 Considering a key purpose of any LDP is to assist future decision-makers when determining the outcome of planning proposals, it is of equal importance that the findings within the present ISA Report are used amongst a range of decision-aids to ensure the provision of sustainable development.

1.1 Legislative Requirements

1.1.1 The completion of an SA is a statutory requirement for LDPs under Section 62(6) of *The Planning and Compulsory Purchase Act 2004*¹, the *Town and Country Planning (Local Development Plan) (Wales) Regulations 2005*² and associated guidance.

1.1.2 The *European SEA Directive 2001/42*³, transposed in Wales through *The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004*⁴ (the Regulations), sets out a mandatory requirement to carry out SEA on all development plans. The Directive sets out a legal assessment process that must be followed. Welsh Government Guidance on the Preparation of Local Development Plans identifies that a Sustainability Appraisal must integrate the requirements of the Strategic Environmental Assessment Regulations.

1.1.3 The SA process considers how the four components of sustainable development (economic, social well-being, environmental protection/enhancement, and resource conservation) are integrated into a plan. The SEA process focuses solely on the environmental impacts of a plan, including the built environment and the effect on local populations and health.

1.1.4 Planning Policy Wales⁵ (PPW) stresses the presumption in favour of sustainable development and that Local Planning Authorities (LPAs) should ensure that the plan and proposals deliver sustainable development. The SA is an integral part of good plan making and is an iterative process, which identifies and reports on significant effects of the Plan and demonstrates that the LDP is sound by ensuring that it reflects sustainable development objectives. It thereby contributes to the reasoned justification of policies.

1.2 SA and the LDP Process

1.2.1 Guidance on how to carry out an SA for a LDP is contained in the *Welsh Government Development Plans Manual Edition 3 (2020)*⁶, where SA is defined as a tool for appraising policies to ensure they reflect sustainable development objectives.

1.2.2 This Manual outlines five main stages in undertaking an SA (see Table 1). SA is an iterative process, resulting in comment and feedback at each stage of the LDP and allowing the potential sustainability implications of proposed options/policies to be considered and the process to be transparent. If necessary, the rLDP can be refined throughout its preparation to ensure it is a sustainable document.

Table 1 – Stages in the SA process and their relationship to LDPs. Adapted from the Development Plans Manual (Edition 3) March 2020.

SA/SEA Stage	LDP Stage
Stage A: Scoping	Evidence Gathering and Objectives
A1 Outline the contents and the main objectives of the plan. Required by SEA Directive 2001/42/EC Annex I (a).	

¹ [Planning and Compulsory Purchase Act 2004](#)

² [The Town and Country Planning \(Local Development Plan\) \(Wales\) Regulations 2005](#)

³ [Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment](#)

⁴ [The Environmental Assessment of Plans and Programmes \(Wales\) Regulations 2004](#)

⁵ [Planning Policy Wales - Edition 11 | February 2021](#)

⁶ [Development Plans Manual \(Edition 3\) March 2020](#)

A2: Identify and review other relevant plans, programmes and sustainability objectives that will inform the plan. Required by SEA Directive 2001/42/EC Annex I (a) and (e).	
A3 Collecting baseline information on the current and likely future social, economic, cultural, well-being and environmental conditions at the relevant spatial scale for the plan. The SEA Directive requires the baseline data to cover ‘the likely evolution thereof without implementation of the plan’ (Annex I (b)); and ‘characteristics of areas likely to be significantly affected’ (Annex I (c)).	
A4 Identifying sustainability issues and problems which are relevant to the plan. Required by SEA Directive 2001/42/EC Annex I (d).	
A5 Develop SA framework against which the plan can be appraised.	
A6 Prepare and consult on the SA Scoping Report. Required by SEA Directive Article 5(4) and 6(3).	
Stage B: Assessment of Alternatives	
B1 Assess and mitigate the effects of the plan objectives using the SA framework.	Strategic Options and Preferred Strategy
B2 Develop reasonable alternatives. Required by SEA Directive Article 5(1) and Annex I (h).	
B3 Assess and mitigate the effects of the alternatives using the SA framework. Required by SEA Directive, Annex I (f) and (g).	
B4 Choose the preferred alternatives and provide an outline of reasons for selecting the preferred alternatives. Required by SEA Directive, Annex I (h).	
Stage C: Assessment of the Deposit Plan and Preparation of the Environmental Report	LDP Preparation and Deposit
C1 Assess and mitigate the effects of the Deposit plan using the SA framework. Required by SEA Directive, Annex I (f) and (g).	
C2 Propose measures to monitor the significant effects of implementing the plan. Required by SEA Directive, Article 9(c), Article 10, Annex I (i).	
C3 Consult on the Deposit Plan and Environmental Report. Required by SEA Directive, Article 6.	
Stage D: Consultation, Examination and Adoption of the Plan	Submission Examination and Adoption
D1 Assess the effects of significant changes made to the Deposit plan by the SA framework. Required by SEA Directive, Article 5(2).	

D2(i) After the plan is adopted, the plan making authority must publish a Post Adoption Statement. Required by SEA Directive, Article 9(1).	
Stage E: Monitoring the significant effects on implementing the LDP	
E1 Develop aims and methods for monitoring. Required by SEA Directive, Article 9(1) (c), Article 10, Annex I (if).	Monitoring and Review
E2 Responding to adverse effects. Required by SEA Directive, Article 10 (1).	

1.3 How the Council has complied with the Regulations

Stage A

1.3.1 The Council completed Stage A of the SA in July 2018 with the publication of the draft SA Scoping Report for consultation. The SA Scoping Report contained:

- **A1: Outline the contents and the main objectives of the plan**

The SA Scoping Report outlined information about the rLDP, its spatial scale, timescale and its main objectives.

- **A2 Plan/Policy/Programme Review and Sustainability Objectives**

Plans, Policies and Programmes that could have an impact upon the rLDP were examined, including those at international, national, regional, and local levels, as well as adjacent authorities Local Development Plans. An updated version of the list is presented in Appendix A.

- **A3 Collation of Baseline Information**

The scoping report included an up-to-date collation of the state of the environment, economy, and society in Carmarthenshire. This also forms the baseline for monitoring the outcomes of the rLDP post adoption. An updated version of the baseline is presented in Appendix B.

- **A4 Identifying relevant issues and problems**

The report highlights sustainability issues, problems but also opportunities which can be addressed via the rLDP. This is reported within the baseline in Appendix B.

- **A5 Developing the Sustainability Framework**

The SA Framework provides a way in which sustainability effects can be described, analysed, and compared and was developed in considerations of the issues and opportunities raised. This Framework provides a basis by which the sustainability of the rLDP can be tested, and is presented in Appendix C.

- **A6 Consulting on the Scope of the Sustainability Appraisal**

The SA Scoping Report was published for consultation on 18th July 2018 for a six-week period. It was available to view on the Carmarthenshire County Council website and notifications emails and letters were sent out to inform consultation bodies and persons who had registered for updates on the LDP process. Comments were received from several stakeholders, which were reported as an Appendix within the Initial SA. Amendments to the (now) ISA have been made because of these comments, where appropriate, and any comments considered to relate more to the LDP were noted and passed on to the planning officers for their consideration.

Stage B

1.3.2 The Council completed Stage B of the SA process in December 2018 with the publication of the Initial SA Report of the Preferred Strategy. The Initial SA is summarised in Chapter 5, and contains:

- **B1 Assess and mitigate the effects of the plan objectives using the SA framework**

The Initial SA tested and appraised the objectives of the LDP Preferred Strategy against the Sustainability Framework.

- **B2 Developing reasonable alternatives**

The Initial SA developed several strategic options, for both growth and spatial distribution, from an understanding of the main issues identified in the SA Scoping Report.

- **B3 Assessing and mitigating effects of alternatives**

The Vision, Strategic Growth Options, Spatial Options and Strategic Policies of the LDP Preferred Strategy were assessed against the SA objectives in the SA Framework. Mitigation measures were also identified as well as opportunities.

- **B4 Evaluate the effects of the LDP options**

Reasons for the selection of the preferred alternative and discarding of other alternatives were discussed and justified.

NB: Whilst the wording of the ISA Objectives remains unchanged, an *integrated* approach following this stage now highlights the pre-existing overlap between other strategies and assessments. Decision making influences have been updated.

Stage C

1.3.3 This ISA Report of the Deposit LDP has been prepared to comply with Stage C of the SA/SEA process (Environmental Report) and is to be published as part of the Second Deposit rLDP public consultation process.

- **C1 Assess and mitigate effects of the Deposit LDP**

This report will evaluate the significant effects, both positive and negative, of the Deposit LDP policies and proposed allocations. Where a policy or site is identified as having a negative effect, mitigation measures will be identified. This is documented in Chapter 6.5 and 6.7 of this report as well as in Appendices 5 and 7.

- **C2 Propose measures to monitor the significant effects of implementing the plan.**

This is discussed in Chapter 8 of this report.

- **C3 Consult on the Deposit Plan and ISA Report.**

This ISA report will be consulted alongside the rLDP Deposit Plan for a six-week period.

1.4 Links to Other Strategies and Assessments

1.4.1 This SA/SEA Environmental Report incorporates requirements under the *Well-being of Future Generations Act 2015*⁷ (WBFGA), *Equality Act 2010*⁸, *Environment (Wales) Act 2016*⁹, Technical Advice Note (TAN) 20¹⁰, and considerations under *Public Health (Wales) Act 2017*¹¹, into a single, non-exhaustive ISA which enables a more transparent, holistic, and rounded assessment of the sustainability implications of the growth options, objectives, policies, and proposals contained in the rLPD.

1.4.2 A Habitats Regulations Assessment (HRA) was undertaken in parallel to the ISA process but is not integrated with this report as it uses a different precautionary testing mechanism. Nevertheless, this ISA report will summarise the HRA findings as part of its assessment of effects on biodiversity.

Well-being of Future Generations (Wales) Act 2015

1.4.3 As outlined in the *Planning (Wales) Act 2015*¹², LDPs and LPAs must promote sustainable development in accordance with the WBFGA for the purpose of ensuring that the development and use of land contributes to improving the economic, social, environmental, and cultural well-being of Wales. The WBFGA defines sustainable development as the ‘process of improving the economic, social, environmental, and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals’. The well-being goals (Figure 1) were integral to the preparation of the ISA Framework.



Figure 1 – Seven Well-being Goals of the Well-being of Future Generations Act 2015

1.4.4 The sustainable development principle requires Public Bodies to act in a manner which seeks to ensure that needs of the present are met without compromising the ability of future generations to meet their own needs. It sets out five ways of working needed for Public Bodies to achieve the seven well-being goals, which are:

- Looking to the *long term* so that we do not compromise the ability of future generations to meet their own needs;

⁷ [Well-being of Future Generations \(Wales\) Act 2015](#)

⁸ [Equality Act 2010](#)

⁹ [Environment \(Wales\) Act 2016](#)

¹⁰ [Technical advice note \(TAN\) 20: planning and the Welsh language](#)

¹¹ [Public Health \(Wales\) Act 2017](#)

¹² [Planning \(Wales\) Act 2015](#)

- Understanding the root causes of issues to *prevent* them from occurring or getting worse;
- Taking an *integrated* approach so that public bodies look at all the well-being goals in deciding on their well-being objectives;
- *Involving* a diversity of the population in the decisions that affect them; and
- Working with others in a *collaborative* way to find shared sustainable solutions.

1.4.5 The WBFGA establishes Public Services Boards (PSBs) which are required to assess the state of well-being on a local level, set objectives, and produce a plan designed to improve well-being locally. The PSB for Carmarthenshire published their well-being plan¹³ in 2018 and set the four follow 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 can adapt to change; and
- Prosperous People and Places: To maximise opportunities for people and places in both urban and rural parts of our county.

1.4.6 To support the delivery of the well-being goals, Public Health Wales has published '*creating healthier places and spaces for our present and future generations*'¹⁴. This resource focuses on six priority areas of the built and natural environment that can positively impact on health and well-being, and these are:

- Walking and cycling infrastructure;
- Open spaces and green blue infrastructure;
- Food growing and retail environment;
- Community, health, and social care services provided from local facilities;
- Low levels of air pollution; and
- Sustainable building design.

1.4.7 Contribution towards achieving the national well-being goals and objectives, alongside the five-ways of working and the content of Carmarthenshire's Well-being Plan, must be intrinsic throughout the development of the rLPD and accompanying assessments (e.g., ISA, HRA etc) to be compliant with the requirements of the WBFGA. Additionally, the rLDP is also to consider the Council's own well-being objectives¹⁵.

Welsh Language

1.4.8 It is now a legislative requirement that the SA must include an assessment of the likely effects of the plan on the use of Welsh Language (Section 62(6A) *Planning and Compulsory Purchase Act 2004*¹⁶ as inserted by section 11, PWA 2015). The SA process is the mechanism for considering how the scale and location of growth, the vision, objectives, policies, and proposals individually and in combination, impact on the Welsh Language. Where evidence indicates a detrimental impact on the use of the Welsh Language, the LPA can assess whether the strategy should be amended, and/or mitigation measures should be identified.

1.4.9 To supplement the assessment of Welsh Language in the ISA, a more detailed Welsh Language Impact Assessment (WLIA) has also been undertaken to support the evidence base

¹³ [Carmarthenshire Well-being Assessment 2017 and Plan 2018-2023](#)

¹⁴ [Creating healthier places and spaces for our present and future generations | 2018 Public Health Wales NHS Trust.](#)

¹⁵ [Well-being objectives | Cyngor Sir Gaerfyrddin Carmarthenshire County Council](#)

¹⁶ [Planning and Compulsory Purchase Act 2004](#)

and assess the impact of related strategies and policies. From the assessment of the First Deposit rLDP, specific policy amendments impacting upon the Welsh Language were made upon the findings of the previous WLIA undertaken by Iaith and Burum¹⁷. An iterative approach continued between the ISA process and the WLIA for the 2nd Deposit rLDP. Again, undertaken by Iaith and Burum, the conclusions made within this latest assessment will, where relevant, be adopted in the ISA, and the WLIA should be referred to for the supporting evidence and commentary with regards to the impact upon the Welsh Language¹⁸.

Equality Impact Assessment (EqIA)

1.4.10 The *Equality Act 2010* requires Public Bodies to assess the impact of policies on different population groups to ensure discrimination does not take place and, where possible, promote equality of opportunity (referred to as the Equality Duty – Section 149) and deliver better outcomes for those who are socio-economically disadvantaged (Socio-Economic Duty – Sections 1 to 3). The Act requires *due regard* during the decision-making process and, therefore, screening of the nine protected characteristics¹⁹ to identify which characteristics the rLDP may influence. The EqIA undertaken for the rLDP also incorporates the Welsh Language.

1.4.11 It is important to note that public authorities subject to the Equality Duty are likely subject to obligations under the *Human Rights Act 1998*²⁰ and, therefore, consideration has also been made to incorporate the potential impact that decisions could have on human rights as part of the same process.

Health Impact Assessment (HIA)

1.4.12 The *Public Health (Wales) Act 2017* outlines the circumstances in which a Public Body must carry out a Health Impact Assessment (HIA). The Act defines a HIA as “*an assessment of the likely effect, both in the short term and in the long term, of a proposed action or decision on the physical and mental health of the people of Wales or of some of the people of Wales*”. The *SEA Directive* (Annex I (f)) requires human health to be considered as part of the assessment of environmental effects. Therefore, whilst there is no specific requirement to undertake a dedicated HIA, the health component of the SEA has been broadened to integrate both the physical and mental health objectives of a HIA.

1.4.13 As outlined by EU Guidance (2022)²¹, the notion of human health should be considered in the context of the interrelationship between all SEA factors stated in Annex I (f) and thus, indirect issues arisen from the implementation of policies must also consider environmentally related health issues such as exposure to traffic noise, air pollutants, and water contamination.

The Environment (Wales) Act 2016

1.4.13 Section 6 of the *Environment (Wales) Act 2016* requires Public Authorities which exercise their functions in relation to Wales have a duty to maintain and enhance biodiversity and promote the resilience of ecosystems (referred as the Section 6 Duty). To comply with this duty, Welsh Government Guidance²³ states that Public Authorities must embed the

¹⁷ [Carmarthenshire Draft Deposit LDP Welsh Language Impact Assessment. December 2019.](#)

¹⁸ Carmarthenshire Draft Deposit rLDP Welsh Language Impact Assessment. 2023.

¹⁹ Age, disability, gender reassignment, marriage or civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation ([The Equalities Act 2010](#)).

²⁰ [Human Rights Act 1998](#)

²¹ [Guidance on the implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment](#)

²³ [Environment \(Wales\) Act 2016 I Guidance for Section 6 I Welsh Government](#)

consideration of biodiversity and ecosystems into their early thinking and business planning, including any policies, plans, and projects, as well as their day-to-day activities.

1.4.14 Under Part 1 of the *Environment (Wales) Act 2016*, Area Statements were produced by Natural Resources Wales (NRW) which cover the Marine area and six land regions of Wales. The South West Wales Area Statement (SWWAS) covers the Local Authorities of Carmarthenshire, Neath Port Talbot, Pembrokeshire, and Swansea, which represents 22% of the Country's population and 23% of the landmass.

1.4.15 The SWWAS was produced in 2020 against a backdrop of Welsh Government's declaration of a climate and a nature emergency. As such changes have been made to the rLDP, that reflect the priorities identified in the Statement and the interrelated nature of these two emergencies that are in themselves symptoms of the unsustainable management of natural resources and development, at the expense of future generations. Adapting to the climate and nature crises require a whole systems approach, and as such both issues feature across all the SWWAS themes which are Reducing health inequalities; Ensuring sustainable land management; Reversing the decline of, and enhancing, biodiversity; and Cross-cutting theme: Mitigating and adapting to a changing climate.

Welsh National Marine Plan 2019

1.4.16 The *Welsh National Marine Plan 2019* ²⁴ (WNMP) sets out a long-term vision for the sustainable development of Welsh seas. It has been adopted under the *Marine and Coastal Access Act (MCAA) 2009* in accordance with Section 51 and with Schedule 6 of the Act, and in conformity with the *UK Marine Policy Statement* ²⁵. The WNMP is used to guide the Local Authority in decision making and, therefore, regard has been made to the Marine Plan in the review of policies.

The Habitats Regulations Assessment (HRA)

1.4.17 Under the *Habitats Directive (92/43/EEC)* ²⁶, the rLDP must be assessed to whether it would likely have a significant effect on a European site or an offshore European marine site (EMS), either standalone or in combination with other plans and projects, and directly or indirectly. The Directive is transposed into Welsh law via the *Conservation of Habitats and Species Regulations, 2017* ²⁷. If the LDP is deemed likely to have a significant effect on one or more European sites, it must be subject to an *appropriate assessment* under the Habitats Regulations.

1.4.18 The County contains twelve European protected sites. The potential effects on European sites were considered from the earliest stages of the plan making process and preliminary screenings were undertaken during the initial Preferred Strategy in December 2018. The Deposit Plan has been subject to screening under the Habitats Regulations and the report is published alongside the Deposit Plan. The conclusion of this screening exercise and subsequent appropriate assessment is that the Deposit Plan will have no likely significant effect, either alone or in combination, on any European sites.

1.4.19 Informal screening of the HRA has been influential in ability to reach a favourable conclusion to the screening of the Deposit Plan. The iterative approach to HRA has facilitated the identification of potential issues allowing for potential risks to European sites to inform the emerging development of the Deposit Plan.

²⁴ [Welsh National Marine Plan I Llywodraeth Cymru Welsh Government](#)

²⁵ [Statutory guidance I Marine Policy Statement \(MPS\)](#)

²⁶ [Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora](#)

²⁷ [The Conservation of Habitats and Species Regulations 2017 \(as amended\)](#)

2. Methodology

2.1 Approach

2.1.1 The ISA methodology has referenced guidance provided in several documents. These include:

- Welsh Government Development Plans Manual, Edition 3 (2020) ²⁸
- ODPM Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005) ²⁹
- ODPM A Practical Guide to the Strategic Environmental Assessment Directive (2005) ³⁰
- RTPI Improving the Effectiveness and Efficiency of SEA/SA for Land Use Plans (2018) ³¹
- EU Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment (2013) ³²
- EU Guidance on the implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (2022) ³³
- EU Environmental assessment of certain plans and programmes: Directive 2001/42/EC ('SEA' Directive) rulings of the Court of Justice of the European union (2022) ³⁴

2.2 Undertaking the ISA

2.2.1 ISA is an iterative process and the outcomes of the appraisals have helped inform the final version of the Second Deposit rLDP published for consultation. Where elements of the rLDP have not changed from the Pre-Deposit Preferred Strategy (published for consultation in December 2018) and First Deposit rLDP (published for consultation in January 2020), the previous respective SA appraisal remains valid and is either signposted to or reproduced in this ISA Report – as further outlined in Chapter 5. Chapter 6 reflects the appraisal of those elements within the Second Deposit rLDP which are novel, have been altered from the result of consultation, and or deemed necessary due to the updated baseline data.

2.3 The Integrated Sustainability Framework

2.3.1 The ISA Framework provides a consistent basis for describing, analysing, and comparing the sustainability effects of the objectives, options, specific policies, and proposals of the rLDP. The Framework is objective-led and, therefore, the strategic objectives and options outlined are assessed on its contribution to achieving the ISA objectives.

2.3.2 The framework sets out sustainability objectives that are based on sound evidence and reflect the challenges faced within the plan area. The objectives were developed in consideration of the following inputs, all of which are detailed in the SA Scoping Report:

- The Review of Plans, Programmes and Policies
- Baseline Information
- Identified sustainability issues and opportunities
- Responses and feedback from consultation with consultation bodies and public

2.3.3 The full SA framework is provided in Appendix C. In summary, the objectives reflect the topics identified within Schedule 2 of the *SEA Directive* in addition to supplementary

²⁸ [Development Plans Manual \(Edition 3\) March 2020 | GOV.WALES](#)

²⁹ [Sustainability appraisal of regional spatial strategies and local development documents, Office of the Deputy Prime Minister - Publication Index | NBS \(thenbs.com\)](#)

³⁰ [A Practical Guide to the Strategic Environmental Assessment Directive \(publishing.service.gov.uk\)](#)

³¹ [RTPI | Strategic Environmental Assessment: SEA/SA for Land Use Plans](#)

³² [Guidance on integrating climate change and biodiversity into strategic environmental assessment - Publications Office of the EU \(europa.eu\)](#)

³³ [SEA Guidance \(europa.eu\)](#)

³⁴ [Environmental assessment of certain plans and programmes - Publications Office of the EU \(europa.eu\)](#)

objectives relating to the integrated components, climate change and socio-economic factors, amongst others. The 15 ISA Objectives that make up the framework are shown in Table 2, as well as the corresponding SEA issue and integrated components those which relate to.

2.3.4 To aid in the assessment process each objective is supported by several sub-objectives and accompanying ‘decision making criteria’, which will facilitate the assessment process and assist in the interpretation of the main objective. Whilst remaining holistic in scope and not exclusively refining the consideration of integrated components (and associated potential impacts thereof) to specific sub-objectives, the integration of requirements under the Welsh Language is explicit within sub-objectives 10-1, 10-2, 10-3, 11-1; and for the EqIA (inc. associated duties) through 6-3, 10-1, 10-2, 10-3, 11-1, 13-1, 13-2, 13-3, 14-2, 15-2, 15-3, 15-4; among others. Additionally, considerations outlined in paragraph 1.4 are collectively encompassed in the decision-making criteria of ISA1, through the deliberation on whether the LDP will encourage needs to be met locally. Therefore, in this regard, truly sustainable development cannot be achieved unless the rLDP is likely to have a holistic positive and balanced effect upon the County, as determined through this appraisal and its integral components.

Table 2 – ISA Objectives and their relation to SEA Directive Issues and elements of the integrated components. * = including respective Equality and Socio-Economic Duties.

ISA Objective		ISA1 Sustainable Development	ISA2 Biodiversity	ISA3 Air Quality	ISA4 Climatic Factors	ISA5 Water	ISA6 Material Assets	ISA7 Soil	ISA8 Cultural Heritage & Historic	ISA9 Landscape	ISA10 Population	ISA11 The Welsh Language	ISA12 Health & Well-being	ISA13 Education and Skills	ISA14 Economy	ISA15 Social Fabric
Corresponding SEA Issues			Biodiversity, fauna, flora	Air	Climatic factors	Water	Material assets	Soil	Cultural heritage inc. architectural...	Landscape	Population		Human health			
ISA Objective Integrated Components																
WBFGA Goals	Cohesive	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Culture / Language	X					X		X	X	X	X	X	X		X
	Responsible	X	X	X	X	X	X	X	X	X	X				X	
	Prosperous	X					X		X	X	X			X		X
	Resilient	X	X	X	X	X	X	X		X	X		X	X	X	X
	Healthier	X	X	X	X	X	X	X		X	X		X			X
	Equal	X		X	X	X	X			X	X		X	X	X	X
	Welsh Language	X								X	X	X				X
	EqlA*	X					X				X	X	X	X	X	X
	Mental Health (HIA)	X					X				X		X			X
	Area Statement	X	X	X	X	X		X		X	X		X		X	X
	Section 6 Duty	X	X	X	X	X		X		X						

2.4 Determining Effect Significance

2.4.1 Prediction of effects involves identifying changes to the environmental baseline which are predicted to arise from the implementation of the plan, including alternatives. Annex II of the *SEA Directive* sets criteria for the determining of likely significant effects. They are a combination of:

- The **magnitude** of the plan's effects, including the degree to which the plan sets a framework for projects, the degree to which it influences other plans, and environmental problems relevant to the plan.
- The **sensitivity** of the receiving environment, including the value and vulnerability of the area, exceeded environmental quality standards, and effects on designated areas or landscapes.
- **Effect characteristics**, including probability, duration, frequency, reversibility, cumulative effects, transboundary effects, risks to human health or the environment, and the magnitude and spatial extent of the effects.

2.4.2 Given the broad nature of plan proposals and the difficulty of separating other causes of the effects and, therefore, a qualitative approach can be the most meaningful and encompassing. However, qualitative does not mean 'guessed', and predictions must be supported by evidence. Once the evidence has been considered, a judgement must be formed on whether the predicted effect is considered significant or not. Figure 2 provides a framework by which judgements of significance can be made consistently and ensuring prediction, certainty, evaluation, and mitigation are incorporated into the appraisal.

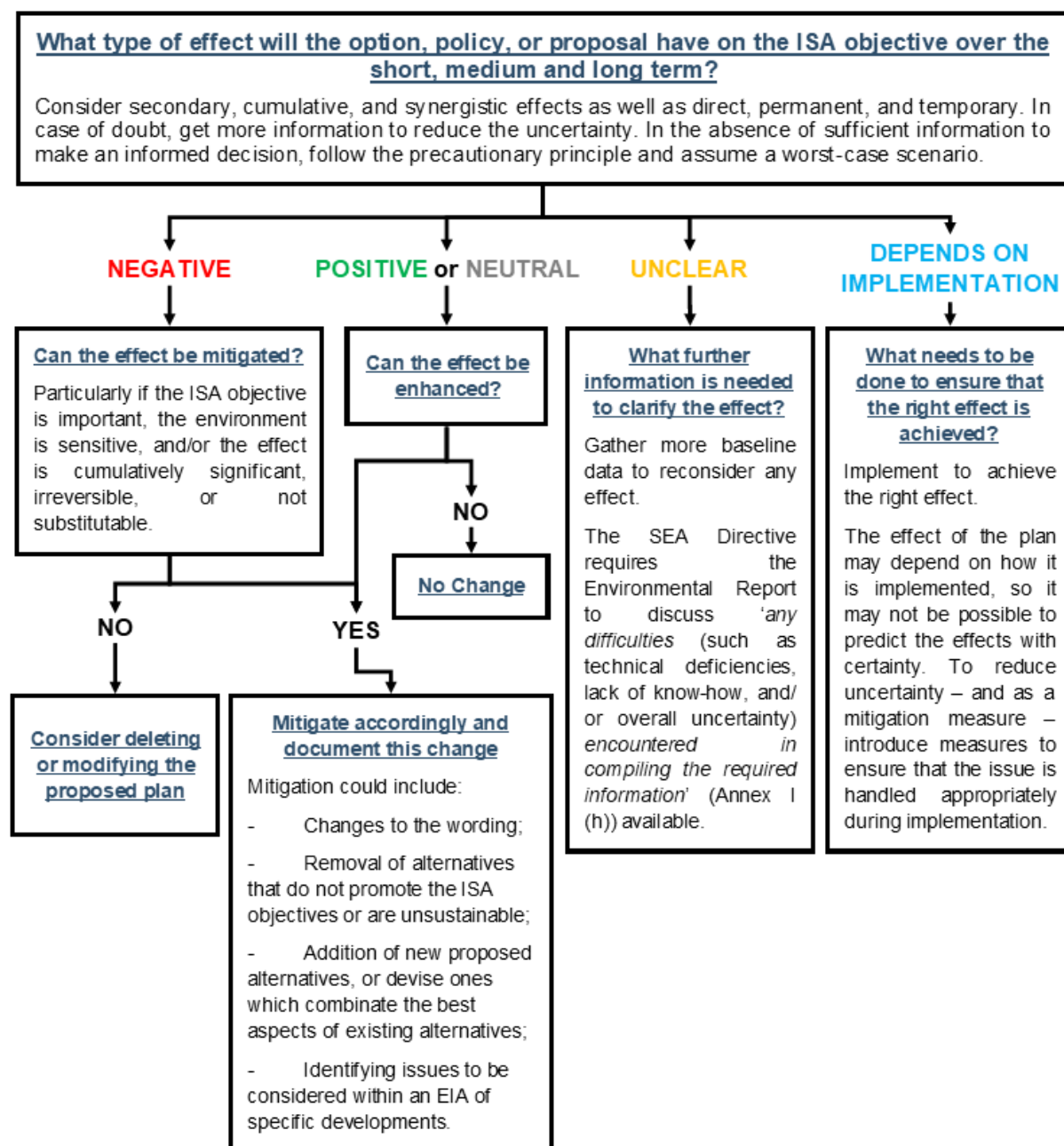


Figure 2 – The ISA Process assessing the effects of the rLDP and its components (adapted from ODPM A Practical Guide to the Strategic Environmental Assessment Directive (2005).

2.5 Timescales

2.5.1 The SEA Directive also requires the analysis of effects to include 'short, medium, and long-term, permanent, and temporary ... effects' (Annex I(f)). Effects may vary over different timescales, e.g., adverse short-term effects from disturbance of habitats but beneficial ones in the long term from reductions in air pollution or greenhouse gases. Therefore, the ISA will consider effects over three timescales.

- Short Term (S): 0 – 5 years
- Medium Term (M): 6 – 10 years
- Long Term (L): 11 – 20 years

2.5.2 For ease of comparability, timescales were standardised and are, therefore, consistent throughout this assessment. However, despite the definitive timescales stated above, those effects which may potentially exceed 20 years are included as Long Term (particularly relevant for air pollution and climate change).

2.6 Baseline Scenario

2.6.1 To meet SEA requirements (SEA Regulations – Regulation 12 and Schedule 2(2)) it is necessary to identify the likely evolution of the plan area without implementation of a revised plan. Establishing what the situation might be without the rLDP (i.e., the business-as-usual scenario) involves asking how current policies, practices and trends might change in the future in the absence of any active intervention through the LDP. The business-as-usual situation should be used as a benchmark against which to compare the implications and performance of other options. As this is a revision of the current LDP, the baseline against which all options and policies are considered is how the area would change under the current development plan in the absence of new policies being introduced. The current plan would run from 2006 to 2021 and after that, there would be no plan in place unless the revised LDP was adopted and, therefore, this is the baseline scenario.

2.6.2 This appraisal has been carried out with consideration of existing plans, programmes, and policies in place as part of the baseline scenario. It is important to be aware that some of these plans, programmes and policies may already mitigate some of the negative effects that have the potential to occur as the result of the revised LDP and this has been considered as part of the assessment. A full list of relevant plans, programmes and policies is included in Appendix A. Regard is had to existing national planning policy including associated Technical Advice Notes (TANs).

2.7 Impact Matrices

2.7.1 To test the compatibility of the strategic options and policies with the ISA Framework, matrices have been used to summarise the appraisal using the criteria outlined in Table 3. The way the objectives, policies and sites contribute to achieving the ISA Framework objectives is indicated by the following symbols:

Table 3 – ISA assessment criteria for draft policies and reasonable alternatives, as adapted from Welsh Government Development Plans Manual Edition 3 (2020).

Symbol	Predicted Effect	Suggested action/response
++	Very positive effect – the subject of the appraisal would significantly help in achieving the Sustainability objective.	Consider whether very positive effect can be further enhanced
+	Positive effect - the subject of the appraisal would help in achieving the Sustainability objective.	Consider whether positive effect can be further enhanced
+/-	Positive and negative effects – the subject of the appraisal would help some elements of the Sustainability objective whilst hindering others.	Consider mitigation for negative effects and whether positive effects can be enhanced
-	Negative effect - the subject of the appraisal would conflict with the Sustainability objective.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.

--	Very negative effect - the subject of the appraisal would be in significant conflict with the Sustainability objective.	Significant mitigation measures to reduce severity or effect; reconsider the policy or proposed use
I	Effect on the Sustainability objective depends on how the policy and allocations are implemented	Suggestions for implementation
0	Neutral effect compared to the current situation	Consider whether intervention could bring positive effects
?	Uncertain effect –more information needed	Consider where this will come from – who has it? What will be done about collecting it? When will it be collected?

2.7.2 A separate assessment criteria was developed to assess site specific criteria, in addition to preferred growth options and the ISA Monitoring Framework. This methodology is outlined in Section 6.8, Section 6.2, and Chapter 8, respectively. For clarity, unless a different matrices is otherwise stated, the presentation of assessment outcomes contained throughout this document used the criteria outlined in Table 3. Where appropriate, appendices contain their respective impact matrices for further convenience.

2.7.3 The SEA Directive also requires the analysis of ‘*secondary, cumulative, synergistic, ... permanent and temporary, positive, and negative effects*’ (Annex I(f)). Table 4 outlines the definition of secondary (or indirect), cumulative and synergistic effects, as considered in this ISA. Those identified thought this assessment are summarised in Section 6.9, although originated within respective commentaries.

Table 4 – Definitions of Secondary, Cumulative and Synergistic Effects. Adapted from A Practical Guide to the Strategic Environmental Assessment Directive, ODPM (2005).

Type of Effect	Definition
Secondary (or indirect)	Effects that are not a direct result of the plan but occur away from the original effect or because of a complex pathway
Cumulative	Effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g., noise, dust and visual) have a combined effect.
Synergistic	Effects interact to produce a total effect greater than the sum of the individual effects.

2.8 Mitigation and Recommendations

2.8.1 Where deemed appropriate, mitigation measures are recommended in alignment with the mitigation hierarchy (to avoid, minimise, or offset, in sequential order) to counter the likely adverse effects of the proposed options/policies contained within the rLDP. Additionally, potential enhancement opportunities were also identified, and further recommendations were made (as highlighted in Figure 2). These are primarily noted in the respective commentaries of the appraised subject matter. Given the iterative development between the rLDP and the ISA process, mitigation and enhancement measures were reported on a continual ad hoc basis and collaboration between those responsible for undertaking the rLDP/ISA was undertaken to best resolve identified likely adverse issues.

2.9 Technical Limitations and Uncertainties

2.9.1 As stated within the EU Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment (2013) ³⁵, both climate change and biodiversity involve complex systems which are interwoven with range of socioeconomic and other environmental aspects of the built and natural environment. Therefore, this complexity of associated issues and cause-effect relationships is not exclusive to ISA4 and ISA2. Decision making influences within the ISA Framework includes those recommended within this EU Guidance (i.e., is the implementation of the proposed plan/policy likely to have any significant direct positive or negative effects on the expected future state of the environment in the study area?; is the implementation of the proposed plan/policy likely to significantly alter drivers or trends in the key issues?) to assist in the appraisal and help identify potential effects. However, limitations when identified are appropriately documented and discussed.

2.9.2 Some uncertainty may remain in predicting effects and determining significance. Alongside the complex variation in natural systems and how they are influenced by the human environment, considerations are made to the absence of sufficient data specified to the local context and/or current scientific understanding to fundamentally determine the causation of perceived effects. Therefore, it is accepted that the level of risk and uncertainty associated with cumulative effects increases at the strategic level because the scope is wider, and the issues typically larger. Where this has occurred, the uncertainty is identified within the appraisal matrices (as shown in Table 3) and, as a matter of precaution, is accompanied by mitigation measure to remediate potential adverse effects. Nevertheless, uncertainties in predicting effects and determining significance do not impact upon the robustness of this report.

2.9.3 To help overcome unknown factors within the proposed monitoring framework, proxy indicators were used when direct indicators are not presently available (e.g., ground ozone level). Additionally, the allowances made for adaptive management during the monitoring stage (as later discussed in Chapter 8) would enable appropriate remedial action to be taken in response to future changes and unanticipated adverse effects.

2.9.4 Due to the timing in preparing this present ISA report, demography and migration data from the Census 2021 was not included in the baseline at the time of consultation. These updates and any other releases aim be reflected later.

³⁵ [Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment \(2013\)](#)

3. Relevant Plans, Policies, and Programmes

3.0.1 The development of the LDP takes place within a framework of legislation and guidance and is informed by the objectives and aspirations of other plans, policies, and programmes from international to local level. The Plan's direct influence will be restricted to the use and development of land and buildings, but it also has the potential to be an important tool for the implementation of a wide range of objectives contained in other plans and strategies. Policy integration is essential if LDPs are to build on and add value to other plans and strategies.

3.0.2 This Chapter summarises the relationship between the LDP and other plans, policies, and programmes (PPP) at all levels, and indicates how the requirements of other PPP have been considered in the development of the Plan through the ISA process.

3.0.3 A review of relevant PPP at international, national, regional, and local level has been undertaken within the SA Scoping Report. This is to identify the relationship between the rLDP and other applicable sustainability objectives that must be considered within this ISA. See Appendix A for a list of the relevant PPP and web links to their source. Where applicable, a description of the documents and their relevance to the Plan has been included, however, this does not include a definitive account of their contents. Whilst comprehensive, Appendix A is non-exhaustive and will be updated through the developmental stages of the ISA and rLDP to best inform the requirements of the Plan.

3.1 International Summary

3.1.1 The international level legislative instruments and strategies represent the highest tier of the sustainable development agenda that is then required to be transposed into Member State legislation. International legislation often subsequently informs the content of PPP at the national, sub-regional and local level that effectively directs on-the-ground delivery of the sustainability agenda.

3.1.2 Relevant United Nations (UN) conventions, treaties, and agreements (which the UK has ratified) help establish an international framework for promoting sustainable development across international, national, and local scales, and influence decision making across a range of concerns, including:

- Poverty Alleviation;
- Education & Gender Equality;
- Access to Clean Water & Food;
- Climate Change & Access to Renewable Energy;
- Sustained Economic Growth & Sustainable Development;
- Resilient Infrastructure & Innovation;
- Establishing Connected Communities With Reduced Inequalities; and
- Conservation of Environments, Nature, & Heritage.

3.1.3 The European Directives and strategies reviewed concern environmental issues that are of considerable importance at the global scale, yet require localised action to be effective, and include:

- Climate Change, Air Quality, & Renewable Energy;
- Establishing Sustainable Communities;
- Delivering Sustainable Transport Systems;
- Delivering Sustainable Waste Management;
- Managing Natural Resources Efficiently
- Establishing Patterns of Sustainable Production & Consumption;
- Promoting Social Inclusion & Fighting Poverty; and

- Conserving/Enhancing Biodiversity & Water Environment .

3.1.4 Reference is made to the transposition of European legislation into national law because of the withdrawal of the United Kingdom from the European Union and the implications of the *European Union (Withdrawal) Act 2018*³⁶. In this respect the implications and outcomes of the repealing on the one hand the European Communities Act, and on the other hand to transposing of the EU secondary legislation – regulations and directives already enforceable in the UK – into domestic laws will be monitored and the SA amended where appropriate to reflect any impacts.

3.2 National Summary

3.2.1 The sustainability themes covered by the national PPP documents reflect environmental issues important at the international scale, cascaded down to the regional level as well as issues of specific relevance to Wales, particularly with respect to social and economic issues. The social aspects covered by the national level documents include the need to reflect the well-being objectives and deliver safe, inclusive, and healthy communities in which social exclusion is minimised and access to facilities is maximised. A strong theme of some of the national level documents is to strengthen cultural identities and to support cultural distinctiveness and the prominence of the Welsh language.

3.2.2 Responding to local community needs through development is also a theme echoed through these documents. Minimising the need to travel, supported by integrated and healthier forms of transportation is also reiterated by the national policy and strategy documents. The environmental issues covered in the national documents are commonly based upon the need to conserve biodiversity and protected sites and habitats. A strong theme underpinning many of the policies/strategies is to provide the capacity for habitats, species, and the natural environment to respond to a changing climate by allowing time and space for adaptation. The need to protect the quality and availability of water resources was also noted during the PPP review. High quality urban design is also cited as a key component of delivering sustainable communities.

3.2.3 The economic themes of the national documents typically centre upon the need to encourage a more diversified and high value Welsh economy that maximises the country's extensive natural assets. Tourism is a key theme of several national level documents, as is the need to move towards capturing renewable technologies markets.

3.3 Local Summary

3.3.1 The sub-Wales and Carmarthenshire level policy documents and strategies also reflect the sustainability themes highlighted within several international and national documents; for example, increasing access to services via integrated transport facilities and meeting community needs at the local level.

3.3.2 Local documents such as the Well-being Plan seek to tackle issues pertinent to Carmarthenshire such as exclusion, the need to promote sustainable access to services, delivering safe and healthy communities, promoting education and employment, and regenerating and developing the labour market. The need to develop a high value-added and diverse economy also mirrors the policies and strategies set out in some of the national level documents. The need to minimise energy expenditure, use energy efficiently and invest in less damaging sources of energy is a key theme of Carmarthenshire's Climate Change Strategy. The Council has declared both a Nature and Climate Emergency (in addition to Welsh Government) and is committed to resolving the fundamental issues driving these.

³⁶ [European Union \(Withdrawal\) Act 2018](#)

4. Environmental Baseline and Predicted Effects without rLDP Implementation

4.1 Baseline Summary

4.1.1 This section summarises the environmental baseline conditions of the County and provides an update to the Scoping Report and previous SA Report. The baseline information for the ISA comprises of quantitative and qualitative information and data describing the social, economic, and environmental state of the Plan area. The *SEA Regulations* require that the Environmental Report contains a commentary on the likely predicted effect on the environmental baseline, both with and without the implementation of the revised LDP.

4.1.2 The baseline information for Carmarthenshire has been collated under a series of headings and can be found in Appendix B. These heading have, in the interests of consistency, been grouped under broadly the same headings as those used within the existing adopted LDP. However, they have been changed to include Welsh language as a separate heading, to reflect the position of the Welsh language within the County and its communities.

4.2 Future Trends

4.2.1 The SA Scoping Report initially brought together a detailed analysis of the current state of the social, economic, and environmental situation across Carmarthenshire, in addition to those characteristic likely to be affected by the rLDP as well as relevant existing problems. The outcome of this has been updated to reflect more recent considerations which have since occurred, in addition to the increased evidence base/period now covered by the baseline.

4.2.2 Table 5 presents the likely evolution of the ISA objectives against the baseline aspects of the social, economic, and environmental situations, without the implementation of the rLDP. These likely future trends are either static, improving, or declining. Future trends were determined via the analysis of the baseline data and how these trends are expected to change over the Plan period. Further commentary on these trends can be found in Appendix B under each respective heading. A condensed summary has been provided below to clarify the determination of each outcome and how the Plan could response to this.

Table 5 – Likely evolution of the baseline aspects of the social, economic, and environmental situations in the absence of a rLDP.

ISA Objective	Future Baseline	Baseline Summary
ISA1 – Sustainable Development	Static	Despite several supportive regulations and strategies which are expected to be delivered within (or after) the Plan period, as this objective is, in part, a relation of the preceding objectives influencing 1-1, 1-2, 1-3, 1-4, it was found that several are likely to be declining in absence of the rLDP. Therefore, the Plan will be crucial in directing and promoting sustainable development, and it must aim to resolve (where feasible) localised issues in the context of Carmarthenshire and the wider impacts that development may place.

ISA Objective	Future Baseline	Baseline Summary
ISA2 – Biodiversity	Declining	Multiple source evidence that biodiversity loss is accelerating at unprecedented levels. There have been some improvements in the status of individual species populations, however, SoNaRR shows that biodiversity is declining overall. The impact/implementation of associated plans (e.g., 30by30) are yet to reverse this. The Plan will be vital in limiting the effects of development upon biodiversity within the local area and safeguarding natural resources for future generations.
ISA3 – Air Quality	Improving	Air quality remains a risk to human health although has improved greatly since the 1970s. Whilst development will impact air quality, there are strict regulations particularly within the three AQMZs in Carmarthenshire. Levels of Nitrogen Dioxide currently breach legal levels in localised hotspots, although Air Quality Emission Indicators (StatsWales) show a declining trend for all air pollutants.
ISA4 – Climatic Factors	Declining	The consequences of climate change are predicted to be increasingly felt within Wales and there has been limited efforts to increase our resilience to such impact. Greenhouse gas emissions have reduced since the 1990s, despite some periods of increases. There are several associated plans including Net Zero (both locally and nationally). Development must be sustainable to contribute to mitigating climate related issues. New developments must be climate resilient and energy efficiency. Flood risk is increasing with Wales.
ISA5 – Water	Declining	Increased flooding poses a significant risk to many community within Carmarthenshire. With relation to phosphates, development and subsequent sewage will impact riverine SACs, negatively effecting water quality in addition to biodiversity and soil health. The Plan must mitigate diffuse pollution created by development and impacting upon water resource and quality, and factor in appropriate flooding models.
ISA6 – Material Assets	Improving	Wales is recognised as having the highest household recycling rate in the UK and is ranked third globally. There is limited extraction of Carmarthenshire's finite resources. Efforts are made to promote the use of sustainable modes of transport. An increased focus towards electrifying the transport network is needed to meet future demand, alongside national policy.
ISA7 – Soil	Declining	Losses in soil carbon within habitat land have recently been observed, although appears stable elsewhere. Development will reduce finite soil resources and quality. Agriculture, wastewater treatment, and diffuse pollution continue to reduce soil health and biodiversity (factors which are interlinked). Regeneration of contaminated land is needed to conserve soil assets, including high quality agricultural land and high carbon soils (i.e., peatlands), and avoid further losses of soils to non-permeable surfaces and minimise soil erosion.
ISA8 – Cultural Heritage & Historic Environment	Static	Assessment of Welsh monuments found 50% to be stable/improved and 50% worsened in condition. The County has several sites of archaeological importance, Special Landscape Areas, numerous listed buildings, scheduled monuments, registered historic parks and gardens. As a requirement under WBFGA and various Acts, these factors must be preserved and conserved in the context of new development.

ISA Objective	Future Baseline	Baseline Summary
ISA9 – Landscape	Declining	Landscape is inextricably linked and interconnected with habitat and the countryside which are under huge anthropogenic pressures (including climate change and urbanisation). Any change (including development) within the landscape of Carmarthenshire will negatively affect this irreplaceable resource.
ISA10 – Population	Improving	Birth rate in Carmarthenshire is declining (Carmarthenshire County Council, Sep 2018), and changes in demographics (inc. age structure) is apparent with more young people leaving the County (although this has seemed to fluctuate in more recent years. Despite this, population (190,073 in 2020) is projected to increase to ~193,765 by the end of the Plan period. Current LDP affordable housing policy continues to support affordable housing stock, and local policy targets for 2022-2027 include the creation of over 1000 affordable properties (promoting the retention of young people).
ISA11 – Welsh Language	Improving	Carmarthenshire is linguistically sensitive and has the highest number of Welsh speakers out of any County in Wales. Evidence from the Annual Population Survey suggests that the number of persons age 3 and over in the county who say they can speak Welsh since the time of the last Census in 2011 has grown significantly. Since March 2011 the number(+9,200) and percentage(+9.56%) of persons age 3 and over who say they can speak Welsh has grown to March 2018 and by a further 3,500 (5.4%) to March 2022. ³⁷ The national target is for one million Welsh speakers by 2050, and there have been notable increases in recent years. However, it is important to recognise localised changes/declines may occur. Inward migration and other factors (including age structure, and other demographics) may negatively impact the proportion of Welsh speakers by challenging language transition, particularly within rural areas in Carmarthenshire which are known strongholds for the Welsh Language. The ability to read, write and understand spoken Welsh fluctuates annually however, since 2014 rates have risen slightly to 45.2%, 42.5%, and 58%, respectively. Coupled with increases in the provision of Welsh medium schools, language immersion is likely to improve rates over the long-term, potentially mitigating the original adverse effect created by inward migration.
ISA12 – Health and Well-being	Declining	The County has an ageing population with increasing rates of overweightness/obesity (54%) and mental illnesses, amongst other ailments. Inequalities in life expectancy and mortality remain wide, with a growing disparity between females and males. Lack of access to health services and open spaces (GBI) remains to disproportionately effect many communities within Carmarthenshire. The impacts of COVID-19 remain to be experienced throughout the County and the health service. Secondary impacts on physical and mental health caused by fuel poverty and the cost-of-living crisis affects many throughout the UK. While Carmarthenshire has a high provision of public open spaces, open space assessment indicates areas of deficiency impacting upon 12-2 and 12-4.

³⁷ The APS estimates of Welsh language ability are historically higher than those produced by the Census.

ISA Objective	Future Baseline	Baseline Summary
ISA13 – Education and Skills	Improving	Overall, education rates in Wales are improving, and achievement in 2022 within Carmarthenshire were greater than the year prior. There are several recent/planned developments which support higher education (e.g., Canolfan yr Egin, Pentre Awel). Nevertheless, increasing population may place pressure on education services.
ISA14 – Economy	Static	Forecasts for 2023 indicate a -0.3% decline in UK GDP (Oct 2022). GDP in Wales fell by 2.4% (Jan – March 2020), 1.1% (Oct - Dec 2019), nevertheless, there have been positive increases within this period. There has been a -1.8% annual change in the economic activity rate within Carmarthenshire (working age) (Sep 2018). The County has several communities of deprivation (WIMD). The impacts of COVID-19, political and economic instability (e.g., Brexit, Cost of living crisis) remain high, and challenge most of Carmarthenshire's communities. The Plan must direct growth to revitalise the local economy, and support employment and affordable housing, and complement Carmarthenshire's Economic Recovery & Delivery Plan (and other regional/national strategies).
ISA15 – Social Fabric	Improving	Community cohesion has been increasing across Wales, with more people getting along and treating each other with respect (National Survey for Wales). Crime has fallen relative to previous years. Within Carmarthenshire, impacts from COVID-19 on homelessness has decreased, although pressures on housing stocks and affordable housing (and location thereof) remains a significant issue for people in both urban and rural settings (having consequential effects upon sense of place, and health and wellbeing).

5. What the SA has previously assessed?

5.1 Overview

5.1.1 Whilst there has been a continual dialogue between the SA (now ISA) process and the multiple iterations of the rLDP at various stages of progression (as demonstrated above), to aid clarity and avoid repetition within the present report, this following Section summarises the results of previously appraised components which were key in informing the Preferred Strategy to the Second Deposit rLDP.

5.1.2 The rLDP Preferred Strategy (or emerging plan) was published for consultation in December 2018. This Preferred Strategy was subject to SA, which was documented and published alongside the Preferred Strategy in the Initial SA Report³⁸. Following this, the First Deposit rLDP was published for consultation in January 2020 and was accompanied by an SA Report. Previously published assessments have been signposted within this Section for additional clarity.

5.1.3 Where appropriate, full matrices and accompanying commentary presented in these original reports are now provided in this section. The Vision, LDP Objectives, and Spatial Strategy within the Second Deposit rLDP are the same as those contained within the rLDP Preferred Strategy (2018). Additional Growth Options were presented in the First Deposit rLDP and assessed against the SA Framework within the accompanying SA Report (2020), and are, therefore, also presented within this Section. Nevertheless, further Growth Options were incorporated in the Second Deposit rLDP and these will be assessed in Chapter 6.

5.2 Details of the process

5.2.1 Preparation of the draft LDP Preferred Strategy began in July 2018 and included the development of the Council's Vision, Objectives, Strategic Options and Policies. This document was published for consultation in December 2018 and was supported by an Initial SA Report which was published as part of the consultation documents. Several responses were received at this stage, and accepted changes were made to both the developing Plan and SA.

5.2.2 A call for candidate sites was completed between February and August 2018. Each site was subject to the Site Assessment Methodology (SAM) process, resulting in several sites being rejected and, therefore, not subject to SA. Several sites were discarded during the Stage 1 filtering exercise, which removed all sites failing to comply with the Preferred Strategy (i.e., site is divorced from the settlement and would result in development in the open countryside).

5.2.3 Several sites were also rejected because of the conclusions of the Stage 2 candidate site assessment. This stage assessed each site to establish suitability for inclusion in the Deposit LDP against considerations including environmental impact and sustainability, local context and character, accessibility, and deliverability constraints (flood risk, viability etc). All remaining sites were subject to both SA and HRA.

5.2.4 Following this, the First Deposit rLDP was published for consultation in January 2020 and was accompanied by the SA Report as part of the consultation documents. As a result of this, three responses were made regarding the SA and approximately 200 focus changes were suggested to be made for to the Plan.

5.2.5 Due to unforeseen circumstances, the First Deposit rLDP was then reacted from continuing to examination, chiefly in response to the findings of Nature Resources Wales' Compliance Assessment of Welsh River Special Areas of Conservation Against Phosphorus

³⁸ [Preferred Strategy | Initial SA Report December 2018](#)

Targets ³⁹, initiated through a recommendation made by the Joint Nature Conservation Committee to adopt tighter targets of associated nutrient pollution.

5.2.6 Council on the 9th of March 2022 agreed to the Revised Delivery Agreement timetable and allow the preparation of a Second Deposit rLDP. This provided time to evaluate the implications and for essential evidence to be gathered and mitigation options to be developed to address the phosphate issue. It will also reflect and respond to Covid-19 recovery, the net zero carbon and decarbonisation agenda, the new Technical Advice Note 15 and Revised Flood Maps, and Future Wales: The National Plan 2040. The second revised Delivery Agreement was agreed by Welsh Government.

5.2.7 Where Focussed Changes remained relevant, the Second Deposit rLDP incorporated the previously agreed amendments and were subsequently reviewed and, where necessary, re-examined through the ISA (and HRA) to mitigate any potential implications.

5.3 Previous SA of the rLDP Vision

5.3.1 The draft rLDP Vision was initially presented in the Preferred Strategy. The Initial SA concluded that the draft Vision successfully addressed most aspects of the SA framework. Later, the SA recommended that minor changes were made to the wording, to make direct reference to the importance of Welsh Language within Carmarthenshire. Following feedback from the Initial SA Report and representations received during Preferred Strategy consultation (December 2018 to January 2019), the Vision was revised for its inclusion in the First Deposit rLDP. The revised Vision was then re-assessed against the SA Framework (Table 6).

Table 6 – Outcome from testing the draft Preferred Strategy (December 2018) and Deposit LDP (January 2020) Vision against the ISA Framework.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
Draft Vision (2018)	+	+	?	?	?	+	?	?	?	+		+	+	+	+
Deposit Vision (2019)	+	+	?	?	?	+	?	+	+	+	+	+	+	+	+
+	Positive alignment between Vision & Sustainability Objective														
?	Unknown alignment between Vision & Sustainability Objective														
	No direct link between Vision & Sustainability Objective														
-	Potential conflict between Vision & Sustainability Objective														

5.4 Previous SA of the Strategy Objectives

5.4.1 Whilst the Strategic Objectives within the current Adopted LDP were utilised as a starting point for the identification of strategic objectives for the rLDP, the emergence of contextual and policy drivers including the Well Being of Future Generations Act 2015 and the signing of the Swansea Bay City Deal in 2017, created need for them to be reviewed. From the outset, Carmarthenshire Well Being Plan's wellbeing objective themes were utilised to group the Plan's Strategic Objectives to ensure that a local interpretation of wellbeing is interwoven into the strategic objectives and the Plan's strategy.

³⁹ [Compliance Assessment of Welsh River SACs Against Phosphorus Targets I NRW](#)

5.4.2 The fourteen draft Strategic Objectives were presented in Section 8 of the LDP Preferred Strategy and were subject to testing against the SA framework within the Initial SA Report (Section 3.2). The results of this assessment are set out here (Figure 3) and are also presented, with accompanying commentary, in Table 4 and Figure 3 of the Initial SA Report.

5.4.3 Following feedback from the initial SA process and representations received during Preferred Strategy consultation (December 2018 to January 2019), minor changes were made to two of the Strategic Objectives. Wording was added to SO7 to include reference to renewable energy and SO10 was changed to include reference to ensuring an appropriate number and mix of housing was considered. These minor changes were reassessed against the SA framework; however, no changes were made to the impacts and opportunities identified outlined within the SA Report for the First Deposit rLDP.

Figure 3 Appraisal of Draft Strategic Objectives (Source: Figure 3 of Initial SA of LDP Preferred Strategy 2018)

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
SO1	+	+	+	+	+				+			?			
SO2	+	?			?	+			?	+		+			+
SO3	+								+	+	+				+
SO4	+		+	+		+			+	+	+			+	+
SO5	+						+	+	+		+	+			
SO6	+	+	+	+	+	+	+		+			+	+		+
SO7	+		+	+	+	+			+						
SO8	+			+		+			?	+		+			+
SO9	+	+						+	+	+	+				+
SO10	+							+	+	+	+				+
SO11	+								+	+	+		+		+
SO12	+	-	-	?	-	?			-	+	?	+	+	+	+
SO13	+	-	-		-			-	?	+	?	+	+	+	
SO14	+		+	+	+	+			-	+		+	+	+	+

+	Positive alignment between Revised LDP Strategic Objective and Sustainability Objective
?	Unknown alignment between Revised LDP Strategic Objective and Sustainability Objective
	No direct link between Revised LDP Strategic Objectives and Sustainability Objective
-	Potential conflict between Revised LDP Strategic Objectives and Sustainability Objective

5.5 Previous SA on the Growth Options

5.5.1 The rLDP must consider population, housing, and economic growth within the County over the fifteen-year plan period. As a consequence of the Revised Delivery Agreement, there has been multiple appraisals of potential Growth Options due to the consideration of new/updated projections by the developing rLDP as they are released. For clarity, there has essentially been three groups of Growth Options and the first two groups (as presented initially within the Preferred Strategy Report 2018, and then in the 1st Deposit rLDP) are deliberated in sequential order within this following Section. Please refer to the respective published reports for further information.

NB: None of the growth option presented below were later considered in the final Plan. Those presented in Section 8 of the Second Deposit rLDP are later assessed in Section 6.3 of this report.

5.5.2 To inform the number of dwellings that will need to be provided for by the LDP, Edge Analytics were first commissioned to provide a range of different demographic projection scenarios termed 'Strategic Growth Options'. The Edge Analytics Report ⁴⁰ considered the latest demographic evidence published by Welsh Government, the Office of National Statistics, and the Office for Budget Responsibility, as well as drawing on existing economic strategies including the Swansea Bay City Deal ⁴¹, Carmarthenshire's Strategic Regeneration Plan ⁴² and Employment Sectoral Study ⁴³, linking economic growth, population change and housing.

5.5.3 The report by Edge Analytics considered eight growth projections:

- WG 2014 based principal projection
- WG 2014 (10-year average migration)
- Long Term (16 years of migration data)
- Medium Term (10 years of migration data)
- Short Term (Last 6 years of migration data)
- Pre-Recession (pre-2008) migration data

5.5.4 They also considered two employment-led scenarios:

- Fixed Commuter Rate
- Reducing Commuter Rate

5.5.5 These different demographic projection scenarios were tested in line with PPW and the Welsh Government Development Plans Manual. The Growth options selected were therefore considered to be realistic and reasonable. Full details of reasons for selecting each of the growth options is set out in Section 9 of the Revised LDP Preferred Strategy Report. It was not considered realistic to include an alternative relating to business as usual (i.e. the current LDP position) as the LDP is required by WG guidance to use the WG growth projections as a starting point. The resulting dwelling requirements were set out in the Initial SA Report (see Table 5) and are summarised in Table 7 below:

⁴⁰[Carmarthenshire Population & Household Forecasts October 2018](#)

⁴¹[Home | Swansea Bay City Deal](#)

⁴²[A strategic regeneration plan for Carmarthenshire 2015-2030 – Transformations](#)

⁴³[EMPLOYMENT SECTORAL STUDY I REPORT NO 70031978-001](#)

Table 7 – Carmarthenshire Demographic Scenario Projections 2018-2033 (Source: Population & Household Projections Topic Paper, December 2018). * = over plan period

Growth Option	Total dwelling growth*
Option 1: WG 2014 based principal projection	3,367
Option 2: WG 2014 (10-year average migration)	6,542
Option 3: Short Term (6 years of migration data)	7,044
Option 4: Medium Term (10 years of migration data)	7,236
Option 5: Long Term (Last 16 years of migration data)	9,887
Option 6: Pre-Recession (pre-2008) migration data	14,090
Option 7: Reducing Commuting Rate	17,396
Option 8: Fixed Commuting Rate	19,690

5.5.6 The social, environmental, and economic effects and overall sustainability of each growth option was tested against the ISA framework. The results of this assessment are set out below (Figure 4) and are also presented in Figure 4 of the Initial SA Report. Option 1, as the starting point of the WG projections, was the baseline against which all other Options were assessed.

5.5.7 Full commentary of the SA of each growth option was presented in Table 6 of the Initial SA of the Preferred Strategy. In summary, the growth options presented in the Preferred Strategy concluded that **Growth Options 1 and 2** perform better to preserving the County's natural environmental resources. However, neither option sufficiently address existing socio-economic issues within the County, including the need for affordable housing, accessibility to community and health facilities and the retention of young people. Both options also provide for significantly lower employment growth than that projected in the Councils, Employment Sectoral study, and would not provide sufficient employment opportunities. The level of growth under **Options 4 and 5** are more likely to deliver these social and economic benefits. Additionally, **Options 7 and 8** have the most potential for negative environmental impacts, compared to other options. These impacts could be mitigated by sustainable site selection and sensitive implementation, with consideration for Carmarthenshire's largely rural landscape and habitats of high biological value.

5.5.13 From the Initial SA Report, it emerged that Option 5 (Long Term equating to 659 dwellings per year) would likely achieve the most sustainable effects of all the options across the sustainability framework, with the greatest balance between economic, environmental, and social considerations.

5.5.14 Following on from this, it was anticipated that Welsh Government would publish the 2017 sub-national Population and Household projections in time to be considered for the 1st Deposit rLDP. However, the release of these projections has been delayed and so considering this, the Council recommissioned Edge Analytics to update various housing requirement scenarios in the light of a range of new evidence, including Carmarthenshire's 2018 mid-year population estimate and the draft National Development Framework. This updated report⁴⁴ presented three alternative demographic scenarios, which consider alternative migration histories from which to derive trend assumptions. The resulting dwelling requirements for each of the scenarios are outlined in Table 8.

⁴⁴ Edge Analytics – Carmarthenshire Population and Household Forecasts Addendum, Sept 2019

Table 8 – Carmarthenshire Population Growth Scenario Projections 2018 – 2033. Edge Analytics Addendum 2019

PG Long Term (2019 Addendum Report)			
Internal migration rates and international migration flow assumptions are based on the full seventeen-year historical period (2001/02-2017/18).			
Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (%)	Annually	Total over plan period
+ 9.6%	+ 12.0%	671	10,065

PG 10 year (2019 Addendum Report)			
Internal migration rates and international migration flow assumptions are based on a ten-year historical period, ignoring the anomalous years around the immediate aftermath of the financial crash.			
Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (%)	Annually	Total over plan period
+ 8.1%	+ 10.6%	589	8,835

PG Short Term (2019 Addendum Report)			
Internal migration rates and international migration flow assumptions are based on the four-year historical period (2014/15-2017/18) which corresponds with the four-year period of recovery in housing growth.			
Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (%)	Annually	Total over plan period
+ 7.6%	+ 10.5%	585	8,769

5.5.15 With the 2017-based household projections not published at the time, household and dwelling growth under the demographic scenarios was estimated using assumptions from the WG 2014-based household projection model. In contrast to the population growth scenarios provided in the rLDP Preferred Strategy, the revised population projections provided in the 2019 Addendum exclude the small proportion of Carmarthenshire's population that sits within the Brecon Beacons National Park. Excluding this geography from the Carmarthenshire scenarios results in a marginally smaller population total and growth outcomes.

5.5.16 The effects of each of the revised growth options were assessed against the SA Framework (Figure 4), and a full commentary is provided in Appendix 6 of the SA Report (2020).

Figure 4 – SA of Growth Options (Merged: Figure 4 Initial SA of Preferred Strategy Report 2018 and Table 14 SA Report of 1st Deposit rLDP 2020)

Growth Option (dwellings per annum)	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
Preferred Strategy Report 2018 (as contained within the Initial SA Report 2018)															
Option 1 (224 dwellings)	-	+/-	+/-	+/-	+	0	+			--	-	--	?	--	--
Option 2 (436 dwellings)	-	+/-	+/-	+/-	+	0	+/-			-	-	-	?	-	-
Option 3 (470 dwellings)	-	+/-	+/-	+/-	+	0	+/-			-	-	-	?	-	-
Option 4 (482 dwellings)	-	+/-	+/-	+/-	+	0	+/-			-	-	-	?	-	-
Option 5 (659 dwellings)	+	+/-	+/-	+/-	+	0	+/-			+	+	?	?	+	+
Option 6 (939 dwellings)	+	+/-	+/-	+/-	-	0	+/-			+	+	?	?	+	+
Option 7 (1,160 dwellings)	-	-	-	-	-	0	-			+	+/-	+	?	++	+
Option 8 (1,313 dwellings)	-	-	-	-	--	0	-			+	+/-	+	?	++	+
1 st Deposit rLDP Preferred (as contained within the SA Report 2020)															
PG Long Term (671 dwellings)	+	+/-	+/-	+/-	+	0	+/-			+	-	?	+/-	+	+
PG 10 Year (589 dwellings)	+	+/-	+/-	+/-	+	0	+/-			+	-	?	+/-	+	+
PG Short Term (585 dwellings)	+	+/-	+/-	+/-	+	0	+/-			+	-	?	+/-	+	+

5.5.17 It was determined that all options have the potential to impact negatively on the County's air quality due to increased transport and economic activity. Again, these impacts can be mitigated by sustainable site location with sufficient access to public transport. It is also important that Green and Blue Infrastructure (GBI) is considered and, where possible, ensure the provision of public goods (including air purification) through the protection of natural assets and ecosystem services.

5.5.18 All options support growth in the population and are therefore likely to contribute to increases in consumption, waste, and other activities such as transport. This could be addressed through sustainable design, integrating sustainable waste management and transport solutions into new development. Protecting GBI is also important to mitigate the effects of growth across the County, providing important carbon sink functions as well as providing land drainage and cooling effects.

5.5.19 All of the options have the potential to impact negatively on historic and cultural assets and landscape, depending on the selection of sites and implementation of development. These impacts could be mitigated by ensuring that design of new developments is sympathetic to local character and distinctiveness, and that the cultural and historic assets are protected.

5.6 Previous SA of the Spatial Options

5.6.1 The process of developing the Spatial Options for consideration was set out in Section 9, para 9.44 – 9.53 of the *Preferred Strategy Report (2018)*. Each Spatial Option 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.

5.6.2 The development of these options was informed by the available baseline evidence, as well as stakeholder views and the integrated objectives. These options are based on an understanding of the development potential of the County and the need to accommodate future growth requirements. 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.

5.6.3 Each Option considered different levels of scale and distribution of growth and explored the extent to which it could deliver sustainable development. The Options did not define precise site boundaries but provided a broad outline of how growth could be distributed across the County.

5.6.4 The SA process helped to inform the selection of the spatial strategy contained in the Preferred Strategy and provided a mechanism through which reasonable alternatives were considered.

5.6.5 The *LDP Preferred Strategy (2018)* initially detailed six spatial options for consideration (Table 9). The *Initial SA of the Preferred Strategy (2018)* assessed these six options against the SA Framework, and predicted the likely short, medium, and long term, positive and negative effects of each on the environmental baseline as outlined in the *SA Scoping Report (2018)*. A 'business as usual' Option was included (Option 1) which looked at continuing the spatial strategy of the current LDP. The results of this assessment are set out below in Table 10, and are also presented in Figure 5 of the Initial SA Report.

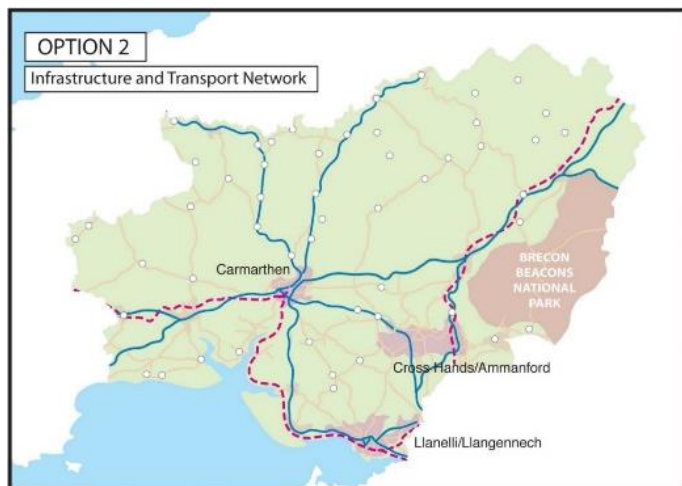
Table 9 – Summary of Spatial Options (as reported in the Draft Pre-Deposit Preferred Strategy December 2018)



Option 1 – Sustainable Distribution

Option 1 focusses growth proportionally across a hierarchy underpinned by the principles of sustainability. In doing so, this option:

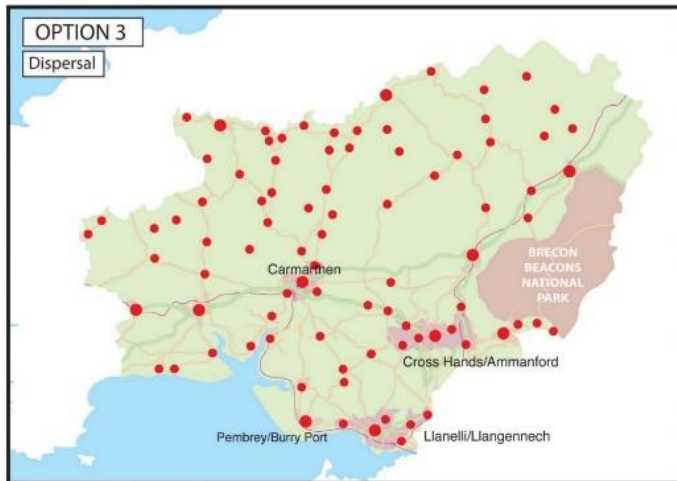
- Encourages the dispersal of employment, housing, and other types of development to identified settlements and village groups or clusters in a manner reflective of their existing scale, population and availability of facilities and services.
- Reflects the diversity of the County and growth is apportioned appropriately to urban and rural use areas.
- Focusses most of the employment growth in larger towns and villages.



Option 2 – Infrastructure and Transport Network

Option 2 looks at the existing provision of utility infrastructure and the highway network across the County and aims to focus most growth in areas with the capacity for growth. This option seeks to encourage growth in 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 communities.

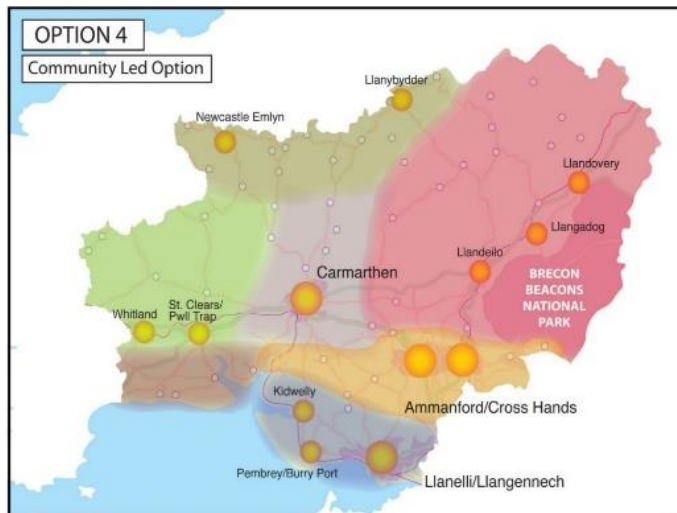


Option 3 – Dispersal

Option 3 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.

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.



Option 4 – Community Led

Option 4 focusses on the role of settlements within their wider locality and community, acknowledging the relationships and interdependency between settlements and considers how the local communities work and live.

It encourages growth in areas which play a significant role in the wider community; through the provision of facilities and services seeking to reflect the needs of communities, including their demand for housing.

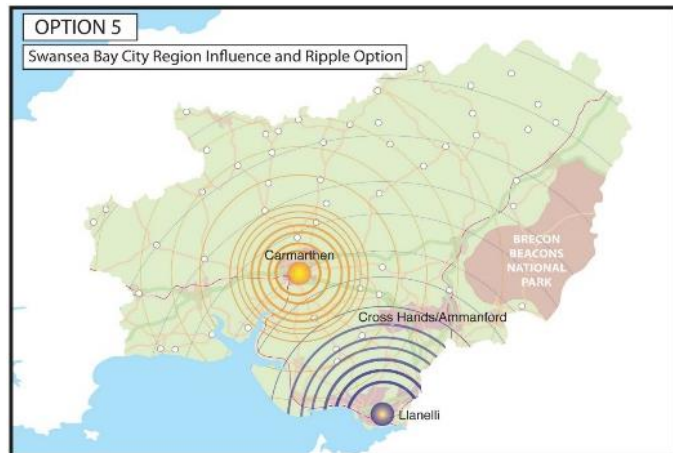
It should reflect an understanding of local communities and focus growth in areas where it is needed to support communities and their aspirations for future growth and ongoing sustainability of facilities and services. This is likely to result in the allocation of smaller sites and a higher proportion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

Option 5 – Swansea Bay City Region Influence and Ripple

Option 5 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 into life sciences in one location.
- 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 most growth focussed within Carmarthen and Llanelli and the surrounding areas. This will see some growth focussed in the areas between these two areas, however, settlements further away from Carmarthen and Llanelli will see very little growth but could nevertheless benefit from the inward investment.



Option 6 – Market Led

Option 6 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 most growth took place in the Llanelli and Hendy areas with a significant amount of development also being directed to the Carmarthen and the Ammanford/Cross Hands growth areas.

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 where developers would build.

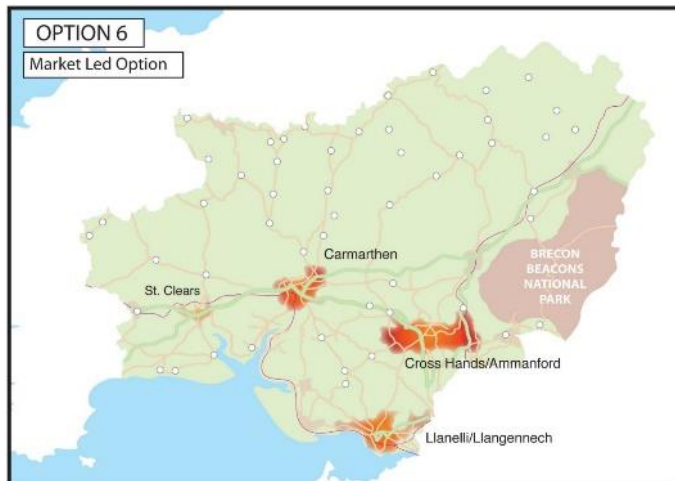


Table 10 – Summary of the SA of Spatial Options (Source: Figure 5 Initial SA Report of Preferred Strategy December 2018)

ISA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
ISA1 Sustainable Development	+	-	-	+	?	?
ISA2 Biodiversity		+			+	
ISA3 Air Quality	-	-	-	-	-	-
ISA4 Climatic Factors	+/-	+/-	+/-	+/-	-	-
ISA5 Water	+/-	+	-	+	-	-
ISA6 Material Assets	+	-	-	+	-	-
ISA7 Soil		+	-		+	+
ISA8 Cultural Heritage						
ISA9 Landscape			-			
ISA10 Population	++	-	-	++	+/-	+/-
ISA11 Welsh Language	+	-	-	+	+/-	-
ISA12 Health and Wellbeing	+	-	-	++	+/-	+/-
ISA13 Education and Skills	+	-	-	+	++	?
ISA14 Economy	+	-	-	+	++	?
ISA15 Social Fabric	+	-	-	++	-	-

5.6.6 Full commentary of the SA of each spatial option was presented in Section 4.3 of the Initial SA of the Preferred Strategy. In summary, the Spatial Options presented in the Preferred Strategy concluded the following:

- **Options 1 and 4** both perform well overall against the sustainability framework, particularly in terms of economy, improving social fabric and addressing the needs of both rural and urban areas. This contrasts with **Options 2 and 3** which do not specifically address rural economy or need, and do not perform favourably against improving social equality across the county. **Option 5** is predicted to have positive effects on education, skills, and economy due to the ‘ripple’ effect of inward investment and knowledge and skills to the county. It is also likely to have highly positive effects on population structure, by aligning residential development with significant, skilled employment opportunities, creating attractive areas for young people.
- Although **Options 2, 5 and 6** would reduce private car use in the short term by directing growth to areas that currently have sufficient services and facilities, the medium to long term is likely to see an increase in traffic, congestion and associated emissions in areas which already breach UK Air Quality Objectives. In contrast, **Options 1, 4 and 3** direct higher growth to rural areas which in the short term may not have sufficient access to services and so would increase public car use. However, in the long term, it is likely that

services centres would be established and retained around rural settlements and public transport links improved, leading to a reduction in car use and associated air quality issues.

- **Options 1, 3 and 4** all have both negative and positive impacts with respect to Climatic Factors. Directing growth to rural areas will reduce pressure on urban areas in the short term, some of which are partially or wholly in C1/C2 flooding zones. However, growth outside of urban centres is likely to result in an increase in public car use and associated emissions in the short term. In the longer term, growth in rural areas is likely to increase development of greenfield land which may reduce upland flood storage areas. However, services and public transport links are likely to become more established and retained in rural areas following growth and so the need for private cars will likely be reduced. **Option 2** would result in an increase in access to alternative modes of transport and growth in areas where there are sufficient services and facilities, reducing the need for private car use. However, some major transport routes (e.g., A40) follow river corridors and focussed development in such areas is likely to fall somewhat within C1 and C2 flood zones. Growth directed to urban areas such as Llanelli, Pembrey, and Burry Port, which are partially or wholly within C1 and C2 areas could result in new development being at risk of climate related flooding in the long term. It is for this reason, coupled with rural needs not being addressed that **Options 5 and 6** are predicted to have negative impacts on this objective.
- Performance against sustainability objectives such as cultural heritage, biodiversity, and landscape is largely dependent on-site selection and implementation due to the localised nature of these features and so appraisal of impact at this strategic level is difficult. However, **Options 2 and 5** are likely to have broadly positive effects on biodiversity due to them directing growth to areas which have historically seen development, as opposed to areas more likely to result in the development of green belt land.
- **Options 2 and 6** that direct growth to areas that have historically seen high levels of growth and as a result, changes in demographics, are less likely to be able to absorb further changes in character and would therefore likely see negative impacts on Welsh Language. **Options 1 and 4** look to distribute growth more proportionally between urban and rural areas, and will also support vibrant communities and economy, all of which are likely to have positive effects on the Welsh Language, particularly through the retention of young people. **Option 3** would see an unsustainable amount of growth provision in rural areas, that has the potential to dilute the Welsh speaking communities in these areas. **Option 5** has both the negative effects of Options 2 and 6 but may also have positive effects because of the job creation and skills associated with the Swansea Bay City Region (i.e., Yr Egin, which houses S4C's offices) that will help to retain young people in the County.

5.6.7 Following the SA assessment and subsequent responses to the Preferred Strategy consultation, none of the options were considered preferable as each demonstrated some negative outcomes to varying degrees and would not maximise the balanced sustainable development required. Therefore, Carmarthenshire County Council sought to identify the most positive elements of each to contribute towards developing a preferred option.

Hybrid Option – Balanced Community and Sustainable Growth

5.6.8 As a result of the Initial SA and subsequent stakeholder engagement, it was recommended that a hybrid option be considered as the preferred spatial option, which reflects several characteristics with positive impacts from all of six options above.

5.6.9 The initial SA suggested that the hybrid option seek to build on the positive impacts of Option 4 – Community Led, seeking to provide opportunities for rural areas and ensuring the diversity of the County and communities is recognised, but removing the prescriptive approach of assigning character areas within the County. This option aims to 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.

5.6.10 The hybrid option also incorporates positive elements of Option 5, recognising and reflecting investment and economic benefits to the County and its communities through the Swansea Bay City Deal, and other economic opportunities. As is the primary focus in Option 2, the hybrid option also acknowledges that sustainable growth needs to be supported by the availability of a range of appropriate infrastructure. In line with Option 6, it will recognise that growth should also be deliverable and orientated to a community's needs and market demand. Please refer to the SA Report for further commentary.

5.6.10 The hybrid option was then assessed against the SA Framework and a detailed commentary is presented in Section 4.3 of the Initial SA of the Preferred Strategy. The results of this assessment are set out below in Table 11, and are also presented in Figure 6 of the Initial SA Report. This remained the preferred option for both the 1st Deposit and 2nd Deposit rLDP.

Table 11 – Summary of the SA of Spatial Options, including Hybrid Option (Source: Figure 6 Initial SA Report of Preferred Strategy December 2018)

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Hybrid
SA1 Sustainable Development	+	-	-	+	?	?	+
SA2 Biodiversity		+			+		
SA3 Air Quality	-	-	-	-	-	-	+
SA4 Climatic Factors	+/-	+/-	+/-	+/-	-	-	+/-
SA5 Water	-	+	-	+	-	-	+
SA6 Material Assets	+	-	-	+	-	-	+
SA7 Soil		+	-		+	+	
SA8 Cultural Heritage							
SA9 Landscape			-				
SA10 Population	++	-	-	++	+/-	+/-	++
SA11 Welsh Language	+	-	-	+	+/-	-	+
SA12 Health and Wellbeing	+	-	-	++	+/-	+/-	++
SA13 Education and Skills	+	-	-	+	++	?	++
SA14 Economy	+	-	-	+	++	?	++
SA15 Social Fabric	+	-	-	++	-	-	++

5.7 Previous SA of Strategic & Specific Policies

5.7.1 The LDP Strategic Policies are high level policies intended to deliver the LDP Vision and Objectives. They are strategic in nature and are supplemented by more detailed policies and proposals in the Deposit Plan stage of the rLDP.

5.7.2 The nineteen draft Strategic Policies were presented in Section 11 of the LDP Preferred Strategy and were subject to testing against the SA Framework within the Initial SA Report (Chapter 5). The results of this assessment are set out in Figure 7 and Section 5 of the Initial SA Report.

5.7.3 Following the assessment, the Initial SA also made several recommendations and to changes to policy wording to reduce impacts and enhance opportunities. These suggested changes and the LDP Policy team responses are listed in Appendix 4 of the SA Report.

5.7.4 Since the Preferred Strategy, many of the Strategic Policies were rewritten for the both the 1st and 2nd Deposit Plan and as such, many of the recommendations were considered but suggested wording changes no longer relevant. Additionally, since the 1st Deposit rLDP, significant restructuring (alongside changes in wording) now makes any respective comparison between how they are presented within the current rLDP and throughout its development history difficult. Therefore, to avoid misinterpretation within this ISA report, please refer to Chapter 5 of the Initial SA (2018) and Section 6.4 of the SA Report (2020) for their respective appraisals and signposts for commentary.

5.7.5 The assessment (and associated commentary) of the specific policies initially presented within the 1st Deposit rLDP can be found within Section 6.6 of the SA Report (2020). Whilst many of the specific, some have been significantly altered and an addition two specific policies have been added entirely.

5.8 Technical Limitations and Uncertainties Previously Identified

5.8.1 The main limitations of the SA process at the LDP Preferred Strategy stage was the fact that there is uncertainty over the exact location of development and the number of houses on each site due to the broad nature of the Strategy at this stage of the plan making process. For this reason, only broad conclusions could be reached by the SA about the different likely effects of alternative growth scenarios and spatial distributions. Nevertheless, the SA report of the 1st Deposit rLDP similarly emphasised the importance of mitigation adequately addressing several identified issues, particularly in the case of:

- Biodiversity and habitat loss
- Capacity of water and sewerage infrastructure to facilitate growth
- Increased traffic and resulting air quality impacts
- Development in C1/C2 flood zones

5.8.2 Whilst the development of the 1st Deposit rLDP took on-board the above considerations, the unforeseen postponement created by the issue of phosphate levels in protected riverine SACs within the County (as previously mentioned) provided an opportunity to incorporate, collaborate upon, and consider additional topical issues which had been raised in the meantime. For example, this includes the Council's declaration of both a Climate and Nature Emergency, and introducing a new policies which incorporates NRW's guidance for developments which effect phosphorus sensitive SACs.

5.8.3 Within the SAs of the Preferred Strategy and 1st Deposit rLDP, the identified uncertainty relating to the capacity of water and sewerage infrastructure to facilitate growth

and its impact upon biodiversity has since been addressed in light of the associated collaboration between the LDP Policy team, NRW and DCWW, in addition to works specifically commissioned by the Council and undertaken by Arcadis⁴⁵ and Ricardo^{46 47} to increase our collective understanding potential related issues, risks, and mitigation options uniquely applicable to the context of the County.

5.9 Summary of Previous Initial SA and SA Report

5.9.1 The Initial SA concluded that overall, the Preferred Strategy would have significant benefits in terms of providing the housing and employment land required to support sustainable growth in Carmarthenshire. It performed well against the socio-economic objectives of the SA framework, with strategic options that look to improve access to good quality jobs, services, and infrastructure across the County, with a view to addressing some of the disparity between rural and urban areas. The Preferred Strategy also aimed to improve health and well-being across the County, with better housing, access to open space and active travel facilities.

5.9.2 However, as is the case with any development, some potential negative impacts remained, with regards to biodiversity, air quality and climatic factors. Nevertheless, with suitable mitigation in place, this negative impact can be reduced. Some mitigation measures had already been considered within the Preferred Strategy because of the ongoing dialogue between the SA appraisal and policy writing, such as the selection of a Hybrid spatial option that looked to combine the best aspects of the existing alternatives. The SA also suggested some changes to the wording to strengthen the sustainability of the Strategic Policies (see Appendix 4 of the SA Report).

5.9.3 Some broader recommendations were also made in the Initial SA to consider in the authoring of the LDP Deposit Plan, which are outlined in Table 7 of the Initial SA.

5.9.4 A summary of the performance of the Preferred Strategy against the SA Framework was presented in Figure 8 of the Initial SA Report and is also shown in Table 11 below.

5.9.5 The SA Report of the 1st Deposit rLDP further highlighted the potential negative effects of development, with regards to biodiversity, air quality and climatic factors. Nevertheless, it found that the 'protective' and prescriptive nature of many of the assessed specific policies provided mitigation for potential negative effects in the implementation of other policies. Additionally, the appraisal initially outlined in Appendices 6 and 7 (of the SA Report) recommendations that will provide and/or strengthen mitigation which can decrease the risk of these predicted – several of these have been expanded upon and strengthened (where needed) within this ISA report.

⁴⁵ Carmarthenshire Phosphate Catchment Reduction Strategy & Statement of Common Ground accompanying the rLDP (2022)

⁴⁶ [Nutrient Budget Calculator Guidance I A guide on how to calculate a phosphorus budget for a development](#)

⁴⁷ [NUTRIENT MITIGATION OPTIONS TECHNICAL REVIEW Guidance On Phosphorus Mitigation Options For Use In Carmarthenshire](#)

6. Integrated Sustainability Appraisal 2nd Deposit rLDP

6.0.1 Section 5 of this report has outlined the process by which the ISA process has influenced the Vision, Growth Options, Spatial Option and Strategic Policies contained in the Preferred Strategy and 1st Deposit, which has ultimately formed the basis of the Second Deposit rLDP. Section 5 also refers to details of previous appraisals presented within the Initial SA of the Preferred Strategy Report and the SA report of the first Deposit rLDP.

6.0.2 The rLDP Vision, Objectives and Strategies are implemented through a range of policies that set out the approach that will be taken when planning applications are determined. Section 6 sets out the process by which the ISA has informed the content of the Second Deposit Plan and presents the outcomes of appraisal of the Strategic Policies (Section 6.4), Specific Policies (Section 6.6), and Site Allocations (Section 6.8).

6.1 ISA of Deposit Plan Vision and Strategic Objectives

6.1.1 The role of the Vision is to establish the core purpose of the rLDP and to provide a framework for developing policies and measuring the extent to which the implementation of the plan is successful. The rLDP Vision provides a spatial perspective which gives the plan purpose and direction and to ensure delivery through the land use planning system. The Vision, as presented below, draws on strategic planning priorities identified in national policy and local strategies, as well as the identified Key Issues for the County.

LDP Vision: One Carmarthenshire

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

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

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

6.1.2 While no alteration in the wording of the Vision have been made since the First Deposit rLDP, it has been reassessed (Table 12) in line with a more holistic definition of ‘*environmental qualities*’ which was perceived to include all corresponding SEA environmental issues (as previously outlined in Table 2).

Table 6 – Outcome from testing the draft, deposit, and revised deposit LDP Vision against the ISA Framework. * as contained within the previous SA Report.

	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
Deposit Vision (2019) *	+	+	?	?	?	+	?	+	+	+	+	+	+	+	+
Second Deposit Vision (2022)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
+	Positive alignment between Vision & Sustainability Objective														
?	Unknown alignment between Vision & Sustainability Objective														
	No direct link between Vision & Sustainability Objective														
-	Potential conflict between Vision & Sustainability Objective														

6.1.3 The rLDP Strategic Objectives should provide clear statements of intent and focus on how the LDP Vision is to be delivered. They provide a framework by which the strategic policies are formed and will later inform the formulation of detailed policies for the Deposit Plan. The Strategic Objectives also set the context for the development of the Strategic Growth and Spatial Options. Fourteen draft Strategic Objectives were developed having regard to key issues identified from the emerging evidence base.

6.1.4 Several contextual issues emerged after the publication of the First Deposit rLDP and include matters which whilst beyond the Plan’s sole control have impacted upon its preparation and content. As stated in paragraph 5.7 of the Plan, these are UCI 1 Response to the publication of the NRW Guidance on Phosphate Levels in protected Riverine SACs; UCI 2 Recognise and reflect the impacts arising from Covid-19; UCI 3 Declaration by the Council of a Climate Emergency; UCI 4 Declaration by the Council of a Nature Emergency; UCI 5 Ten Towns Initiative.

6.1.4 Given these topical issues which the Strategic Objectives outline are now addressed, a reappraisal was undertaken to incorporate these minor contextual changes and assess the Strategic Objectives against the ISA Framework (Table 13). Commentary on this process can be found in Appendix D. Overall, the 14 Strategic Objectives show positive alignment with the principles of Sustainable Development and perform well against the ISA Framework, with very few potential conflicts highlighted. This demonstrates that aspects of sustainability have been fully considered throughout the development of the Strategic Objectives.

6.1.5 For many of the Sustainability Objectives, their impacts are unknown as the outcome depends on the implementation of development, type of activity, or location. The appraisal also highlights some potential conflicts with regards to Biodiversity, Air Quality, Water, Cultural Heritage, and Landscape (factors which are inextricably interlinked and, therefore, difficult to separate potential effects). These uncertain and potentially negative impacts should, where possible, be resolved through the detailed rLDP policies and appropriate mitigation. Nevertheless, the enhancement those potentially positive impacts outlined will also be dependent on the Plan’s policies.

Table 13 – Appraisal of Strategic Objectives presented within Section 7 of the Second Deposit rLDP (2022) (see Appendix D for commentary)

	ISA1 Sustainable Development	ISA2 Biodiversity	ISA3 Air Quality	ISA4 Climatic Factors	ISA5 Water	ISA6 Material Assets	ISA7 Soil	ISA8 Cultural Heritage	ISA9 Landscape	ISA10 Population	ISA11 Welsh Language	ISA12 Health and Wellbeing	ISA13 Education and Skills	ISA14 Economy	ISA15 Social Fabric
SO1	+	+	+	+	+		+	?	+			?		?	?
SO2	+	?			?	+		?	?	+		+	?		+
SO3	+								+	+	+		+	+	+
SO4	+		+	+		+			+	+	+	+		+	+
SO5	+	?					+	+	+		+	+	?	?	?
SO6	+	+	+	+	+	+	+	+	+			+	+		+
SO7	+	+	+	+	+	+	?		+	?		+	+	+	+
SO8	+		+	+		+			?	+		+			+
SO9	+	+						+	+	+	+	+			+
SO10	+							+	+	+	+			+	+
SO11	+	?						+	+	+	+		+		+
SO12	+	-	-	?	-	?	?	?	-	+	?	+	+	+	+
SO13	+	-	-	?	-			-	?	+	?	+	+	+	
SO14	+		+	+	+	+			-	+		+	+	+	+

+	Positive alignment between Revised LDP Strategic Objective and Sustainability Objective
?	Unknown alignment between Revised LDP Strategic Objective and Sustainability Objective
	No direct link between Revised LDP Strategic Objectives and Sustainability Objective
-	Potential conflict between Revised LDP Strategic Objectives and Sustainability Objective

6.2 ISA of the Preferred Growth Strategy

6.2.1 As examined in Section 5.5, the projections of growth proposed for the rLDP has been through several iterations since the first options appraised. Growth options can utilise several factors such as population projections, demographics (e.g., age structure and household change), previous housing completions, and current/predicted housing needs and stocks. To best inform the rLDP, and as part of plan making process, several reports were commissioned to provide an option which most suited the local context. Whilst the ISA process did not solely determine the most appropriate growth option, the findings contained within this following section helped to inform the decision-making process and ensure that the likely adverse implications upon aspects of sustainability are minimised.

6.2.2 This process is first noted when the Council published its Preferred Strategy, which set out the long-term vision for Carmarthenshire. As part of the evidence base, the Council commissioned Edge Analytics to provide a range of demographic and economic scenarios to inform a likely future growth projections for the county during the plan period 2018–2033. Based upon the range of demographic and economic evidence presented in the report, the Council's Preferred Strategy set out a housing requirement figure of 9,887 dwellings (2018–2033), aligning directly to the PG Long Term scenario presented in the Edge Analytics analysis.

6.2.3 Following this, Edge Analytics were commissioned for an addendum upon their previous work which provided three additional option growth as considered within the 1st Deposit rLDP. Growth Option PG 10 year (2019) comprised of 8,835 dwellings (2018–2033) became the Preferred Growth Strategy resulting in a reduction of 1052 dwellings compared with the previously chosen option. As shown in Figure 4 above and alluded to in Section 5.5 of the SA Report, this was determined to have little impact upon the SA scoring.

6.2.4 Given the period lapsed between this previous growth options and the likely changes to the factors outlined above in paragraph 6.2.1, Turley were commissioned and produced two reports to provide updated growth options to best inform the 2nd Deposit rLDP. These options are outlined (Table 14) and then assessed against the ISA Framework below:

Table 14 – Summary of Housing and Economic Growth Scenarios 2018 – 2033 (as contained within the Turley Addendum 2022), merged with approximate household figures calculated from 81,505 in 2018 * ⁴⁹.

Principal 2018-Based WG Projection (2018)			
Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (~%) *	Annually	Total over plan period
+ 3.3 %	+ 5.2 %	291	4,359

WG 2018-based “High Population” Variant (2018)			

⁴⁹ [Households by Local Authority and Year \(gov.wales\)](https://gov.wales/households-by-local-authority-and-year)

Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (~%) *	Annually	Total over plan period
+ 5.0 %	+ 6.7 %	378	5,670

Ten-Year Trend-Based Projection (2022)

Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (~%) *	Annually	Total over plan period
+ 7.7 %	+ 10.4 %	588	8,822

Fifteen-Year Trend-Based Projection (2022)

Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (~%) *	Annually	Total over plan period
+ 8.5%	+ 11.0 %	618	9,272

Baseline Employment-Led Scenario (2022)

Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (~%) *	Annually	Total over plan period
+ 8.7%	+ 11.7 %	662	9,933

Rebased Principal Projection (2022)

Change over plan period (2018 – 2033)		Dwellings required	
Population (%)	Households (~%) *	Annually	Total over plan period
+ 9.4%	+ 12.3 %	697	10,461

6.2.4 The effects of each of the revised growth options were assessed against the ISA Framework, scored using Table 15, and a full commentary is provided in Appendix E. A summary is provided in Table 16. It was not considered realistic to include an alternative relating to business as usual (i.e., the current LDP position) as the rLDP is required by WG guidance to use the WG growth projections (WG 2018-based (2018)) as a starting point. Nevertheless, the previous Preferred Growth Option (PG 10 Year (2019)) outlined in the 1st Deposit LDP has been included for additional context.

Table 15 – Specific assessment criteria for Growth Options, as adapted from Welsh Government Development Plans Manual Edition 3 (2020). Whilst comparable to the scoring matrix outlined in Table 3, the ‘I’ criterion (the effect depends on how the policy/allocations are implemented) was removed to reduce ambiguity of potential implementation. * = Suggestion for the formation of policy to enhance/mitigate the effect of the Preferred Growth Option.

Symbol	Predicted Effect (Compared to the current situation)	Initial Mitigation Suggestions *
++	Very positive effect – likely to result in substantial progress towards the ISA objective.	Consider whether very positive effect can be further enhanced through policies
+	Positive effect - likely to result in some progress towards the ISA objective.	Consider whether positive effect can be further enhanced through policies
+/-	Positive and negative effects – the subject of the appraisal would help some elements of the ISA objective whilst hindering others.	Policies should look to mitigate negative effects and enhance those positive effects
-	Negative effect – likely to be somewhat detrimental to achieving the ISA objective.	Mitigation measures will be needed to reduce severity or effect of growth option.
--	Very negative effect – likely to be substantially detrimental to achieving the ISA objective.	Significant mitigation measures will be needed to reduce severity or effect of growth option.
0	Neutral effect compared to the current baseline situation	Consider whether policy interventions could bring positive effects
?	Uncertain effect (more information needed)	Consider where this will come from – who has it? What will be done about collecting it? When will it be collected?

Table 16 – Summary of the ISA of the rLDP revised Growth Options (see Appendix E for commentary). * in line with WG 2018-based (2018) projection.

Growth Options	ISA1 Sustainable Development	ISA2 Biodiversity	ISA3 Air Quality	ISA4 Climatic Factors	ISA5 Water	ISA6 Material Assets	ISA7 Soil	ISA8 Cultural Heritage	ISA9 Landscape	ISA10 Population	ISA11 Welsh Language	ISA12 Health and Wellbeing	ISA13 Education and Skills	ISA14 Economy	ISA15 Social Fabric
1st Deposit rLDP Preferred Growth Option (re-assessed*)															
PG 10 Year (2019) 8,835 dwellings	+	+/-	-	+/-	+	0	+	+/-	+/-	++	+/-	+/-	+/-	+	+
2nd Deposit rLDP Preferred Growth Options															
WG 2018-based (2018) 4,359 dwellings	+	+/-	+/-	+/-	+	0	+	+/-	+/-	+	+/-	+/-	+/-	+	+/-
“High Population” (2018) 5,670 dwellings	+	+/-	+/-	+/-	+	0	+	+/-	+/-	+	+/-	+/-	+/-	+	+/-
Ten-year trend (2022) 8,822 dwellings	+	+/-	-	+/-	+	0	+	+/-	+/-	++	+/-	+/-	+/-	+	+
Fifteen-year trend (2022) 9,272 dwellings	+/-	-	-	-	+/-	0	+/-	-	-	++	-	+/-	+/-	+	+
Employment-led (2022) 9,933 dwellings	+/-	--	--	-	+/-	-	+/-	-	--	++	--	+/-	+/-	++	+
Rebased principal (2022) 10,461 dwellings	+/-	--	--	-	+/-	-	+/-	-	--	++	--	+/-	+/-	++	+

6.2.5 In summary, the revised growth options present the following issues and opportunities:

6.2.6 The revised growth options all offer similar issues and opportunities when assessed against the ISA Framework. All options support growth in the population and are, therefore, likely to have positive effects on population, economy, and social fabric. This is due to the predicted in-migration of people of working age and younger who will go some way to readdressing the aging population in Carmarthenshire.

6.2.7 Growth at any level that results in development infers the loss of soil/permeable surfaces to hard standing and potential for negative effects on biodiversity. However, the four revised growth options provide a balance between environmental and socio-economic factors when compared with higher growth projections which are likely to be substantially detrimental to achieving ISA2, ISA3, and ISA9.

6.2.8 Likewise, both housing and economic development can result in increased transport activity which could have negative impacts on the County's air quality and carbon footprint. However, four options provide a balance of socio economic and environmental factors when compared to higher growth options Employment-led and Rebased principal (2022). This two options scored very similarly to those projections contained in the Preferred Strategy given the higher number of dwellings.

6.2.9 All growth options have the potential to have negative effects on historic and cultural assets and landscape and will be dependent on where growth is allocated. However, the three lowest projection may also provide some benefits in this regard.

6.2.10 Previous evidence on the predicted effects of the growth options on ISA11 Welsh Language ⁵⁰ identified both positive and negative effects, although these negative effects are outweigh any benefits at level projections of growth options. For in-depth analysis and commentary on growth options on ISA11, please refer to the WLIA.

6.2.11 In summary, these growth options all contribute positively to supporting a sustainable economy and a healthy, balanced society, whilst also reducing the risks of negative effects on ISA Objectives.

6.2.12 It was concluded that the preferred growth option would be Ten-Year Trend-Based Projection (2022) as this option provided a balance of socio-economic benefits in the delivery of the Swansea Bay City Region Deal, the Council's Corporate Strategy, regeneration and job creation objectives and progressing the Council's ambitions in delivering affordable homes across the County, whilst also looking to reduce tensions between development and the potential for impacts on ISA Objectives such as Biodiversity, Air Quality, Water, Soil, Cultural Heritage, Landscape and Welsh Language.

6.2.13 As is the case with any development, some potential negative impacts remained, with regards to biodiversity, air quality, climatic factors, and the Welsh language. However, with suitable mitigation in place, these negative impacts can be reduced.

6.2.14 As this ISA did not evaluate the evidence for which the Ten-Year Trend-Based Projection is based upon, the rLDP team and Council decision makers will need to ensure that this figure is not too high to cause significant environmental issues, but also not too low to prevent further strain the housing market and not fulfil the economic potential of the County. Nevertheless, in term of promoting sustainable development (ISA1) and meeting the need for future generations, the chosen option is more likely to deliver more affordable housing than the two lower projections.

⁵⁰ Carmarthenshire Draft Deposit LDP Welsh Language Impact Assessment. December 2019.

6.3 ISA of the Preferred Spatial Option

6.3.1 The preferred spatial option for the second Deposit rLDP has not been changed since the Preferred Strategy and, therefore, there is no need to reassess the option at this stage. The initial assessment of the preferred Spatial Option can be found in Section 4.3 of the Initial SA of the Preferred Strategy. The preferred Hybrid Option continues to look to provide opportunities for rural areas and to ensure the diversity of the County and communities is recognised, as well as aiming to reflect the role and function of settlements in how it assigns growth to urban and rural areas of the County.

6.3.2 The hybrid option also reflects the investment and economic benefits to the County and its communities through the Swansea Bay City Deal, and other economic opportunities. It also acknowledges that sustainable growth needs to be supported by the availability of a range of appropriate infrastructure and that growth should also be deliverable and orientated to a community's needs and market demand.

6.3.3 Alongside the Preferred Growth Option, it is difficult to determine what effects are attributed to economic, social, and environmental uncertainties, alongside factors such as changes to national level policy, on the appraisal at this strategic, high-level stage. Further commentary relating to the secondary, cumulative and synergistic effects can be found within the SA Report.

6.4 ISA of the Strategic Policies

6.4.1 Following the public consultation of the Preferred Strategy and the 1st Deposit rLDP, several policies were amended to reflect feedback and comments, including those recommendations made in the Initial SA and SA report. All policies in addition to those which have been revised were then re-screened against the ISA Framework to consider whether they would result in likely significant effects. The amended policies and the ISA commentary of the reassessment are listed in Appendix F. The results of the re-assessment against the ISA Framework are presented in Table 17.

Table 17 – Summary of the ISA of the rLDP Strategic Policies (please see Appendix F for commentary).

	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8	SP9	SP10	SP11	SP12	SP13	SP14	SP15	SP16	SP17	SP18	SP19
ISA1		+	+/-			+	+	+	+	+	+	++	+/-	+	+	++	++		
ISA2	-		-	-	-		-	0	+/-			+	-	++	0	+	+	-	-
ISA3	-	+/-	+/-	-	-	+/-	+/-	0	+	0	+/-	++	+	+	0	+	++	-	
ISA4	-	+/-	+/-	-	-	+/-	+	0	+	-	+/-	++	+	+	0	++	+	-	
ISA5						0	?	0	+			+	-	+	0	+	0	-	0
ISA6	+	0	+/-	+	+	+	+	0	+	+	+	+	+	0	0	+	++	0	+
ISA7								0	-	-		+	-	+	0	0	0	-	-
ISA8								+	+/-	0		+		+	++	0	0		
ISA9		+		+/-				0	-			+	-	+	+	0	0	-	
ISA10	++	+	++	++	++	++	++	++	++	+	+	+	+	+	+	?	+	0	0
ISA11	+/-	+/-	?	+/-	+	++	+	++		?	?	+	+/-	0	+	0	0	0	0
ISA12	+	0	+	+	+	++	0	0	+	+	++	+	+	+	+	+	+	-	0
ISA13	+	0	+	+	+	++	+	+	+	+	+	0	+	+	+	?	+	0	0
ISA14	++	++	++	++	+	++	++	+	+	+	++	+	++	+	+	?	0	+	+
ISA15	+	+	++	+	++	++	+	++	++	+	+	+	++	+	+	?	+	0	0

6.5 Mitigation & Recommendations – Strategic Policies

6.5.1 Table 18 summarises the assessment of the potential impacts of the Strategic Policies.

6.5.2 In implementing the rLDP, all policies should be read collectively and no one policy should be considered in isolation. For this reason, due to the 'protective' and prescriptive nature of some rLDP policies, they can provide mitigation for potential negative effects in the implementation of other policies. Appendix F has identified the rLDP's policies which mitigate any negative impacts and uncertainty of the Strategic Policies.

6.5.3 Table 18 proposes further measures to avoid or reduce residual impacts of the Strategic Policies. It also makes suggestions for how to improve the benefits of the Strategic Policies as well as addressing some uncertainty that may remain.

Table 18 – Summary of proposed mitigation/enhancement measures for rLDP Strategic Policies. For those policies not listed below, the proposed mitigation measures outlined in full commentary within Appendix F were considered to resolve residual negative impacts and remaining uncertainties.

Strategic Policy	Proposed Mitigation/Enhancement
SP 2: Retail and Town Centres	<p>Mitigation for any air quality impacts could be further strengthened by making a specific reference to the protection and enhancement of GBI within and adjacent to AQMA's in policy PSD12 Light and Air Quality.</p> <p>Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by rLDP Specific Policies.</p>
SP 3: Sustainable Distribution – Settlement Hierarchy	<p>Thoughts should be made to paragraph 4.2.24 (PPW) relating to the potential cumulative effects of development occurring throughout the plan period within the open countryside (and tier 4 settlements). Multiple developments permitted under local needs housing could have a permanent adverse effect upon the landscape, and limit accessibility to services, sustainable travel, and community facilities. Local needs should have a locational and/or resource requirement aspects, and also help to ensure the viability of the local community - providing benefits for support socio-economic ISA objectives.</p>
SP 5: Affordable Homes	<p>Suggested that due to likely need for affordable housing in rural as well as urban areas of Carmarthenshire, policy ISP4 make specific reference be made in the supporting text to the protection of the natural environment when locating affordable housing.</p> <p>Suggested that policy make specific reference in the supporting text to locating affordable housing in locations with good access to public transport networks as well as active travel routes. Also reference how access to facilities should be enhanced through PSD6: Community Facilities.</p>
SP 6: Strategic Sites	<p>Within the supporting text, consider referencing the fact that likely negative impacts on the water quality of the Carmarthen Bay and Estuaries European Marine Site is further mitigated by the Burry Inlet SPG and accompanying Memorandum of Understanding, which requires developers to undertake compensatory water removal in catchments which drain into CBEEMS (with some relation to CCH4).</p>

SP 7: Employment and the Economy	Suggested that supporting text make specific reference to the fact that employment developments may also including GBI such as landscaping and buffer zones.
SP 8: Welsh Language and Culture	To strengthen this policy further, specific reference should be made to the motion that was passed by council in July 2019 that called for the whole county to be considered as linguistically sensitive and to be a material planning consideration in all developments of five or more houses in rural areas and ten or more in urban areas in every community, irrespective of the percentage of Welsh speakers.
SP 10: Gypsy and Traveller Provision	<p>The boundary of the proposed Pen-y-fan site has some scrub habitat which has biodiversity value as well as providing some screening of noise/air pollution from the adjacent railway line. The ISA recommends that this is retained as a buffer to the adjoining railway line.</p> <p>Existing GBI corridors should also be maintained as buffer zones to mitigate any negative impacts on landscape.</p> <p>It is recommended that the Council give due consideration as to whether SP9 complies with the policy requirements contained in Policy CCH5 – Flood Risk Management and Avoidance in relation to flood risk. Such consideration should be further informed by any detailed / project level Flood Consequences Assessments (FCA). An FCA could assist in clarifying the likelihood and severity of flood risk on the 3 locations listed under SP10 to the Council.</p>
SP 12: Placemaking and Sustainable Places	<p>Suggest specific reference is made to net benefits for biodiversity, ecological resilience, energy efficient design as well as resource efficiency.</p> <p>Suggest reference to use of sustainable materials as well as techniques.</p> <p>Suggest reference to recycling of waste under criteria (j).</p>
SP 14: Protection and Enhancement of the Natural Environment	<p>Suggested changes to the policy wording to strengthen the requirement to protect and enhance the natural environment; Remove reference to PPW and TAN5 to include 'all National Policy and legislative requirements'; use different terminology to align with current focus (i.e., net benefits for biodiversity). While the net-benefits for biodiversity approach by Welsh Government does not currently utilise a metric, supporting text should have reference to paragraphs 6.4.5 and 6.4.21 within PPW.</p> <p>Specific reference should be made in the supporting text to the Council's Duties under the Environment (Wales) Act 2016.</p> <p>Specific reference should be made to the motion on nature conservation that was passed by Council in 2020 that resulted in a nature emergency being declared by Carmarthenshire County Council. The rLDP should be explicit in how it seeks to address this.</p>
SP 15: Protection and Enhancement of the Built and Historic Environment.	Although this policy does not directly impact on ISA3 – Air Quality, the policy itself can be affected by air quality. Poor air quality can have impacts the built and historic environment such as increasing the corrosive gases in the atmosphere as well as deposition of particles which can cause discolouration of surfaces. This should be mentioned

	<p>in the supporting text of this policy to ensure its due consideration in any planning application.</p> <p>In line with the Well-being of Future Generations Act, the policy should refer to the fact that the historic environment is a finite, non-renewable and shared resource, and is a vital and integral part of the historical and cultural identity of Wales. The historic environment can only be maintained as a resource for future generations if historic assets are protected and restored.</p>
SP 16: Climate Change	<p>A stronger statement needs to be made to a commitment to reduce carbon emissions in policy.</p> <p>Specific reference should be made to the motion on climate change that was passed by Council in Feb 2019 that resulted in a climate emergency being declared by Carmarthenshire County Council. The rLDP should be explicit in how it seeks to address this.</p> <p>The policy does not mention the benefits of GBI to mitigating and increasing resilience to the effects of climate change, in particular as carbon sinks. Reference to GBI would result in a change from no effect to positive effects on ISA7 – Soil. The ISA recommends that specific reference should be made to the multifunctional benefits of GBI for climate change resilience and mitigation in this policy.</p>
SP 17: Transport and Accessibility	<p>Suggest reference be made in the supporting text to development in rural locations being preferably sited within and adjoining settlements that benefit from key services and facilities, rather than at sporadic countryside locations.</p>
SP 18: Mineral Resources	<p>To provide further mitigation of this policy against ISA4 Climatic Factors, reference should be made in the policy to ensuring that where possible, mineral extraction utilise transport links such as rail/or water transport as opposed to road haulage.</p> <p>Suggest adding a clear statement clarifying that the Council will not support the development of land-based coal or unconventional oil or gas operations, including the exploration, appraisal and extraction of oil and gas by unconventional methods (including the making of exploratory boreholes), unless the applicant can demonstrate the proposal conforms with national planning policy.</p> <p>Clarify that petroleum refers to any mineral oil or relative hydrocarbon and natural gas existing in its natural strata as defined in the Petroleum Act 1998. This therefore includes shale oil and gas and coal bed methane. The definition of coal is taken from the Coal Industry Act 1994. This covers coal and underground coal gasification.</p> <p>To mitigate for residual impacts on ISA7 – Soil, wording should be added to supporting text that makes clear that any soil removed as a result of the extraction process must be retained and replaced <i>in situ</i>.</p> <p>Although <i>MR1 Mineral Proposals</i> goes some way to mitigating any residual negative impacts on ISA9 – Landscape, it is suggested that additional wording on the protection of Landscape character and visual amenity in this policy to reinforce its importance. Additionally, consider the need for outlined potential hydrological impacts (SPZ) affecting ISA5.</p>

SP 19: Waste Management	<p>Policy should include a criterion stating that no significant impacts in the environment should occur because of waste management proposals.</p> <p>Suggest more in the supporting text regarding sustainable location of waste management facilities especially when situated outside of development limits.</p> <p>To further strengthen mitigation against potential negative effects on ISA9 – Landscape, reference should be made to design of buildings being in keeping with surrounding landscape.</p> <p>Include reference to the proximity principle to minimise distance between where waste is generated and managed.</p> <p>Suggest including some wording around the importance of GBI for visual, noise and air pollution screening.</p>
--------------------------------	--

6.6 ISA Specific Policies

6.6.1 The Deposit rLDP contains 78 Specific Policies as listed in Table 19. These are divided over 18 strategy policies. Note that SP6 does not contain any specific policies and is, therefore, not included below.

Table 19 – rLDP Strategic and Specific Policies

Strategic Policies	Specific Policies
SP1: Strategic Growth	SG1: Regeneration and Mixed-Use Sites
	SG2: Reserve Sites
	SG3: Pembrey Peninsula
SP2: Retail and Town Centres	RTC1: Protection of Local Shops and Facilities
	RTC2: Retail in Rural Areas
SP3: Sustainable Distribution – Settlement Framework	SD1: Development Limits
SP4: A Sustainable Approach to Providing New Homes	HOM1: Housing Allocations
	HOM2: Housing within Development Limits
	HOM3: Homes in Rural Villages
	HOM4: Homes in Non-Defined Rural Settlements
	HOM5: Conversion or Subdivision of Existing Dwellings
	HOM6: Specialist Housing

Strategic Policies	Specific Policies
	HOM7: Renovation of Derelict or Abandoned Dwellings
	HOM8: Residential Caravans
	HOM9: Ancillary Residential Development
SP5: Affordable Homes Strategy	AHOM1: Provision of Affordable Homes
	AHOM2: Affordable Homes – Exceptions Sites
SP7: Employment and the Economy	EME1: Employment – Safeguarding of Employment Sites
	EME2: Employment – Extensions and Intensification
	EME3: Employment Proposals on Allocated Sites
	EME4: Employment Proposals on Non-Allocated Sites
	EME5: Home Based Businesses
SP8: Welsh Language and Culture	WL1: Welsh Language and New Developments
SP9: Infrastructure	INF1: Planning Obligations
	INF2: Healthy Communities
	INF3: Broadband and Telecommunications
	INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal
	INF5: Rural Allocations outside Public Sewerage System Catchments
SP10: Gypsy and Traveller Provision	GTP1: Gypsy and Traveller Accommodation
SP11: The Visitor Economy	VE1: Visitor Attractions and Facilities
	VE2: Holiday Accommodation
	VE3: Touring Caravan, Camping and Non-Permanent Alternative Camping Accommodation
	VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

Strategic Policies	Specific Policies
SP12: Placemaking and Sustainable Places	PSD1: Effective Design Solutions: Sustainability and Placemaking
	PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
	PSD3: Green and Blue Infrastructure Network
	PSD4: Green and Blue Infrastructure – Trees, Woodlands, and Hedgerows
	PSD5: Development and the Circular Economy
	PSD6: Community Facilities
	PSD7: Protection of Open Space
	PSD8: Provision of New Open Space
	PSD9: Advertisements
	PSD10: Extensions
	PSD11: Noise Pollution
	PSD12: Light and Air Pollution
	PSD13 Contaminated Land
SP13: Rural Development	RD1: Replacement Dwelling in the Open Countryside
	RD2: Conversion and Re-Use of Rural Buildings for Residential Use
	RD3: Farm Diversification
	RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use
	RD5: Equestrian Facilities
SP14: Maintaining and Enhancing the Natural Environment	NE1: Regional and Local Designations
	NE2: Biodiversity
	NE3: Corridors, Networks and Features of Distinctiveness
	NE4: Development within the Caeau Mynydd Mawr SPG Area

Strategic Policies	Specific Policies
	NE5: Coastal Management
	NE6: Coastal Development
	NE7: Coastal Change Management Area
SP15: Protection and Enhancement of the Built and Historic Environment	BHE1: Listed Buildings and Conservation Areas
	BEH2: Landscape Character
SP16: Climate Change	CCH1: Renewable Energy within Pre-Assessed Areas and Local Search Areas
	CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas
	CCH3: Electric Vehicle Charging Points
	CCH4: Water Quality and Protection of Water Resources
	CCH5: Flood Risk Management and Avoidance
	CCH6: Renewable and Low Carbon Energy in New Developments
	CCH7: Climate Change – Forest, Woodland and Tree Planting
SP17: Transport and Accessibility	TRA1: Transport and Highways Infrastructural Improvements
	TRA2: Active Travel
	TRA3: Gwili Railway
	TRA4: Redundant Rail Corridors
	TRA5: Highways and Access Standards in Development
SP 18: Mineral Resources	MR1: Mineral Proposals
	MR2: Mineral Buffer Zones
	MR3: Mineral Safeguarding Areas
SP 19: Sustainable Waste Management	WM1: Sustainable Waste Management and New Development
	WM2: Landfill Proposals

Strategic Policies	Specific Policies
	WM3: Agricultural Land – Disposal of Inert Waste

6.6.2 Each Policy has been assessed against the ISA Framework and the findings are discussed in detail in Appendix G, although summarised below.

6.6.3 Overall, the appraisal found that the specific policies would have largely positive effects overall, particularly on those ISA Objectives that relate to socio-economic sustainability. Many of the Plan policies facilitate sustainable development, including those related to the protection and enhancement of the environment, in addition to those policies relating to design which promotes sustainability and placemaking. The effect on ISA1 for residential, affordable homes, retail, employment, tourism, and infrastructure is generally depends on how the policy and allocations are implemented due to the potential to exceed environmental limits (1-4), although mitigating measures suggested address this. Nevertheless, the rLDP policies seek to ensure that affordable housing provision in the County is increased, and that facilities and services are fully accessible to all (working in synergy supporting 1-2 and 1-4). The plan also seeks to rebalance the aging population in Carmarthenshire by making the County an attractive place to live and work for young people, with a range of good quality employment and housing. Additionally, it recognises that affordable housing is an important factor in promoting long-term economic and social health among individuals experiencing inequalities, and also seeks the inclusion of disadvantaged and minority groups into society as demonstrated by *GTP1: Gypsy and Traveller Accommodation*.

6.6.4 The rLDP plan policies also seek to maximise the health and wellbeing of Carmarthenshire's population. *PSD7: Protection of Open Space* looks to protect and enhance accessible open spaces, as well as more informal, ambient green space which can have both physical and mental health benefits. In addition, *TRA2 Active Travel* seeks to connect development and spaces with safe and attractive active travel routes, to encourage healthier travel choices. The requirement created for certain developers to conduct a HIA (*INF2: Healthy Communities*) addresses the potential influence distribution can place upon associated services. Additionally, *PSD8: Provision of New Open Space* is aligned with FIT standards and promotes long-term benefits associated with recreation and outdoor amenities.

6.6.5 Development of any form has the potential for negative effects on biodiversity and soil resources against the baseline scenario of no plan, and in the absence of any mitigation. Several the rLDP policies are protective in nature and are in place to mitigate for some of the potential for negative effects from development focussed Specific Policies. Strategic Policy *SP14: Maintaining and Enhancing the Natural Environment* ensures that development will be expected to protect and enhance the County's natural environment as well as conserve and enhance soil resources. Soil assets are further conserved through promoting the regeneration of previously developed land, and the thought given to peatlands and allocation placement help to protect soil carbon.

6.6.6 Carmarthenshire is both a rural and urban County, and the Specific Policies of the rLDP direct and facilitate development of both housing and employment in both areas to ensure widespread community permeance and the retention of services, over the long-term. Nevertheless, this is predicted to have differing implications on ISA3 Air Quality and ISA4 Climatic Factors. Development in urban areas ensures that developments are sustainably located in that they have access to facilities and services as well as regular public transport networks and Active Travel routes. This should reduce the need for private car use and as a result can reduce carbon emissions and associated air pollution. However, since the publication of the adopted LDP, three AQMA's have been designated in Carmarthenshire due

to poor air quality (Llanelli, Carmarthen, and Llandeilo). Further development in these more urban areas may exacerbate this problem unless suitable mitigation for any negative effects in air quality are put in place. Through *PSD12: Light and Air Pollution*, which ensures that based on scale and location, an Air Quality Assessment will be required to show how any risks to amenity, biodiversity and health are mitigated. *PSD3 GBI Network* can also help to mitigate for these impacts as increasing GBI in urban areas can have many benefits including filtering of pollutants and carbon sequestration.

6.6.7 Conversely, providing development in rural areas is essential to retain and enhance vital facilities and services in these areas. However, in the short term, such development may not be fully serviced by regular public transport and active travel routes and, if facilities and services have already been lost in these areas, then private car use may be required. The hope, in providing controlled development in these areas, is that facilities and services will be retained and hopefully returned to rural areas so that they are increasingly sustainable in the medium to long term. *CCH3: Electric Vehicle Charging* can also go some way to mitigating for any negative effects, as new development will be required to install EV Charging Units to encourage electric car use in line with the Sustainable Transport Hierarchy for Planning⁵¹.

6.6.8 The rLDP will determine the location and scale of development over the next 15-year period, and so should fully consider the spatial implications of climate change. Development in areas currently at risk of flooding should be avoided and the likelihood of future extreme weather events and sea level rises because of climate change should also be fully considered. *CCH5: Flood Risk Management and Avoidance* goes some way to mitigating this risk, however its wording could be strengthened to be more dynamic through the consideration of the potential risk under climate change conditions such as increasing flood events and sea level rise over the Plan period. The protection and enhancement of GBI Networks through *PSD3* is also important to reduce and mitigate for the effects of climate change, and can have benefits such as 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. Several rLDP policies also seek to encourage the development of large renewable energy projects, as well as incorporating renewable and low carbon energy into new development which will increase Carmarthenshire's contribution to a low carbon Wales and achieving net zero.

6.6.9 A summary of the ISA of the Specific Policies is provided in Table 20.

⁵¹ Planning Policy Wales Version 11, Figure 9.

Table 20 – Summary of ISA of rLDP Specific Policies (please see Appendix G for commentary)

rLDP Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
SG1: Regeneration and Mixed-Use Sites	I	-	-	-	-	+	+/-	I	I	++	+/-	+	+	++	+
SG2: Reserve Sites	I	-	-	I	I	I	I	I	I	+	+/-	I	I	++	I
SG3: Pembrey Peninsula	I	-	-	-	-	+	+/-	I	I	++	+/-	+	+	++	+
RTC1: Protection of Local Shops and Facilities	+	0	+/-	+/-	0	+	+	+	+	+	+	+	+	++	+
RTC2: Retail in Rural Areas	I	-	+	+	I	+	-	0	I	+	+	+	+	+	+
SD1: Development Limits	I	+/-	+/-	+	I	+	+/-	I	I	+	?	+	+	++	++
HOM1: Housing Allocations	I	+/-	-	I	I	I	I	I	+/-	+	+	+	+	++	+
HOM2: Housing within Development Limits	I	+/-	I	I	I	+	I	I	I	+	+	+	+	+	+
HOM3: Homes in Rural Villages	I	-	+	I	I	+	I	I	I	+	+	+	+	+	+
HOM4: Homes in Non-Defined Rural Settlements	I	-	+	I	I	+	I	I	I	+	+	+	+	+	+
HOM5: Conversion or Subdivision of Existing Dwellings	I	I	-	I	I	-	0	I	+/-	+	?	0	0	0	+
HOM6: Specialist Housing	I	I	0	0	I	+	0	I	I	+	+	+	0	+	+
HOM7: Renovation of Derelict or Abandoned Dwellings	I	-	-	I	I	+/-	+	+	+	+	?	0	0	0	+
HOM8: Residential Caravans	I	I	0	0	I	I	I	0	I	+	?	0	0	+	0
HOM9: Ancillary Residential Development	I	I	0	I	I	-	0	0	I	+	?	+	0	0	+
AHOM1: Provision of Affordable Homes	I	-	I	I	I	0	I	I	I	++	+	I	I	+	++
AHOM2: Affordable Homes – Exceptions Sites	I	-	I	I	I	0	-	I	I	++	+	I	I	+	++
EME1: Employment – Safeguarding of Employment Sites	+	0	0	0	0	0	0	0	0	+	0	0	0	++	+

rLDP Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
EME2: Employment – Extensions and Intensification	I	I	-	-	I	+	I	I	I	+	+	+	+	++	+
EME3: Employment Proposals on Allocated Sites	I	-	-	-	I	+	I	0	I	+/-	+	+	+	++	+
EME4: Employment Proposals on Non-Allocated Sites	I	-	-	-	I	+	I	I	0	+	+	+	+	++	+
EME5: Home Based Businesses	I	I	0	0	I	-	0	0	I	?	?	?	+	++	+
WL1: Welsh Language and New Developments	+	0	0	0	0	0	0	++	0	++	++	+	+	+	++
INF1: Planning Obligations	+	+	0	0	+	+	0	+	+	+	+	+	+	0	+
INF2: Healthy Communities	+	0	+	+	0	+	0	0	+	+	0	++	+	+	+
INF3: Broadband and Telecommunications	I	-	+	+	0	+	?	0	I	+	+	+	+	++	+
INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal	+	+	0	+	+	+	+	0	+	+	0	+	0	+	0
INF5: Rural Allocations outside Public Sewerage System Catchments	I	+/-	0	0	+	+	+/-	0	+/-	+	?	+	0	+	+
GTP1: Gypsy and Traveller Accommodation	I	I	0	-	I	+	-	0	I	+	?	+	+	+	++
VE1: Visitor Attractions and Facilities	+/-	-	I	I	I	I	I	?	I	?	?	+	+	++	+
VE2: Holiday Accommodation	+/-	-	I	I	I	I	I	?	I	?	?	+	+	++	+
VE3: Touring Caravan, Camping and Non-Permanent Alternative Camping Accommodation	+/-	-	-	-	I	-	I	?	I	?	?	+	0	++	+
VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation	+/-	-	-	-	I	-	I	?	I	?	?	+	0	++	+
PSD1: Effective Design Solutions: Sustainability and Placemaking	++	I	0	0	+	0	I	+	+	+	0	+	0	+	+
PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods	++	I	+	+	+	+	+	+	+	+	+	+	+	+	+
PSD3: Green and Blue Infrastructure Network	++	++	+	++	+	+	+	+	+	+	0	+	0	+	+

rLDP Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
PSD4: Green and Blue Infrastructure – Trees, Woodlands, and Hedgerows	+	++	+	+	+	0	+	+	+	+	0	+	0	+	+
PSD5: Development and the Circular Economy	++	0	+	+	0	++	+	0	0	0	0	+	0	+	+
PSD6: Community Facilities	++	I	+	+	I	+	I	+	+	++	+	+	+	+	+
PSD7: Protection of Open Space	++	+	+	+	+	+	+	0	+	+	0	++	+	+	++
PSD8: Provision of New Open Space	+	+	+	+	+	+	+	0	+	+	0	++	+	+	++
PSD9: Advertisements	+	0	0	0	0	0	0	+	I	+	++	0	+	+	+
PSD10: Extensions	+	I	0	0	0	0	I	0	I	+	0	0	0	0	0
PSD11: Noise Pollution	+	+	+	0	0	0	0	+	+	+	0	+	0	0	+
PSD12: Light and Air Pollution	+	+	++	+	0	+	0	+	+	+	0	+	0	0	+
PSD13 Contaminated Land	+	I	0	0	+	+	+	I	+	0	0	+	0	0	0
RD1: Replacement Dwelling in the Open Countryside	I	-	-	-/+	0	-	?	I	I	+	+/-	+/-	0	+	I
RD2: Conversion and Re-Use of Rural Buildings for Residential Use	I	-	-	-	0	-	?	I	I	+	+/-	+/-	0	+	I
RD3: Farm Diversification	I	I	+	+	0	0	0	I	I	0	+/-	I	+	+	I
RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use	I	-	+/-	+/-	0	+	0	I	I	0	+	I	I	+	I
RD5: Equestrian Facilities	I	I	-	-	0	-	0	0	I	0	?	0	I	+	0
NE1: Regional and Local Designations	+	++	+	+	+	0	0	+	+	+	0	+	+	+	+
NE2: Biodiversity	+	++	+	+	+	0	0	+	+	+	0	+	+	+	+
NE3: Corridors, Networks and Features of Distinctiveness	+	++	+	+	+	0	0	+	+	+	0	+	+	+	+

rLDP Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
NE4: Development within the Caeau Mynydd Mawr SPG Area	+	++	+	0	0	0	0	+	+	+	0	+	+	+	+
NE5: Coastal Management	+	+	0	+	+	+	+	0	0	0	0	+	0	0	0
NE6: Coastal Development	I	+	0	+/-	-	0	0	0	0	0	0	0	0	+	0
NE7: Coastal Change Management Area	+	+	0	+	+	0	0	0	0	+	0	+	0	+	+
BHE1: Listed Buildings and Conservation Areas	+	0	0	0	0	+	+	++	+	0	+	0	0	+	+
BEH2: Landscape Character	+	+	+	+	+	0	+	+	++	+	0	+	0	+	+
CCH1: Renewable Energy within Pre-Assessed Areas and Local Search Areas	+	+/-	+	++	+	+	0	I	+/-	0	0	0	+	+	0
CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas	+	+/-	+	++	+	+	0	I	+/-	0	0	0	+	+	0
CCH3: Electric Vehicle Charging Points	+	+	+	+	+	+	0	+	0	+	0	+	0	+	+
CCH4: Water Quality and Protection of Water Resources	+	+	0	+	++	0	+	0	0	0	0	0	0	+	0
CCH5: Flood Risk Management and Avoidance	+	+	0	++	+	0	+	0	+	0	0	+	0	+	+
CCH6: Renewable and Low Carbon Energy in New Developments	+	+	+	+	+	+	0	0	+/-	0	0	0	?	+	+
CCH7: Climate Change – Forest, Woodland and Tree Planting	+	+	+	+	+	0	+	0	+	0	0	+	?	+	+/-
TRA1: Transport and Highways Infrastructural Improvements	I	-	+/-	+/-	0	+/-	-	I	I	0	0	+/-	+	++	+
TRA2: Active Travel	+	I	++	++	+	++	-	I	I	+	0	++	+	+	+
TRA3: Gwili Railway	I	-	+	I	I	+	-	+	I	+	0	+	0	+	+
TRA4: Redundant Rail Corridors	+	I	+	+/-	0	+	+	+	+	+	0	+	0	+	+
TRA5: Highways and Access Standards in Development	+	0	0	0	0	0	0	0	0	0	0	+	0	0	0

rLDP Specific Policy	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
MR1: Mineral Proposals	-	-	-	-	-	-	-	I	I	0	0	-	0	+	0
MR2: Mineral Buffer Zones	0	0	0	0	+	0	0	0	+	+	0	+	0	0	+
MR3: Mineral Safeguarding Areas	0	-	-	0	0	0	-	I	-	0	0	0	0	+	0
WM1: Sustainable Waste Management and New Development	+	0	0	0	0	++	+	0	+	0	0	+	+	+	+
WM2: Landfill Proposals	-	-	-	-	I	-	I	I	-	0	0	I	0	+	0
WM3: Agricultural Land – Disposal of Inert Waste	+/-	-	0	0	?	+/-	+	I	I	0	0	0	0	+	0

6.7 Mitigation and ISA Recommendations – Specific Policies

6.7.1 Table 18 summarises the assessment of the potential impacts of the Strategic Policies. It must be considered however, that this assessment does not consider any mitigation.

6.7.2 In implementing the rLDP, all policies should be read collectively and no one policy should be considered in isolation. For this reason, due to the ‘protective’ and prescriptive nature of some LDP policies, they can provide mitigation for potential negative effects in the implementation of other policies. Appendix F has identified the plan policies which mitigate any negative impacts and uncertainty of the Strategic Policies. The full commentary including mitigation measure for Specific Policies are detailed in Appendix G.

6.8 ISA of Proposed Allocations

6.8.1 This section discusses how the candidate sites proposed for Carmarthenshire were identified and appraised. In determining where housing and employment growth could be directed spatially, the LDP Policy team considered the existing land bank of housing and employment land, scheduled completions, windfall sites and information received from landowners and developers on potential candidate sites. This resulted in an excess of 900 possible development sites.

Appraisal Methodology

6.8.2 A modified approach was taken to the appraisal of individual candidate development sites.

6.8.3 It was decided that the ISA (incorporating the requirement under SEA) would be integrated into the Site Assessment Methodology (SAM), utilising the site-specific information gathered in Stages 1 and 2 to determine the sustainability of sites against the ISA Framework. The decision-making questions in the SAM provide a measurable and more informed assessment of sustainability than the ISA Objectives alone. The questions in Stages 1 and 2 were reviewed as to their compatibility with each of the ISA objectives. Where there was only partial or incomplete coverage of the ISA objectives, SAM questions were modified, or new questions added. This approach ensures that questions are cross referenced as to their compatibility with ISA Objectives at each consideration.

6.8.4 Answers to the decision-making questions within the SAM resulted in a sustainability ‘score’ against each of the ISA Objectives, in line with the key shown in Table 21. Where mixed or negative effects are predicted, mitigation measures were identified. This process (and the accompanying proforma) has been heavily amended since the previous assessment of candidate sites within the SA Report (and, therefore, these are not comparable).

Table 21 – ISA assessment criteria for assessment of candidate sites, as adapted from Welsh Government Development Plans Manual Edition 3 (2020).

Symbol	Predicted Effect and Suggested Action
++	Very positive effect – the proposed site significantly complies with ISA Objective.
+	Positive effect – the proposed site complies with ISA Objective. Consider whether positive effect can be further enhanced through relevant policies.
+/-	Positive and negative effects – the proposed site complies with some elements of the ISA Objective whilst hindering others. Consider mitigation for negative effects.
-	Negative effect - the proposed site conflicts with ISA Objective.

	Site may be inappropriate for development. Consider mitigation.
--	Very negative effect – the proposed site significantly conflicts with ISA Objective. Site may be inappropriate for development. Consider significant mitigation.
0	Neutral effect compared to the current situation. Consider whether policy intervention could produce positive effects.

6.8.5 The Integrated SA/SEA components of this assessment are responsible for the evaluation and consideration of several 'reasonable options' against the ISA Framework. This includes the evaluation of sites which are considered as 'reasonable' alternatives, in that they are deliverable and have no fundamental constraints.

6.8.6 As stated, each candidate site that progressed to Stage 3 was subject to an assessment against rLDP and ISA objectives. It is not the role of the ISA to decide on the alternative to be chosen for the rLDP, but to provide information to make the decision-making process more reliable and transparent. As set out in the SAM, sites which failed to meet the Preferred Spatial Strategy or were deemed unviable and undeliverable (subject to information known to the Council at that time), were not considered to be realistic alternatives for inclusion within the Plan and, therefore, not taken forward for consideration at stage 3 of the site assessment. Therefore, the selection of the range of sites considered for assessment at stage 3 deliberated the filtering process of stages 1 and 2, which resulted in the identification of sites which had a realistic prospect of being found sound – given that the process had demonstrated that there was an absence of overriding constraints and that the sites were capable of delivering housing growth in accordance with the rLDP Preferred Strategy.

6.8.7 To ensure full integration between plan-making and ISA processes, one joint pro forma was agreed by the ISA and planning teams and was consequently filled in by the officer responsible for each cluster of candidate development sites. The Site Allocation Proformas document contains the full site assessment and is summarised in Table 22.

Table 22 – Appraisal criteria used on site assessment pro forma for the ISA of sites.

ISA Objective	Question(s) in site assessment pro forma
ISA1 – Sustainable Development	Q1 Is the site compatible against the location of future growth presented in the Preferred Strategy? Q7. What is the proposed use of the site?
ISA2 – Biodiversity	Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation? Q19 Does the site contain high carbon soil (i.e., peat)? Q25. Will the site be connected to a public wastewater treatment works (WWTW) with nutrient headroom, or does it have adequate provision for a compliant private sewage treatment system?
ISA3 – Air Quality	Q14. Does the site have suitable access to public transport and/or active travel route? Q19. Is the site within or immediately adjacent to an AQMA?
ISA4 – Climatic Factors	Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps? Q14. Does the site have suitable access to public transport and/or active travel route? Q7. What is the proposed use of the site?

ISA Objective	Question(s) in site assessment pro forma
	Q23. Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site?
ISA5 – Water	Q4. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps? Q23. Are there any significant concerns set out in the SFCA - Stage 1 which could impact on the delivery of the site? Q25. Will the site be connected to a public wastewater treatment works (WWTW) with nutrient headroom, or does it have adequate provision for a compliant private sewage treatment system?
ISA6 – Material Assets	Q14. Does the site have suitable access to public transport and/or active travel route? Q16. Is the site within reasonable distance to: a) Employment Provision b) Retail Provision c) Other Services/Facilities Q18. Is the site located within or adjacent to a mineral buffer zone?
ISA7 - Soil	Q10. Will the proposal involve the re-use of suitable previously developed land and/or buildings? Q20. Does the site contain high carbon soil e.g., peatlands? Q21. Does the site contain high quality agricultural land (grade 1, 2, 3a)? Q25. Will the site be connected to a public wastewater treatment works (WWTW) with nutrient headroom, or does it have adequate provision for a compliant private sewage treatment system?
ISA8 – Cultural Heritage	Q6. Is the site located within or immediately adjacent to any Scheduled Monuments? Q9. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features?
ISA9 – Landscape	Q9. Would the development of the site have a detrimental impact on the character and setting of the settlement or its features? Q10. Will the proposal involve the re-use of suitable previously developed land and/or buildings? Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites (RIGS)?
ISA10 – Population	Q7. What is the proposed use of the site? Q16. Is the site within reasonable distance to: a) Employment Provision b) Retail Provision c) Other Services/Facilities
ISA11 – The Welsh Language	Q7. What is the proposed use of the site? Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?
ISA12 – Health and Wellbeing	Q7. What is the proposed use of the site? Q14. Does the site have suitable access to public transport and/or active travel route? Q15. Does the site have access to green space, leisure, and recreational facilities that are within a reasonable distance?

ISA Objective	Question(s) in site assessment pro forma
ISA13 – Education and Skills	Q7. What is the proposed use of the site? Q14. Does the site have suitable access to public transport and/or active travel route? Q17. Is the site within a reasonable distance to education facilities?
ISA14 – Economy	Q7. What is the proposed use of the site? Q16. Is the site within reasonable distance to: a) Employment Provision b) Retail Provision c) Other Services/Facilities
ISA15 Social Fabric	Q7. What is the proposed use of the site? Q14. Does the site have suitable access to public transport and/or active travel route? Q15. Does the site have access to green space, leisure, and recreational facilities that are within a reasonable distance? Q16. Is the site within reasonable distance to: a) Employment Provision b) Retail Provision c) Other Services/Facilities

6.8.8 Each site that has progressed to Stage 3 of the Site Assessment Methodology has been subject to an assessment against the rLDP Site Assessment Methodology (of which the ISA is an integral informant). Whilst the SAM would not have been the sole indicator for a site's appropriateness for allocation in the deposit Plan (or indeed its identification as a reasonable alternative), this approach has played an integral and iterative role alongside the HRA. The integral and informing role of these assessments in site selection includes providing information so as to make facilitate a reliable and transparent approach to Plan making.

6.8.9 In recognition of the above, Table 23 contains sites which have been identified as reasonable alternatives. These sites would have performed suitably in terms of the rLDP Site Assessment Methodology (of which the ISA is an important component). Reference should be made to the rLDP Site Assessment Table, which has been prepared in support of the deposit rLDP, to attain the reasons as to why the sites have not been allocated in the deposit rLDP.

Table 7 Table of reasonable alternative sites

Settlement	Site Ref	Site Name
Rhydaman/Ammanford/Betws	SR/004/002	Enc. 9005 Myddynfych Drive
	SR/004/003	Enc. 0851 Dol Y Derwen, Myddynfych
	SR/004/004	Land rear of 140 Penybanc Rd. Penybanc
	SR/004/008	Land at Pontamman Road, Ammanford
	SR/004/009	Land off Parklands Road Penybanc
	SR/004/011	Land at Wernddu Road
	SR/004/022	Land off Colonel Road, Betws
	SR/004/025	Land at Corronation Terrace, Maesquarre Rd.
	SR/004/026	Land off Colonel Rd. Betws
	SR/004/027	Land off Pentwyn Rd., Betws
	SR/004/028	Land at Golwg y Mynydd, Betws
	SR/004/031	Land off Maesquare Rd, Betws
	SR/004/032	Land adjoining Parc Fferws, Penybanc

Settlement	Site Ref	Site Name
	SR/004/035	Land rear of Llys Havard, Betws
	SR/004/039	Land off Woodland Park, Betws
Bancyfelin	SR/007/003	Land to the North East of Bancyfelin School
Porth Tywyn / Pen-Bre / Burry Port / Pembrey	SR/016/013	S8.3 Burry Port Redevelopment Land
Capel Hendre	SR/018/002	Land off Lotwen Road
	SR/018/003	Land adjacent Maes y Gelynnen, Waterloo Road
Capel Iwan	SR/019/001	Land west of Mount Pleasant, Capel Iwan
	SR/019/003	Land adjacent to Bro Hendy, Capel Iwan
	SR/019/004	Land opposite Bro Hendy, Capel Iwan
	SR/019/008	Land part of Cruglwyd, Capel Iwan
Caerfyrddin / Carmarthen	SR/021/021	Land off Trevaughan Road, Carmarthen
	SR/021/028	Land North of Brynteg, College Road
Carwe / Carway	SR/023/003	Land adj. to Culla Road roundabout (B4317) Carway
Cefneithin	SR/026/003	Land off Carmarthen Rd., Cefneithin
	SR/026/004	Land off Heol-Yr-Ysgol, Cefneithin
Cross Hands	SR/031/007	Depot and adjacent woodland
	SR/031/008	Land off Bryngwili Rd, Cross Hands
	SR/031/009	Cross Hands Development Land
Cwmann	SR/034/002	Land Opposite Lleinau
Cwmgwili	SR/040/004	Land at Coed y Cadno, Cwmgwili
Dre-fach / Drefach (Tumble)	SR/049/005	Land at Lower Field, Gwendraeth School
	SR/049/010	Land off Heol Cwmbach
	SR/049/011	Site 1 Land West of Derwen Road, Cwmmawr, Drefach
	SR/049/012	Site 2 Land West of Derwen Road, Cwmmawr, Drefach
	SR/049/014	Land off Heol Cwmmawr
Drefach Felindre	SR/050/001	Land adjacent to 8 Meiros Lane, Drefach Felindre
Glanaman / Garnant	SR/064/011	Land off Heol Felen, Garnant
	SR/064/017	Land off Heol Felen, Garnant,
	SR/064/002	Land off Heol Cowell, Garnant
Gorslas	SR/067/005	Land at Black Lion Road
	SR/067/012	Land off Church Rd., Gorslas
	SR/067/013	Land at Black Lion Road, Gorslas
	SR/067/015	Land off Church Road, Gorslas
Yr Hendy / Hendy / Fforest	SR/069/003	Land at Fforest Road
	SR/069/004	Golfen Fawr Farm, Llanedi Road, Fforest
	SR/069/007	Land adjacent to Clos y Wern
	SR/069/014	Land part of Oaklands, Bronallt Road, Fforest
	SR/069/015	Land at Fforest Road
Cydweli / Kidwelly	SR/074/005	Land adjacent to Caeffynnon, Kidwelly
	SR/074/008	Land off Monksford Street, Kidwelly
	SR/074/009	Land off Pembrey Road
Lacharn / Laugharne	SR/075/002	Land opposite Pludds Meadow
	SR/075/006	Option 2, Site C, Land off the A4066 Laugharne
Llanddarog	SR/078/002	Land at Rear of Maes y Llwyn

Settlement	Site Ref	Site Name
Llandybie	SR/082/013	Llandybie Recreation Ground
Llanedi	SR/084/004	Land rear of Garreg Lwyd, Llanedi
Llanelli (yn cynnwys / including Llangennech)	GA2/h56	Llys Y Bryn, Penceiliogi
	SR/086/022	Land at Junction of A4138 & Dafen Rd.
	SR/086/052	Land at Heol Trostre
	SR/086/057	Land at Trostre Road, Trostre
	SR/086/076	Land off Aber Llchwyr, Llangennech
	SR/086/077	Land at Morlais, Pontardulais Road, Llangennech
Llanfihangel-ar-Arth	SR/088/006	Land at Heol Mafon, Llanfihangel-ar-Arth
Llan-non / Llannon	SR/100/001	Land at Heol Morlais
	SR/100/008	Land off Heol y Plas, Llannon
	SR/100/009	Land off Fountain Rd., Llannon
Mynyddygarreg	SR/116/007	Land off Meinciau Road, Mynyddygarreg
	SR/116/008	Land off Meinciau Road, Mynyddygarreg
	SR/116/009	Land off Meinciau Road, Mynyddygarreg
	SR/116/010	Land South of Meinciau Road, Mynyddygarreg
Pentywyn - Llanmilo / Pendine - Llanmiloe	SR/126/001	Land adjacent to Crofters Rest, Pendine
Pen-y-groes / Penygroes	GA3/h36	Adj Clos y Cwm
	SR/132/006	Lambfields, Gate Road, Penygroes
	SR/132/007	Land at Waterloo Road, Penygroes
Pontyberem / Bancffosfelen	SR/138/006	Land off Gwendraeth Row, Llannon Road
	SR/138/007	Land adjacent to Kingdom Hall, Llannon Rd.
	SR/138/009	Field North of Gwendraeth Row, Pontyberem
Saron (Ammanford)	SR/149/010	Land off Dyffryn Road, Saron
	SR/149/011	Land off Saron Road, Saron
San Clêr / St Clears / Pwll Trap	SR/150/006	Land adjacent to Heol Goi, St Clears
	SR/150/014	Land adj. New House Farm, Pwlltrap
	SR/150/015	Land North of Maesybryn, St. Clears
	SR/150/017	Land at Heol Llaindelyn, St. Clears
	SR/150/019	Land at Station Road
	SR/150/022	Land adjacent to Selwyn Forge, Tenby Rd.
	SR/150/033	Land at Glasfryn St Clears
	SR/150/036	Adjacent to Britania Terrace, St Clears, (Area C)
Tre-lech / Trelech	SR/156/003	Land adjoining Maes Cawnen, Trelech
Y Tymbl / Tumble	SR/158/006	Land at Maesgwern Tumble
	SR/158/008	Land off Llannon Road, Upper Tumble
Tycroes	SR/159/011	Land off Pontardulais Road, Coopers
Hendy-gwyn / Whitland	SR/163/005	Ty Newydd, Ael Y Bryn Farm

6.8.10 A detailed assessment of these reasonable alternative sites against the ISA framework will follow as part of an iterative approach to plan making.

6.8.11 Table 24 provides a summary of ISA of all sites allocated in the plan at the conclusion of the site selection process.

6.8.12 The total number of units on proposed allocations that can be delivered through the Plan amounts to approximately 200 units. The allocated sites were deemed those that met the

Preferred Strategy regarding sustainable location, creating sustainable communities, and facilitating sufficient growth which meets the projected demand for housing and employment. As assessed via the ISA, these allocations were predicted to have the most likely significant positive effects when balancing a range of socioeconomic and environmental issues, and were deemed the most viable and deliverable over the plan period.

6.8.13 Those sites which have already received planning permission and have been constructed or are under construction following the start of the rLDP plan period, only stages 1 and 2 (not 2b) have been completed. Those sites which have had planning permission granted but are not yet under construction have been assessed at all stages.

Table 24 - ISA Summary of rLDP Allocations per cluster including Strategic, Retail/Employment, Mixed Use, Housing, and Gypsies & Travellers sites.

Site Ref	Name	ISA1	ISA2	ISA3	ISA4	ISA5	ISA6	ISA7	ISA8	ISA9	ISA10	ISA11	ISA12	ISA13	ISA14	ISA15
Cluster 1																
Cluster 2																
Cluster 3																
Cluster 4																
Cluster 5																
Cluster 6																

Formatting of the assessment contained within Table 24 to follow.

6.9 Summary of Site Allocations

6.9.1 Specific ISA commentary for each allocation can be found in the respective Site Allocation Assessments Proformas supplied within the rLDP, grouped per cluster. The purpose of this section to provide an overall evaluation of the commonly noted likely effects per purpose type of allocation presented above. Whilst no recommendations are explicitly made here, it is predicted that the implementation of the proposed policies (as assessed in the aforementioned sections) will mitigate the identified adverse impacts. For clarity, while sites were initially assessed within the SA Report (2020), changes made to the SAM/ISA process has led to their re-assessment.

6.9.2 The appraisal of housing site allocations identified a range of likely effects, attributable to the differences in the local context. All were found to have a likely negative effect on biodiversity (ISA2) and most had other negatives effects upon environment-based objectives due to the construction and habitation of new housing developments which is likely to increase in the consumption of natural resources, led to habitat/species disturbance, and add to existing levels of air, water, and sound pollution - consistent with the assessment outcome upon related policies (i.e., SP1, SP4, SP5). The impact upon biodiversity, soil, landscape, and cultural heritage is primarily driven by the fact that many sites are greenfield developments and, therefore, collectively poses a cumulative risk to these factors. Allocations using previous developed land would likely reduce the predicted risk imposed by greenfield developments such as reduced ecological connectivity, soil function/health, landscape character and nearby heritage assets. Nevertheless, most allocations were found to positively promote access to community facilities, education, and employment, alongside amenity resources such as open space. Collectively, the scale of site allocations would help to meet the varied housing needs of growing and aging population over the Plan period.

6.9.3 Mixed-use and strategic sites were found to have similarly effects to those stated above, although predicted to have an additional positive effect upon the economy (alongside site specific effects such as Pentre Awel and Yr Egin promoting education and health and wellbeing). Despite the significant social-economic benefits these sites are likely to foster, their large footprint is likely to represent substantial losses of greenfield and associated natural resources, including higher tier agriculturally important soils. Additionally, Gypsy and Traveller sites will help promote inclusion and ensure local needs are met.

6.9.4 Employment sites were predicted to have a major positive impact upon the economy and, as all were found to be in area of sufficient accessibility/transport, will collectively help to ensure that a variety of career opportunities are delivered over the Plan period. On an individual level, these sites will benefit their respective communities and local economy, and may facilitate learning new skills. Although partly dependent on the businesses ultimately operating on these premises, likely negatively effects will be created upon biodiversity, air quality, and material assets through an increase in resource consumption. Collectively, the scale of employment/retail allocations (as supported by housing provision) would help to meet the economic potential and increase prosperity of the County over the Plan period.

6.9.5 As discussed within individual commentary, a limited number of allocations were found within or immediately adjacent to phosphate sensitive SAC catchments (34 allocations), in addition to Registered Historic Landscapes (26), AQMAz (6), Scheduled Moments (5), and peatlands (1). Where appropriate, proposed mitigative policies were suggested.

6.9.6 Several allocations were in areas determined at present or future risk of flooding, potentially hindering efforts to promote climate resilience. Mitigation measures must ensure that this risk (alongside the appropriateness of allocation siting) is sufficiently remediated. It is important to highlight that the secondary and cumulative effects from these allocations may increase flooding risk of existing properties, particularly if located within the same catchment.

6.10 Secondary, Cumulative and Synergistic Effects

6.10.1 In accordance with the *SEA Directive* (paragraph 2.7.3), the purpose of this section is to predict and evaluate the likely cumulative and synergistic effects of all policies and site allocations presented within the rLDP. Table 25 is a summary of those effects noted within commentary within the assessment of the Strategic Policies (Appendix F), Specific Policies (Appendix G), and within individual site appraisals.

Table 25 – Summary of Secondary, Cumulative and Synergistic effects of all policies and site allocations in the rLDP.

ISA Objective	Overall Score	Description
ISA1 – Sustainable Development	+	The rLDP encourages development to incorporate principles of sustainability by promoting a greater consideration of the socioenvironmental system. Therefore, the cumulative effect placed upon ISA1 arisen from the allocation is predicted to be positive. Where feasible, mitigating policies work in synergy to promote living within environmental limits (SP12, SP15, SP16), nevertheless this remains dependent on how the policy and allocations are implemented.
ISA2 – Biodiversity	+/-	Many mitigating policies work in synergy to maintain, enhance, and promote biodiversity resources, habitats, and the resilience of ecosystems, throughout the County (likely upholding the Section 6 Duty). As foreseen by the likely effect of ISA from rLDP allocation biodiversity gross loss will occur (especially for greenfield and rural sites). In accordance with the mitigation hierarchy outlined within the relevant specific policies in SP15, it is promoted that in new development would first avoid negative effects. Additionally, the cumulative impact of requiring developments to create net benefits for biodiversity is likely to be significantly positive, and the consideration made for the management of invasive species (contained within PSD1) compliments this. Whilst this requirement is substantial and goes beyond offsetting the impacts associated with creating new developments, the cumulative secondary effects from disturbance, increased air/soil/noise pollution, and (potentially) landscape alteration is likely to lead to detrimental impacts for biodiversity within the County but also transient species, and wherever the effects of environmental pollution are felt.
ISA3 – Air Quality	+/-	Several policies are likely to synergistically reduce the need to travel by encouraging walking and cycling, and the siting of new development has thought to the provision of public transport infrastructure. Nevertheless, the scale of the development proposed in the rLDP (e.g., growth in housing and employment) and the secondary impact of those factors (i.e., increasing traffic, resource consumption) is likely to lead to a cumulatively increase in air pollutants. This may be partially offset by the additional provision of electric chargers within new developments, aligning with national policy. Over the long-term, it is difficult to determine at this stage the effect upon ground level ozone, however widespread siting of new development is predicted to reduce pressure on AQMAs. The cumulative effect of development is predicted to increase air pollution although is likely to not pose a concentrated risk.

ISA Objective	Overall Score	Description
ISA4 – Climatic Factors	+/-	The increased flooding risk associated with the long-term impact of Climate Change may exacerbate present issues and pose a future (long term) risk to new developments within certain flood zones (although due consideration of TAN15 DAMs and SFCA has been given, there are extensive flood risk areas throughout the County and not all allocations are free from risk). It is difficult to determine at this stage whether proposed GBI, SuDS, (including certain mitigation measures under CCH4) would synergistically counteract the effects of flooding on a strategic level, however, the cumulative impacts from the widespread distribution of allocations according to SP3 are predicted to be both positive and negative (4-2 and 4-3). The scale of the development proposed with the rLDP (e.g., growth in housing and employment) and the secondary impact of those factors (i.e., increasing traffic, resource consumption) is likely to lead to a cumulatively gross increase in greenhouse gas emissions. It is dependent on the implementation of national and local policy whether this would be a net increase, although baseline data suggests it is unlikely for this to occur during the plan period.
ISA5 – Water	+	With reference to the reason why revisions of the rLDP had to be undertaken, the cumulative effects from implementing the proposed mitigation outlined in specific policy CCH4: Water Quality and Protection of Water Resources, will minimise diffuse pollution and safeguard water quality of water resources within the affected areas, in addition to cumulatively increase water quality through the County. This has secondary effects on the protection of biodiversity, soil health, and landscape integrity, ensuring their enjoyment for future generations. New development coupled with the promotion of SuDS, PSD3/12, SP14, CCH4 are likely to synergistically increase water efficiency, safeguard coastal areas (and avoid impacts of erosion), and/or mitigate pollution.
ISA6 – Material Assets	+/-	The setting of allocations and the integration of different modes of transport through the promoting sustainable modes of transport and thoughtful access as a design consideration, work in synergy to ensure access needs are met locally and across the County. This as a secondary impact, is likely to reduce air emissions associated with travel and provide residents access to community facilities (especially within sustainable villages). Specific policy WM1 is dedicated to the promotion of the sustainable management of waste in all new development as a method of encourage higher rates of recycling and reduce the production of waste. Whilst cumulatively the impact across all allocations is likely to be significant, it is unlikely to offset an overall increase in the consumption of finite resources and waste generation by the creation of additional developments.
ISA7 – Soil	+/-	Whilst promoting the regeneration of contaminated land, the cumulative losses of finite quality soil resources from development occurring on greenfield sites (and those rates highly through the ALC in addition to a few instances of peatlands) will be widespread. Nevertheless, the distribution settlement framework ensures negative impacts are not concentrated within a given area, and is more likely to lead to the utilisation of dispersed brownfield fields throughout the County

ISA Objective	Overall Score	Description
ISA8 – Cultural Heritage & Historic Environment	+/-	SP15 and multiple specific policies within the rLDP work in synergy to promote sustainable design which reflects local character and distinctiveness, in addition preserve assets of cultural and historic significance by either avoiding or mitigating negative impacts arisen from new development, as feasibly possible. In principle, this achieved by necessitating development is respectful to local context through appropriate setting, and design which enhances the cultural and historic qualities of the area. However, cumulative impacts attributed to the loss of greenfield and open spaces may irreplaceably alter landscape integrity and vista to/from associated Conservation Areas and Scheduled Monuments. The provisions made to Listed Buildings within BHE1 ensure their conservation provides social, cultural, economic, and environmental benefits are retained for future generations, and provide a sense of place which influences wellbeing and social fabric.
ISA9 – Landscape	+/-	The influence on landscape from development remains site specific however, the sustainable distribution settlement framework (SP3) generally ensures that no one place would undergo significant landscape/townscape changes throughout the plan period and ensures that the scale of further development is in keeping with that of the existing. Encouragements are made to the future use of derelict land (contaminated). BHE2: Landscape Character and PSD1 (alongside requirements made for specific types of development e.g., CCH1/2/7) is likely to synergistically ensure new development reflects local context through consideration of layout and landscape design, and that it is appropriate to the characteristics of the specific site and local area. However, synergistic negative effects on ISA9 are attributed to the loss of Carmarthenshire's unique greenfield sites and open spaces through several anthropogenic pressures (e.g., directly from development, or indirectly through air/water pollution and climate change). Additionally, whilst mitigation will cumulatively help avoid/mitigate negative impacts (as aforementioned), the effects of development in Tier 4 (rural villages with no development limits) cannot be ruled out completely.
ISA10 – Population	++	The spread, variety, and scale of allocations, in addition to the provision for sustainable, climate-resilient, and affordable housing, cumulatively ensures housing need is met for both urban and rural communities, leading to the retention of younger people, the inclusion of disadvantaged and/or minority groups, and facilitating growth of the Welsh Language, for present and future generations. Housing in rural areas will likely ensure the long-term viability of local community facilities, contributing to social inclusion, access to education and employment, and leading to air quality benefits within this areas. Employment-related developments and supportive policies relating to existing businesses will likely have secondary demographical impacts.

ISA Objective	Overall Score	Description
ISA11 – Welsh Language	+	In keeping with Welsh Language requirements and Carmarthenshire's linguistic sensitivity, a key consideration of the rLDP is to encourage growth of the Welsh language and culture. This is upheld through dedicated policies SP8 and WL1: Welsh Language and New Developments and is implied through others including PSD1 by requiring development to reflect local context (e.g., cultural characteristics) and PSD9 (advertisements and bilingualism). With considerations made to the number and setting of new development allocations, and additional synergistic influence from requiring proposals to submit a Welsh Language Impact Assessment or Language Action Plan (scale dependent), further development is predicted to cumulatively uphold ISA11 by helping to provide homes for the next generation of Welsh Speakers (encouraging the retention of young people) and provide non-Welsh speaking families (including those from inward migration) access to Welsh-language learning opportunities the long-term, coupled with increases in Welsh-medium schools (and strategic sites). With these requirements in place in conjunction with the sustainable distribution settlement framework (SP3), it is unlikely that the scale of development in both rural and urban communities would discernibly dilute rates of Welsh speaking.
ISA12 – Health and Well-being	+	Sustainable design related policies and the requirement made under the provisions of open space (5+ dwellings) for recreation will work synergistically alongside the protection afforded to the natural and historic environment to promote (and ensure the permeance of) access to Wales' natural and cultural heritage, creating active, healthy lifestyles, and mental health and wellbeing benefits. Alternative means of transportation through walking or cycling will add to this, in addition to the secondary effects of promoting electric vehicles which will likely reduce noise and air pollution.
ISA13 – Education and Skills	+	The distribution of allocations through the sustainable settlement framework (SP3) likely ensures that no cumulative negative pressure is placed upon local educational capacity, placements and facilitates. This assess will have the secondary effect of contributing increasing literacy and numeracy levels. The promotion of Welsh Language through WL1 is also likely to increase levels of literacy. The provision of strategic sites and employment/retail land and the protection afforded to the natural and historic environment will work synergistically to improve a range of opportunities for life-long learning.
ISA14 – Economy	++	The cumulative impact of allocating employment/mixed-use sites and supporting employment-rated development for existing businesses (e.g., farm diversification, home based businesses) is predicted to be a major positive benefit to local employment rates and provide quality employment opportunities for all sections of the population (including green jobs through an improved focus on renewable energy). Strategic sites facilitating technological innovation will not only directly support the economy and local communities, but potentially attracts further investment. Improved health and wellbeing, social fabric, educational opportunities, and levels of attainment, in addition to promoting the inclusion of disadvantaged and minority groups into society (e.g., Gypsy and Traveller sites) and the retention of young people, will would further improve the employability of Carmarthenshire's workforce, and synergistical improve the local economy and interrelated socioeconomic factors.

ISA Objective	Overall Score	Description
ISA15 – Social Fabric	++	SP12 and the theme of multiple specific policies promotes the design of settlements to improve social fabric by removing barriers and creating opportunities for positive interactions. The likely effects arisen from these policies will interact with those obtained from the promotion of affordable housing and the sustainable distribution settlement framework (SP3), to improve accessibility to services and create high-quality urban fabric, in addition to the likely continuation of services in rural areas for future generations.

7. ISA Summary

7.0.1 Overall, the rLDP would have significant benefits in terms of providing the housing and employment land required to support sustainable growth in Carmarthenshire. It performs well against the socio-economic objectives of the sustainability framework, with strategic options that look to improve access to good quality jobs, services, and infrastructure across the County, with a view to addressing some of the disparity between rural and urban areas. The rLDP also aims to improve health and well-being across the County, with better and more affordable housing, access to open space and active travel facilities.

7.0.2 As is the case with most development, some potential negative effects are predicted, with particular regards to biodiversity, air quality, water quality and climatic factors. However, these negative impacts can be reduced and/or avoid entirely with the proposed mitigation measures. This ISA (incorporating the SA/SEA Environmental Report) of the rLDP Deposit Plan makes several recommendations that will provide or strengthen mitigation which can decrease the risk of these predicted. These are outlined in Appendices F and G. Most suggestive enhancements to mitigation measures made by this appraisal have already been implemented within the rLDP, due to the iterative nature of both documents. Typically, these consisted of minor alterations to wording to strengthen policies that would further safeguard their influence upon the ISA objectives. Collectively, this has ensured that sustainability is upheld, and has been fully considered at all parts of the plan making process.

7.0.3 With relation to assessing the effects upon biodiversity, the conclusions of the HRA found that the Deposit Plan will have no likely significant effect, either alone or in combination, on any European sites, except for several identified potential effect mechanisms. These include general disturbance effects on SPA Assemblages of Carmarthen Bay and Estuaries European Marine Site (CBEEMS), in addition to specific noise and light pollution effects as a result of SG3 and growth located upon the Pembrey Peninsula; habitat fragmentation by growth proposed in Principal Centre 3 Ammanford/Cross Hands potentially impacting Caeau Mynydd Mawr SAC; Surface water contamination with potential effects on River Tywi SAC, River Teifi SAC, CBEEMS and Cardigan Bay SAC; and the disturbance of otter features as a result of particular identified allocations. As mitigation measures were considered as part of the HRA assessment, it was concluded that these aspects of the Plan will have no adverse effect on the integrity of any European sites (assuming the recommendations are effectively implemented). Additionally, a targeted action plan has been developed to resolve likely adverse impacts upon water resources (i.e., compliance issues and the integrity of riverine SACs) for those allocations located within a phosphate sensitive catchment – mitigating those adverse effect upon ISA5 highlighted in Table 24. In conclusion, these factors work in synergy with the cumulative impact of requiring certain developments to create net benefits for biodiversity, likely create positive effects for ISA2 and aid efforts towards the Nature Emergency.

7.0.4 Discussed below, the integrated components of this assessment have ensured all statutory requirements place upon the Local Authority, in addition to those undertaken to ensure a more holistic approach, have been considered with relation to the scope and function of the rLDP.

7.0.5 The EqIA was undertaken at several developmental stages throughout the preparation of the rLDP and noted the potential for high impacts in the following characteristics; Age, Disability, Race, and the Welsh language; alongside the need to uphold the Social-Economic Duty. Mitigation measures are explicitly highlighted within these assessment (Appendix I), although commentary has been further reflected where relevant (particularly within the assessment of the strategic/specific policies), and suggested monitoring has been outlined to ensure no disproportionate effect is placed upon all protected characters. Overall, the policies

appraised in this present report were predicted to have no likely disproportionate adverse effect upon protected characteristics. In addition to the ISA Report, a follow up EqIA will be conducted following consultation to ensure all amendments adhere to equality principles.

7.0.6 Analogous with the commentary provided/signposted within this present ISA report, the WLIA findings that the Preferred Spatial Strategy for rLDP is a minor positive, compared to business as usual – although please refer to paragraph 2.5.3 in the WLIA stating the caveats surrounding any assumptions and the likelihoods which help signify the magnitude of potential change. However, given the demographical variation in each cluster, particular differences are likely to be seen within Amman Gwendraeth (cluster 3). The chosen Preferred Growth Option was found to have a realistic possibility of encouraging and realising an overall growth in the number of Welsh speakers – particularly amongst younger age groups. While some uncertainty remains due to the lack of robust evidence, the WLIA concludes that it is difficult to determine the secondary, cumulative, and synergistic effects upon the Welsh Language.

7.0.7 While no likely negative effects were predicted to be directly place upon physical and mental health (HIA), environmentally related health issues attributed from exposure to traffic noise, air pollutants, and water contamination were found to be secondary effects. The rLDP has promoted principles of placemaking, good design, and specific mitigation measures in response these effects. Additionally, the provision of new open spaces, active travel, and promoting access to assets of natural and cultural heritage, were identified to have a positive and cumulative influence upon the collective health of local communities. Nevertheless, the following proposed monitoring framework has taken a particular focus to include multiple indicators associated with these attributing factors to ensure these issues are sufficiently addressed.

7.0.8 Consideration to the WBFGA well-being goals, accompanied by those from Carmarthenshire's PSB and Council, were integral to the preparation of the Plan. The findings of this assessment indicate that the rLPD has the potential to support improvements in the economic, social, environmental, and cultural well-being of the County (compared with the current baseline), given the relation to the ISA Framework. However, while remaining dependent upon a myriad of forces outside the scope of the rLDP, it is important that the Plan's policies and associated mitigate measures are effectively implemented to achieve this, and, as such, over 23 Supplementary Planning Guidance are planned to aid contextual understanding of the of interpretation policies, ultimately supporting the provision of sustainable development.

8. Monitoring Framework

8.0.1 The *Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (Article 17)*⁵² require that the significant environmental effects of the Plan be monitored so that any *unforeseen adverse effects* can be appropriately remediated. The *SEA Directive* further recognised that it may be difficult to identify and implement monitoring mechanisms for unexpected effects, or, where such monitoring takes place, to attribute adverse effects to implementation of the Plan. In accordance with the associated European Commission guidance (paragraph 8.12)⁵³, unforeseen adverse effects are understood as ‘...*shortcomings of the prognostic statements in the Environmental Report (e.g., regarding the predicted intensity of an environmental effect) or unforeseen effects resulting from changes of circumstances, which have led to certain assumptions in the environmental assessment being partly or wholly invalidated*’.

8.0.2 Monitoring helps understand the impacts of the implementation of the Plan (as a whole) and ensures evidence is kept up to date, which will ultimately assist in future reviews of the rLDP. Monitoring needs to consider both the likely positive and negative effects of the rLDP. It must also examine cumulative, secondary, and synergistic effects over and above the effects of the individual measures, and throughout the lifespan of the Plan. In keeping with the integrated nature of the present assessment, the requirements under Article 17 have been met in addition to all ISA objectives and, therefore, by extension so have those considerations and requirements stated in paragraph 1.6.

8.0.3 Targets are identified for each indicator, together with an indication of the point or level at which any deviation from the identified target will trigger the need for action to be taken. These actions will typically include the analysis of the reasons for missing the target with feedback provided to those responsible for Plan and their subsequent review of the Policy in question.

8.0.4 Supplementary to the monitoring of environmental effects, all ISA themes and all but one objectives have been screened into the ISA Monitoring Framework, which is outlined in Table 27 alongside reference to the intended sources of information. ISA objectives without a corresponding monitoring indicator are due to the current absence of suitable indicator (on a local level), and whilst national indicators (including WBAFG) would work in some instances, these are deemed unsuitable as they are beyond the sole influence of the Plan itself. Whilst much of the data will come from within the Authority, reliable external sources are also featured (which were initially identified within the baseline information, Table 11 of Appendix B).

8.0.5 The proposed assessment criteria is outlined in Table 26. Within the AMR, outcome of this assessment criteria will be accompanied with a detailed commentary of how this outcome was determined (an analysis of all relevant data associated with that indicator and an overall conclusion). Potential remedial actions that could be taken if a significant negative effect is identified (e.g., review aspects of the Plan that are causing the effects and make amendments where appropriate, develop mitigation measures), and thresholds for remedial action are also provided.

8.0.6 To avoid duplication between the monitoring carried out for the ISA (incorporating the SEA requirement) and the rLDP, some indicators have been combined for the two processes to aid clarity (as indicated in Table 27 by an asterisks). The full rLDP Monitoring Framework is set out in Chapter 12 of the Deposit Plan. Monitoring activities and reporting will be incorporated within the rLDP Annual Monitoring Report (AMR). Monitoring will commence

⁵² [The Environmental Assessment of Plans and Programmes \(Wales\) Regulations 2004](#)

⁵³ [Implementation of directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment](#)

once the rLDP has been adopted. There may be certain circumstances (e.g., changes in legislation, developments in data collection/indicators allowing for the observation of an unforeseen adverse impact) which may require the ISA Monitoring Framework to be amended (i.e., adaptive management). If this were to occur, this will be explicitly highlighted and reasoned within the corresponding AMR.

Table 26 – Proposed ISA Monitoring Framework assessment criteria applicable to the individual assessment of monitoring indicators in addition to the overall summary of the ISA objective.

Symbol	Description	Remedial Action (including trigger point, where appropriate)
+	Target(s) achieved.	No action required.
+/-	Targets have been achieved whilst others have not (only applicable to the overall summary of those ISA objectives with multiple monitoring indicators).	Refer to the specific outcome of the individual monitoring indicators.
-	Target(s) not achieved and there are concerns over implementation of the Plan and/or specific policy(s).	Appropriate remedial action needed (action triggered by trigger point indicated outlined within the rLDP, or target missed for four consecutive AMR periods, or whenever deemed necessary by those responsible for undertaking the ISA monitoring to respond to significant adverse impacts, uncertainties, and future changes beyond the Plan's immediate control).
0	Target(s) has not been achieved but there no concerns over implementation the Plan and/or specific policy(s) (potentially impacted by external factors beyond influence of the Plan itself).	No action required. If uncertain, seek additional information/data sources and re-evaluate, where possible.
?	No conclusion can be drawn at this stage.	Seek additional information/data sources and re-evaluate, where possible.
N/A	Not applicable	Consider relevance of monitoring indicator assessing the ISA objective and review ISA Framework, if necessary.

Table 27 – Proposed ISA Monitoring Framework. Those indicators concerning the significant environmental effects of the implementation of the Plan, as necessitated by Article 17 (SEA), are highlighted in grey. * = Indicator relates to rLDP Monitoring Indicator (MI) as found in Chapter 12 (rLDP).

ISA Objective	Monitoring Indicator	Target	Data Source
ISA1 Sustainable Development			
1-1 To live within environmental limits	Monitored via ISA2, ISA3, ISA4, ISA5, ISA6, ISA7		
1-2 To ensure a strong, healthy, and just society	Monitored via ISA10, ISA11, ISA12, ISA13, ISA14, ISA15.		
1-3 To achieve a sustainable economy	Monitored via ISA6, ISA10, ISA14.		
1-4 To remove barriers and promoting opportunities for behavioural change	* MI. 36 – Local Indicator: Production of SPG on Placemaking and Sustainable Places. Post Adoption: All development applications granted in accordance with SP12 and SPG, where appropriate.	Adopt SPG by October/November 2024 Post Adoption: All development applications are granted in accordance with SP12.	Carmarthenshire County Council (Planning Department)
	Percentage of people who feel able to influence decisions affecting their local areas by local authority and year	Annual increase	National Survey Indicators (StatsWales) https://statswales.gov.wales/Catalogue/National-Survey-for-Wales/Local-Area-and-Environment/percentagewhofeelabletoinfluencedecisionsaffectingtheirlocalareas-by-localauthority-year
	% of adults (16+) living in households in material deprivation within Carmarthenshire	Annual reduction	National Survey Indicators (StatsWales) https://statswales.gov.wales/v/MRI5/Percentage of people living in households in material deprivation by local authority (gov.wales)
	% of households in Carmarthenshire which live in poverty (household income is less than 60% of the GB median income)	Annual reduction	Carmarthenshire County Council (e.g., Annual Report For Moving Forward in Carmarthenshire)
ISA2 Biodiversity			
2-1 To promote resilience of ecosystems by avoiding the damage or fragmentation of designated sites, habitats, and	Number of planning applications granted which have an adverse effect on the: a) SACs, SPAs, Ramsar Sites	No applications granted which have had an adverse effect on a), b) c), and/or d)	Carmarthenshire County Council (Planning Department)

ISA Objective	Monitoring Indicator	Target	Data Source
protected species and to encourage connectivity.	b) integrity of designated site for nature conservation c) favourable conservation status/objectives of European protected species d) priority species and habitats		
	All development applications granted in accordance with SP 14 (including the containing specific policies), where appropriate.	No applications granted against the specialist advice of the Rural Conservation.	Carmarthenshire County Council (Rural Conservation)
2-2 To protect, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas	% of permitted developments that incorporate biodiversity enhancement (including net benefits for biodiversity), and/or mitigation strategies.	All applications granted have due consideration to their impact upon biodiversity and incorporate mitigation in accordance to the mitigation hierarchy whenever necessary.	Carmarthenshire County Council
	* MI. 38 – Local Indicator: The provision of Green and Blue Infrastructure in the County (ha).	Annual increase	
	* MI. 40 – Local Indicator: The amount of identified open space lost to development. Also provide the area (ha) of greenspaces and/or protective environmental designations in Carmarthenshire for additional context.	No identified open space should be lost to development except where in accordance with Policy PSD7	
	* MI. 43 – Local Indicator: Continue to work towards securing a minimum of 100 ha of suitable habitat for the Marsh Fritillary Butterfly within the Caeau Mynydd Mawr SPG project.	Increase in every AMR period in the area of managed habitat in suitable condition; or increase in the favourable condition of habitat within the project area.	Caeau Mynydd Mawr Project Steering Group Carmarthenshire County Council – Performance Improvement Management System (PIMS)
ISA3 Air Quality			
3-1 To maintain and improve the levels of the UK National Air Quality pollutants	Air Quality Indicators (by Local Authority). Modelled, population weighted average concentrations.	Annual reduction	Future Generations Indicator 4 https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Air-

ISA Objective	Monitoring Indicator	Target	Data Source
			Quality/airqualityindicators-by-localauthority
			Local Air Quality Management (LAQM) monitored by Carmarthenshire County Council Public Health.
			Air Quality Wales
	Number of breaches of EU/UK NO2 Air Quality objectives in AQMAs within Carmarthenshire. a) Llanelli b) Llandelio c) Carmarthen	No breaches of NO2 within a), b), and c).	Air Quality Wales
3-2 To reduce levels of ground level ozone	All development applications granted in accordance with CCH3, where appropriate.	All applications granted meet the requirement set out in CCH3 where applicable.	Carmarthenshire County Council
	As of 2023, ground ozone is not routinely monitored within Carmarthenshire. Unless monitoring was to begin during the plan period, a reduction in motor vehicle traffic inferring an increased use of public transport, or walking/cycling infrastructure, has been used in proxy (unless another suitable indicator becomes apparent).	(same as below)	(same as below)
	See below.		
3-3 To reduce the need to travel through appropriate siting of new developments and provision of public transport infrastructure	A reduction in motor vehicle traffic (Total volume of traffic calculated as vehicle miles).	Annual decrease in total volume (vehicle miles) of traffic.	Total volume (vehicle miles) of traffic – Department for Transport (DfT) https://roadtraffic.dft.gov.uk/local-authorities Road traffic statistics - Local authorities across Great Britain (dft.gov.uk)
ISA4 Climatic Factors			
4-1 To reduce the emission of greenhouse gases	Annual local authority carbon dioxide (CO2) emissions dataset (revised)	Annual decrease in total volume of CO2 emitted.	The Department for Business, Energy and Industrial Strategy https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1008815/2005-

ISA Objective	Monitoring Indicator	Target	Data Source
	NB: Other greenhouse gases not currently measured sufficiently on a local authority level (include if becomes available within the Plan period)		19 Local Authority CO2 emissions.csv/preview
4-2 To minimise the vulnerability of Carmarthenshire to the effects of climate change through making space for water, coastal retreat and shifting habitat distribution patterns	MI. 51 – Key Indicator: Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.	
	All development applications granted in accordance with NE 7 (including the containing specific policies), where appropriate.	No applications granted which do not adhere to NE 7	
4-3 To encourage all new developments to be climate resilient	All development applications granted in accordance with SP 12 and SP 16 (including the containing specific policies), where appropriate.	No applications granted which do not adhere to SP 12	Carmarthenshire County Council (Planning Department)
4-4 To encourage energy conservation and higher energy efficiency	All development applications are encouraged to maximise energy efficiency (paragraph 11.496) in accordance with SP 16 (including the containing specific policies), where appropriate.	Number of applications granted which demonstrate high energy efficiency (satisfactory to national building standards, requirements, and targets).	Carmarthenshire County Council Reference is made to https://gov.wales/energy-efficiency-strategy
4-5 To minimise energy consumption and promote renewable energy sources	The amount of energy produced in the County from renewable sources through the: a) Number of, and b) Installed capacity permitted renewable energy and low carbon technology developments. Relates to * MI. 53	Annual increase in a) and b)	Carmarthenshire County Council (Planning Department)
ISA5 Water			
5-1 To ensure water quality of rivers, lakes, groundwater, and coastal areas is improved and ensure that the hydromorphological quality of the water bodies is maximised	Annual Bathing Water Quality classification for a) Pembrey b) Pendine bathing sites in Carmarthenshire	Maintain excellent water quality classification	NRW Abstraction management plans https://naturalresources.wales/guidance-and-advice/environmental-topics/water-management-and-quality/water-available-in-our-catchments/?lang=en

ISA Objective	Monitoring Indicator	Target	Data Source
	Number of water bodies at 'good' classification status or above for a) Ecological status b) Chemical status (presented as a % off all monitored waterbodies)	a) Increase b) Increase	Natural Resources Wales Water Watch https://waterwatchwales.naturalresources.wales.gov.uk/en/
5-2 To protect and maintain water resources in the public supply chain and ensure enough water is available for the environment at all times of the year	Carmarthen Bay Catchment Abstraction Management Strategy Water resource availability	Static / No reduction	Reference: https://gov.wales/topics/planning/buildingregs/approved-documents/part-g-sanitation/?lang=en CCC Building Control
	All development applications granted do not adversely impact upon Source Protection Zones (SPZs) and undertake a Hydrogeological Risk Assessment, whenever necessary.	All applications granted have due consideration to their hydrogeological impact and incorporate mitigation whenever necessary.	Carmarthenshire County Council
5-3 To minimise diffuse pollution from urban and rural areas	% of permitted sites that incorporate SuDS or other sustainable water management.	Increasing	
	MI. 54 Local Indicator: Production of SPG on Water Quality – Protected Riverine SACs Post Adoption: All development applications granted in accordance with SP16 and CCH4 (including corresponding SPG), where appropriate.	Adopt SPG by October/November 2024 Post Adoption: All development applications are granted in accordance with CCH4.	
5-4 To increase water efficiency in new and refurbished developments	Number of houses built meeting the water efficiency threshold set by the government in Part G of Schedule 1 and regulation 36 to the Building Regulations 2010. * MI. 1 – Indicator Required by Legislation: Number of net additional open market dwellings and affordable homes built in the Plan area (proxy – assuming all development meet building regulations).	All applications granted have due consideration to these requirements.	Specific reference is made to https://gov.wales/sites/default/files/publications/2019-05/building-regulations-guidance-part-g-sanitation-hot-water-safety-and-water-efficiency.pdf
	Reference to monitoring indicators within 4-2.		

ISA Objective	Monitoring Indicator	Target	Data Source
5-5 To make space for water, and minimise and reduce flood risk	Number of properties (homes and businesses) at medium or high risk of flooding from rivers and the sea	Static/Reduce	Future Generations National Indicator 32 https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Flooding/environment-and-countryside-state-of-the-environment-our-local-environment-properties-at-risk-of-flooding
ISA6 Material Assets			
6-1 Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials	* MI. 59 – Local Indicator: The amount of hard rock landbank	Maintain a minimum aggregate landbank of 10 years for hard rock	Carmarthenshire County Council
	* MI. 60 – Local Indicator: The amount of sand and gravel landbank	Maintain a minimum landbank for sand and gravel of 7 years.	
6-2 Promote the waste hierarchy of reduce, reuse, and recycle	Percentage of Waste reuse/recycling/composting (by Local Authority)	Increase annually	StatsWales https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Waste-Management/Local-Authority-Municipal-Waste/annualreuse recyclingcompostingrates-by-localauthority-year
6-3 Encourage needs to be met locally	* MI. 63 – Local Indicator: Monitor planning permissions for waste management facilities	Maintain sufficient capacity to meet local need (in accordance with Council strategies and policies)	Carmarthenshire County Council
	* = MI.27 – The delivery of key infrastructure that underpins the Plan's strategy	Monitor the development of new infrastructure, such as road and rail improvements, utility, and biodiversity enhancements.	Carmarthenshire County Council
	* MI. 29 – Local Indicator: Production of SPG on Planning Obligations.	Adopt SPG by October/November 2024	

ISA Objective	Monitoring Indicator	Target	Data Source
	Post Adoption: Ensure Planning Obligations are sort in in accordance with INF1 and SPG (and relating to NE4, NE3, NE1, PSD8, PSD6, SP9, AHOM2).	Post adoption: All applications granted have due consideration to these requirements as forehold by the % of developments which Planning Obligations were made.	National Survey Indicators 25 https://stats.wales.gov.wales/Catalogue/National-Survey-for-Wales/Local-Area-and-Environment/percentageofpeoplesatisfiedwithaccesstofacilitiesandservices
	Percentage of people satisfied with their ability to get to/access facilities and services they need	Increase in the percentage of adults (16+) that agree with this statement.	
6-4 Promote the use of more sustainable resources	Total final energy consumption at local authority level (ktoe) (until electric cars are more frequently monitored at local authority level)	Increase in bioenergy; Decrease in all other non-renewable fuel sources.	The Department for Business, Energy and Industrial Strategy https://www.gov.uk/government/statistics/total-final-energy-consumption-at-regional-and-local-authority-level-2005-to-2020
	* MI. 55 Local Indicator: Produce SPG on Electric and Ultra Low Emission Vehicles in Developments Post Adoption: Ensure Electric Vehicle Charging Points are sort in in accordance with CCH3 and SPG	Adopt SPG by Summer 2025 Post adoption: All applications granted have due consideration to these requirements	Carmarthenshire County Council (Planning Department)
6-5 Improve the integration of different modes of transport	* MI. 56 – Local Indicator: Progress toward the implementation of identified road scheme	Implementation in accordance with the delivery timetables	
	* MI. 58 – Local Indicator: Implementation of Welsh Government Road Schemes – including Llandeilo Bypass	n/a - contextual information	
6-6 Promote the use of more sustainable modes of transport (e.g., cycling and walking)	* MI. 57 – Local Indicator: Amount of walking and cycling infrastructure granted planning permission	Increase in the number of schemes permitted	

ISA Objective	Monitoring Indicator	Target	Data Source
ISA7 Soil			
7-1 To promote the regeneration of contaminated land. (previously developed land)	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	Increase and maintain	Carmarthenshire County Council (Planning Department)
7-2 To avoid loss of soils to non-permeable surfaces and minimised soil erosion	Monitored by 5-3.		
7-3 To reduce SO2 and NOx emissions, and nitrate pollution from agriculture	No indicator currently available.		
ISA8 Cultural Heritage			
8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development/regeneration and support their enhancement	Number of developments permitted adversely impacting upon buildings and areas of built or historical interest and their setting against the advice of built heritage.	No development permitted against the advice of built heritage and, where appropriate, mitigation is followed.	Carmarthenshire County Council
	* MI. 50 – Local Indicator: Production of SPG on the Built and Historic Environment. Post Adoption: Ensure all development proposals are in accordance with SP15 and SPG, where appropriate.	Adopt SPG by December 2025 Post adoption: All applications granted have due consideration to these requirements	
	* MI. 49 – Local Indicator: Production of SPG on Archaeology Post Adoption: Ensure all development proposals are in accordance with SP15 and SPG, where appropriate.	Adopt SPG by October/November 2024 Post adoption: All applications granted have due consideration to these requirements	
8-2 To promote high quality design reflecting local character and distinctiveness	Number of applications refused on design grounds.	No developments permitted which are contrary to rLDP policies.	Carmarthenshire County Council (Planning Department)

ISA Objective	Monitoring Indicator	Target	Data Source
ISA9 Landscape			
9-1 To protect and enhance landscape/townscape from negative effects of land use change	MI. 48 Local Indicator: Production of SPG on Landscape Character. Post Adoption: Ensure all development proposals are in accordance with SP14 and SPG, where appropriate.	Adopt SPG by Summer 2025. Post adoption: All applications granted have due consideration to these requirements	Carmarthenshire County Council
9-2 To take sensitive locations into account when siting development and promote high quality design	Number of developments permitted which have an adverse impact upon landscape.	No developments permitted which are contrary to rLDP policy.	
9-3 To encourage appropriate future use of derelict land (assumed previously developed land)	Monitored by 7-1		
ISA10 Population			
10-1 Ensure suitable, affordable housing stock with access to education and employment facilities	* MI. 13 – Key Indicator: The level of affordable housing completions monitored against the plan’s overarching target.	To deliver 1700 affordable homes in total by 2033. To deliver 113 affordable homes annually.	Carmarthenshire County Council
	* MI. 14 – Key Indicator: Tenure of affordable housing completions.	Tenure split (social rented and intermediate) in line with need identified in the Local Housing Market Assessment (LHMA).	
		* MI. 15 – Key Indicator: Trends in key determinants of market conditions and viability such as, house prices, land values, build costs.	Policy requirements are reflective of thecurrent economic circumstances and financial viability.

ISA Objective	Monitoring Indicator	Target	Data Source
	* MI. 16 – Key Indicator: Delivery of the affordable housing policy - thresholds and percentage targets for each housing allocation site with a permission.	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AHOM1.	Carmarthenshire County Council
10-2 Promote the retention of younger people	Reduced outward migration of people aged a) 0 – 14 b) 15 – 29 c) 30 – 44 who reside in Carmarthenshire	Decrease annually	Internal migration flows from Welsh local authorities to the rest of the UK – StatWales https://statswales.gov.wales/v/MRid Migration between Wales and the rest of the UK by local authority, flow, sex and age (gov.wales)
10-3 Promote inclusion of disadvantaged and minority groups in society	% of people agreeing that they belong to the area; that people from different background get on well together; and that people treat each other with respect.	Increase	Well-being of Wales: indicators (Local Authority) Table Well-being of Wales: indicators Well-being People, communities and equalities Data Home - InfoBaseCymru
	* MI. 31 – Key Indicator: Gypsy and Traveller sites / pitches built on allocated sites.	To provide the required pitches identified within the GTAA.	Carmarthenshire County Council
ISA11 The Welsh Language			
11-1 Encourage growth of the Welsh language and culture	* MI. 26 – Local Indicator: % of people who can speak Welsh	Increase the proportion of Welsh speakers in the County	Future Generations National Indicator 24 Wales National Survey Carmarthenshire County Council
	* MI. 25 – Local Indicator: Planning applications supported by Welsh Language Action Plans or Welsh Language Impact Assessments	All planning applications supported in accordance with Policy WL1.	Carmarthenshire County Council

ISA Objective	Monitoring Indicator	Target	Data Source
	* MI. 24 – Local Indicator: Production of SPG on Welsh Language and New Developments. Post Adoption: Ensure all development proposals are in accordance with SP8, WL1, and SPG, where appropriate.	Adopt SPG by October/November 2024. Post adoption: All applications granted have due consideration to these requirements	
	* MI. 37 – Local Indicator: Production of SPG on advertisements (guidance on bilingual requirements)	Adopt SPG by Summer 2025 Post adoption: All applications granted have due consideration to these requirements	
ISA12 Health and Well-Being			
12-1 Create opportunities for people to live active, healthy lifestyles through planning activities	* MI. 30 – Local Indicator: Production of SPG on Health Impact Assessments. Post Adoption: Ensure all development proposals are in accordance with SP7, INF2 and SPG, where appropriate.	Adopt SPG by Summer 2025. Post adoption: All applications granted have due consideration to these requirements	Carmarthenshire County Council
	% of adults who reported being overweight or obese	Decreasing	
12-2 Provide access to health and recreation facilities and services	Percentage of people satisfied/very satisfied with their ability to get to/access the facilities and services they need (by Local Authority)	Increasing	Active travel reports https://www.carmarthenshire.gov.wales/home/council-services/travel-roads-parking/active-travel/#.W5EARumQzIU
	Reference to 6-3: Percentage of people satisfied with their ability to get to/access facilities and services they need	See relevant indicator within 6-3	
12-3 Encourage walking or cycling as an alternative means of transportation	Monitored by ISA6 (6-6) * = MI.49		

ISA Objective	Monitoring Indicator	Target	Data Source
12-4 Promote access to Wales' natural and cultural heritage	Monitored by ISA2 (2-2) * MI. 40, MI. 43		
	Percentage of people attending or participating in arts, culture, or heritage activities at least three times a year (by Local Authority).	An annual increase in the percentage of adults (16+) attending.	Stats Wales https://statswales.gov.wales/Catalogue/National-Survey-for-Wales/Sport-and-Recreation/percentageofpeoplewhoattendtoparticipateinartcultureheritageactivities3ormoretimesayear-by-localauthority-year
ISA13 Education and Skills			
13-1 Provide accessible educational and training facilities which meet the future need of the area	Pentre Awel – Delivery of zone one element of the site.	Granting of permission for the site during the Plan period.	Carmarthenshire County Council
13-2 Increase levels of literacy (in both Welsh and English) and numeracy			
13-3 Promote lifelong learning	Level of highest qualification held by adults of working age in Wales (by Local Authority).	Annual increase in the % of 18-64 year olds reported having a level 3 + qualification.	Wellbeing of Wales: National Indicator 8 https://gov.wales/wellbeing-wales-national-indicators
ISA14 Economy			
14-1 To promote sustainable economic growth	Gross Value Added (GVA) per head (South West Wales value)	Increasing	
14-2 To provide good quality employment opportunities for all sections of the population	MI. 20 – Key Indicator: Employment land take-up against employment allocations.	No permissions on employment land permitted (ha) on allocated employment sites	Carmarthenshire County Council
	Status of employed persons within the Local Authority	Increases in the number of: a) Total in Employment b) Employees c) Self-employed d) Full-time e) Part-time	StatsWales https://statswales.gov.wales/v/MU8T

ISA Objective	Monitoring Indicator	Target	Data Source
	* MI. 22 – Local Indicator: Employment land lost to other land uses (includes identified existing and/or proposed employment sites)	No loss to other uses unless it can be justified through LDP policy.	Carmarthenshire County Council
	* MI. 23 – Local Indicator: Planning permissions for employment uses outside of identified existing or proposed employment sites where they are contrary to the provisions of Policy EME4	Ensure that employment uses outside of proposed and/or identified existing employment sites are in accordance with Policy EME4	
14-3 To promote sustainable businesses in Wales	* MI. 4 – Local Indicator: Vacant Retail Units of commercial properties	Reduce vacancy rates of commercial properties within defined town centre boundary.	Retail and Town Centre Audit
	* MI. 34 – Local Indicator: Total economic impact of tourism in Carmarthenshire	n/a - contextual information	STEAM Report prepared by GTS UK (Carmarthenshire CC Marketing and Media Annual Report)
	* MI. 35 – Local Indicator: Production of SPG on Alternative Luxury Camping Post Adoption: Ensure all development proposals are in accordance with SP11, VE1, VE2, and SPG, where appropriate.	Adopt SPG by October/November 2024 Post adoption: All applications granted have due consideration to these requirements	Carmarthenshire County Council
ISA15 Social Fabric			
15-1 Improve safety and security for people and property	Average annual crime level (Carmarthenshire)	Annual decrease	Police UK https://www.police.uk/pu/performance/
15-2 Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions	Percentage of people who agree that there is good community cohesion in their local area by local authority and year	Increase Annually	Stats Wales https://statswales.gov.wales/Catalogue/National-Survey-for-Wales/Local-Area-and-Environment/percentageofpeoplewhoagreethatthereisgoodcommunitycohesionintheirlocalarea-by-localauthority-year

ISA Objective	Monitoring Indicator	Target	Data Source
	(1-4) * MI. 36 – Local Indicator: Production of SPG on Placemaking and Sustainable Places. Post Adoption: All development applications granted in accordance with SP12 and SPG, where appropriate.	(see 1-4)	Carmarthenshire County Council (Planning Department)
15-3 Promote the deliverability of affordable housing	Monitored by 10-1		
15-4 Improve accessibility to services, particularly for disadvantaged sections of society	Reference to 6-3: Percentage of people satisfied with their ability to get to/access facilities and services they need	See relevant indicator within 6-3	

9. Consultation and Next Steps

9.0.1 This ISA report will be available for public consultation alongside the rLDP Deposit Plan for a 6-week period starting the 30th of January 2023 (TBC). A non-technical summary is also available, in addition to the full version of this document. Copies of these documents are available from the Forward Planning Section of Carmarthenshire County Council or can be viewed on the Authority's website: www.carmarthenshire.gov.uk

9.0.2 The ISA report and rLDP can also be inspected at the Council's Customer Service Centres and at Planning Offices in Carmarthen, Llanelli, and Llandeilo, as well as public libraries during advertised opening hours.

9.0.3 Responses to this consultation may be made online at www.carmarthenshire.gov.uk or forms may be downloaded from the website and are also available from the above locations or by contacting the Forward Planning Section directly.

9.0.4 Please note that this ISA report is for the second Deposit version of the Revised LDP and supersedes the previous SA report originally published in January 2020. Any representations submitted in relation to the original Deposit Plan and SA report will not be considered or rolled over as part of this consultation. Therefore, any representations previously submitted should be resubmitted as part of this consultation. Previous representations will no longer be considered and will not be submitted to the Inspector for consideration at the examination in public.

9.0.4 Your views on this ISA Report of the rLDP Deposit Plan should be sent in writing to:

Forward Planning Section
Environment Department
7/8 Spilman Street
Carmarthen
Carmarthenshire
SA31 1JT

Or via email: forward.planning@carmarthenshire.gov.uk

Please include 'ISA' within the subject line.

9.0.5 Representations must be received by 4:30pm on the 24th of March 2023 (TBC). Comments submitted after this date will not be considered.

List of Appendices (A-D)

Appendix A: Review of Relevant Plans, Policies, and Programmes	2
Appendix B: Baseline Information.....	35
Appendix C: The Integrated Sustainability Appraisal Framework.....	137
Appendix D: ISA of rLDP Strategic Objectives.....	151

Appendix A: Review of Relevant Plans, Policies, and Programmes

Appendix A: Review of Relevant Plans, Policies, and Programmes

International: Plan, Policy, or Programme
<p>Basel Convention on the Control of Transboundary Movements of Hazardous Wastes and Their Disposal 1992 (UNEP)</p> <p>https://www.unep.org/resources/report/basel-convention-control-transboundary-movements-hazardous-wastes</p>
<p>Convention concerning the Protection of the World Cultural and Natural Heritage 1972 (UNESCO)</p> <p>https://whc.unesco.org/archive/convention-en.pdf</p>
<p>Convention on Biological Diversity 1992 (UNEP)</p> <p>http://www.biodiv.org/default.shtml</p>
<p>Convention on Environmental Impact Assessment in a Transboundary Context 2017 (UNECE)</p> <p>https://unece.org/DAM/env/documents/2017/EIA/Publication/1733290_pdf_web.pdf</p>
<p>Convention on Migratory Species 1979 (UNEP)</p> <p>http://www.cms.int/</p>
<p>Convention on the Protection of the Underwater Cultural Heritage 2001 (UNESCO)</p> <p>http://unesdoc.unesco.org/images/0012/001246/124687e.pdf#page=56</p>
<p>EU Directive 1999/31/EC (The Landfill Directive)</p> <p>https://eur-lex.europa.eu/legal-content/EN/ALL/?uri=CELEX%3A31999L0031</p> <p>This Directive intends to help drive waste up the hierarchy through waste minimisation and increased levels of recycling and recovery. The Directive's overall aim is <i>"to prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, groundwater, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from the landfilling of waste, during the whole life-cycle of the landfill"</i>. The Directive has provisions covering location of landfills, and technical and engineering requirements for aspects such as water control and leachate management, protection of soil and water and methane emissions control. The Directive sets stringent targets on reducing the amount of biodegradable municipal waste that is sent to landfill.</p>

EU Directive 2000/60/EC (Water Framework Directive)

<https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32000L0060>

This Directive establishes a framework for the protection and management of surface waters, including rivers, lakes, intertidal/coastal waters, and ground waters in the EU. Its objectives are to prevent further deterioration and enhance the aquatic environment; achieve good ecological and chemical water quality for all surface waters and ground waters unless it is impossible or prohibitively expensive; and promote sustainable water management based on long-term protection of water resources.

EU Directive 2001/42/EC (Strategic Environmental Assessment Directive)

<https://www.legislation.gov.uk/eudr/2001/42>

The UK has published [practical guidance](#) on applying this Directive to the assessment of the effects of certain plans and programmes on the environment.

EU Directive 2006/118/EC (Groundwater Directive)

<http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2006:372:0019:0031:EN:PDF>

EU Directive 2006/7/EC (Bathing Waters Directive)

<https://eur-lex.europa.eu/legal-content/GA/TXT/?uri=CELEX:32006L0007>

EU Directive 2008/50/EC (New Air Quality Framework Directive)

http://ec.europa.eu/environment/air/quality/legislation/existing_leg.htm

EU Directive 2008/98/EC (Waste Framework Directive)

<http://ec.europa.eu/environment/waste/framework/index.htm>

EU Directive 2009/147/EC (Birds Directive)

http://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm

This Directive is the EU's oldest piece of nature legislation and one of the most important, creating a comprehensive scheme of protection for all wild bird species naturally occurring in the EU. It was adopted as a response to increasing concern about the declines in Europe's wild bird populations resulting from pollution, loss of habitats as well as unsustainable use. The Directive recognises that habitat loss and degradation are the most serious threats to the conservation of wild birds. It therefore places great emphasis on the protection of habitats for endangered as well as migratory species, particularly through the establishment of a network of Special Protection Areas (SPAs) comprising all the most suitable territories for these species.

EU Directive 91/271/EEC (Urban Waste Water Treatment Directive)

http://ec.europa.eu/environment/water/water-urbanwaste/index_en.html

EU Directive 91/676/EEC (Nitrates Directive)

<http://ec.europa.eu/environment/water/water-nitrates/directiv.html>

This Directive concerns the protection of waters against pollution caused by nitrates from agricultural sources with the intention of redirecting agriculture toward greater sustainability. The Directive aims to protect fresh, intertidal/coastal, and marine waters against pollution caused by nitrates. It requires Member States to identify waters, either actually or potentially affected by diffuse nitrate pollution. These include:

- surface waters, particularly those for the abstraction of drinking water, where nitrate concentrations exceed 50 mg/l nitrate;
- groundwaters actually or potentially containing more than 50 mg/l nitrate; and
- freshwater lakes, other freshwater bodies, estuaries, coastal waters, and marine waters which are, or may in the future be, eutrophic.

Member States had to designate all areas draining into such waters as nitrate vulnerable zones by 19 December 1993 and establish Action Programmes to control the timing and date of application of manure and chemical fertilisers in these zones.

EU Directive 92/43/CEE (Habitats Directive)

http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm

This Directive is one of the most significant pieces of legislation driving Europe's conservation policies adopted following the Berne Convention (1982). It aims to protect identified species and habitats of nature conservation importance at the European level and led to the establishment of a network of Special Areas of Conservation. Together with the Special Protection Areas set up under the Conservation of Wild Birds Directive (1979), these sites make up the European network of protected sites known as Natura 2000 sites. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats.

European Landscape Convention: Florence Convention 2000

<https://www.gov.uk/government/publications/european-landscape-convention-florence-20-october-2000>

General Union Environment Action Programme to 2020

<https://op.europa.eu/en/publication-detail/-/publication/1d861dfb-ae0c-4638-83ab-69b234bde376>

<p>Glasgow Climate Pact</p> <p>https://unfccc.int/sites/default/files/resource/cma2021_10_add1_adv.pdf</p>
<p>Kyoto Protocol 1997 (United Nations)</p> <p>http://unfccc.int/kyoto_protocol/items/2830.php</p>
<p>Paris Agreement 2016 (United Nations)</p> <p>https://unfccc.int/sites/default/files/english_paris_agreement.pdf</p>
<p>Post-2020 Global Biodiversity Framework (Draft)</p> <p>https://www.cbd.int/doc/c/abb5/591f/2e46096d3f0330b08ce87a45/wg2020-03-03-en.pdf</p> <p>The draft framework will be presented for consideration at UN Convention on Biological Diversity (CBD) next meeting of its 196 Parties at COP-15, December 2022.</p>
<p>Ramsar Convention on Wetlands 1971 (UNESCO)</p> <p>http://www.ramsar.org/</p>
<p>Rio Declaration on Environment and Development 1992 (UNEP)</p> <p>http://www.unep.org/Documents.multilingual/Default.asp?DocumentID=78&ArticleID=1163&l=en</p>
<p>Transforming Our World: the 2030 Agenda for Sustainable Development 2015</p> <p>https://www.un.org/ga/search/view_doc.asp?symbol=A/RES/70/1</p> <p>This Agenda is a plan of action for people, planet, and prosperity. It also seeks to strengthen universal peace in larger freedom. The contained 17 Sustainable Development Goals (SDGs) were adopted by all 193 United Nations Member States in 2015. SDGs seek to tackle a wide range of issues facing both developed and developing countries, and include poverty, inequality, climate change, inclusive societies and access to health and education.</p>
<p>United Nations Conference on Housing and Sustainable Urban Development 2016</p> <p>https://habitat3.org/wp-content/uploads/A-RES-66-207_88100.pdf</p>
<p>United Nations Framework Convention on Climate Change 1994</p> <p>https://unfccc.int/files/essential_background/background_publications_htmlpdf/application/pdf/conveng.pdf</p>
<p>UK: Plan, Policy, or Programme</p>
<p>Air Quality: UK National Air Pollution Control Programme 2019</p> <p>https://www.gov.uk/government/publications/air-quality-uk-national-air-pollution-control-programme</p>

As required by the revised National Emission Ceilings Directive 2016/2284/EU, the National Air Pollution Control Programme (NAPCP) sets out measures and analysis for the legally binding 2020 and 2030 emission reduction commitments (see Section A1e.5), and how this can be met across the UK.

Ancient Monuments & Archaeological Areas Act 1979

<https://www.legislation.gov.uk/ukpga/1979/46>

The means by which Scheduled Ancient Monuments (SAMs) are afforded legal protection, however, this falls short of protecting the settings and surroundings of monuments. In addition, the Act allows for certain damaging operations to continue under certain circumstances.

Conservation of Habitats and Species Regulations 2017

<https://www.legislation.gov.uk/uksi/2017/1012>

These Regulations implement Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive). The Regulations provide for the designation and protection of 'European sites (Special Areas of Conservation)', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites. A further objective is to preserve, maintain and re-establish sufficient diversity and area of habitat for wild birds in the UK and to avoid any pollution or deterioration of habitats of wild birds in exercising of all relevant functions.

There are many sites of ecological / geological importance in the county and in this regard, Carmarthenshire has several sites considered to be of international importance for nature conservation. These Special Protection Areas (SPA) and Special Areas of Conservation (SAC) are designated under European legislation, and within Carmarthenshire include:

- SPA: Burry Inlet (also a Ramsar site), Carmarthen Bay, and Elenydd Mallaen.
- SAC: Afon Teifi, Afon Tywi, Carmarthen Bay and Estuaries, Carmarthen Bay Dunes, Cwm Doethie - Mynydd Mallaen, Caeau Mynydd Mawr, Cernydd Carmel, and Bristol Channel Approaches.

Countryside and Rights of Way Act (CRoW) 2000

<https://www.legislation.gov.uk/ukpga/2000/37>

This Act provides for public access on foot to certain types of land, amends the law relating to public rights of way, increases protection for Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation, and provides for better management of Areas of Outstanding Natural Beauty (AONB). There are 81 Sites of Special Scientific Interest (SSSI) in the county (excluding the area within the Brecon Beacons National Park) ranging in size from small fields to large areas of mountain sides and long rivers, covering

a combined total of 17,088 hectares. They cover approximately 7.2 % of the county. SSSI are the best wildlife and geological sites in the country. 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. SSSIs are statutorily protected under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000). Natural Resources Wales (NRW) has responsibility for identifying, notifying, and protecting SSSIs. The Act also places a duty on all highway authorities to produce a Rights of Way Improvement Plan (ROWIP) for their area.

Carmarthenshire has six Local Nature Reserves (LNRs). LNRs are designated by local authorities and are places which support a rich variety of wildlife or geological features, and which are important to local people, by enabling contact with the natural environment. The LNRs in the county are managed with the conservation of wildlife as the top priority. They are Pembrey Burrows and Saltings, Ashpits Pond and Pwll Lagoon, North Dock Dunes, Morfa Berwick (all in the Llanelli coastal area), Carreg Cennen and Glan-yr-Afon, Kidwelly.

Environment Act 1995

<https://www.legislation.gov.uk/ukpga/1995/25>

This Act sort the establishment of sponsored bodies (e.g., NRW) within each of the four countries (as revised). It provides for the transfer of rights, property, and liabilities, with specific regard to the environment. Such responsibilities include making provisions with respect to the control of pollution, the conservation of natural resources and the conservation or enhancement of the environment; National Parks; contaminated land and abandoned mines; and fisheries. The Act also places a duty on the Council to periodically review and assess air quality within its locality. The Air Quality Objectives are set out in the Air Quality Standards (Wales) Regulations 2010. The [Environment Act 2021](#) is part of a new legal framework for environmental protection post-Brexit, and aims to improve air and water quality, protect wildlife, increase recycling and reduce plastic waste.

Environmental Protection Act 1990

<https://www.legislation.gov.uk/ukpga/1990/43>

This Act seeks to improve the protection of the environment through several provisions including the control of pollution arising from certain industrial and other processes, imposing duties to keep public places clear of litter and clean, and to amend the law relating to the control of hazardous substances on, over or under land. In relation to contaminated land, the County has a rich and diverse industrial legacy, including a wide range of industries such as mining, tin plate manufacturing, gas works, tanneries etc. All these processes have the potential to have caused contamination of the ground, ground waters or other sensitive receptors. A Contaminated Land Inspection Strategy is in the process of being reviewed and updated by the Council.

Flood and Water Management Act 2010

<https://www.legislation.gov.uk/ukpga/2010/29/>

This Act changes the way that coping with the increasing pressures posed by climate change, notably water management. Reference is made to Schedule 3 (January 2019) which mandates Sustainable Drainage Systems (SuDS) on all developments over 100m². The Council is a designated Lead Local Flood Authority (LLFA) under the Act.

Marine & Coastal Access Act 2009

<https://www.legislation.gov.uk/ukpga/2009/23>

This Act provides new powers to assist in achieving the vision set out in the UK High Level Marine Objectives. The new powers provided by this act include:

- A new system for marine planning that will cover all the key marine activities;
- Marine Licensing powers were delegated to NRW in 2011. These licensing powers replace the licensing regimes that were previously covered under: Food and Environment Act 1985, Coast Protection Act 1949 and Environmental Impact Assessment (extraction of minerals and dredging (Wales) Regulations 2007.
- Facilitate the creation of Marine Conservation Zones (MCZs) to assist in the conservation of marine plants and animals or geological/geomorphological features.

Nature Positive 2030

<https://jncc.gov.uk/our-role/the-uk/nature-positive-2030/>

Nature Positive 2030 has been produced by the Joint Nature Conservation Committee, Natural England, NRW, NatureScot and the Northern Ireland Environment Agency; and consists of two reports – [a Summary Report](#) and [an Evidence Report](#). Several significant commitments have been made response to the crisis of biodiversity loss, notably through the Leaders' Pledge for Nature launched at the United Nations General Assembly in 2020, and the 30by30 commitment to protect 30% of our land and seas for nature by 2030. Through *Nature Positive 2030*, the five statutory nature conservation bodies of the UK have come together to identify how the UK can succeed in achieving these commitments along with ensuring that nature recovery plays its critical role in achieving net zero.

Securing the Future: Delivery UK Sustainable Development Strategy 2005

<http://www.defra.gov.uk/publications/2011/03/25/securing-the-future-pb10589/>

The UK Sustainable Development Strategy covers the period up to 2020 and is based upon five principles which are living within environmental limits; ensuring a strong, healthy, and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017

<https://www.legislation.gov.uk/wsi/2017/567>

These Regulations require certain developments to be subject to an assessment of their environmental impact before planning permission can be determined.

Town and Country Planning Act 1990

<https://www.legislation.gov.uk/ukpga/1990/8/>

There are numerous related Welsh Statutory Instruments that amend the Town and Country Planning Act (TCPA) including [TCPA \(Use Classes\) \(Amendment\) \(Wales\) Order 2022](#) and [TCPA \(General Permitted Development etc.\) \(Amendment\) \(Wales\) Order 2022](#).

UK Climate Change Programme 2006

<http://jncc.defra.gov.uk/page-4000>

This Programme sets out the UK's policies and priorities for action on climate change in the UK and internationally and sets out the approach to strengthening the role that individuals can play in tackling climate change.

UK Post-2010 Biodiversity Framework

<http://jncc.defra.gov.uk/page-6189>

This Framework was developed in response to the Convention on Biological Diversity's (CBD's) Strategic Plan for Biodiversity 2011-2020 and the EU Biodiversity Strategy (EUBS) 2011. The former of these, alongside the Aichi Targets, have now expired and the post-2020 is expected to be discussed in December 2022.

Voluntary National Review of progress towards the Sustainable Development Goals (2019)

<https://www.gov.uk/government/publications/uks-voluntary-national-review-of-the-sustainable-development-goals>

The UK's first Voluntary National Review sets out clearly and comprehensively collective efforts on the 17 Sustainable Development Goals since their adoption in 2015. National frameworks capture government priorities in relation to the Goals, with work taking place on multiple levels to strengthen delivery across the UK. This approach recognises and respects the devolution settlements in Scotland, Wales, and Northern Ireland. Each is responsible for implementing its own policies in areas of devolved competence, resulting in approaches that respond to national and local needs.

Water Environment (Water Framework Directive) (England and Wales) Regulations 2017

<https://www.legislation.gov.uk/ukxi/2017/407/>

These Regulations transpose Directive 2000/60/EC in national law. The WFD required all inland and coastal waters to reach "good status" by 2015. It establishes a river basin district structure with ecological targets for surface waters and other environmental indicators. It also places various functions and duties on NRW and the Welsh Government to regulate the water environment and it is complemented by other directives including the Urban Waste Water Treatment Directive and the Nitrates Directive, both adopted in 1991, and the Bathing Waters Directive, revised in 2006.

Wildlife and Countryside Act 1981

<https://www.legislation.gov.uk/ukpga/1981/69>

The Act covers protection of wildlife, the countryside, the prevention of invasive species and the designation of protected areas including Sites of Special Scientific Interest (SSSIs) that are identified for their flora, fauna, geological or physiographical features.

National: Plan, Policy, or Programme

Active Travel (Wales) Act 2013

<https://www.legislation.gov.uk/anaw/2013/7/contents>

The Act requires local authorities in Wales to produce active travel maps and deliver year on year improvements in active travel routes and facilities. It requires highways authorities in Wales to make enhancements to routes and facilities for pedestrians and cyclists in all new road schemes and to have regard to the needs of walkers and cyclists in a range of other highway authority functions. As part of its commitment to make it easier to walk and cycle, the Council has prepared maps that identify current walking and cycling routes. These maps were created following public consultation as well as its own research in 2015. The routes identified on the maps meet current Welsh Government standards for walking and cycling routes in Wales.

Agriculture (Wales) Bill (2022 Draft)

<https://senedd.wales/media/51ncc5s0/pri-ld15330-e.pdf>

This Bill will underpin the delivery of the Sustainable Land Management (SLM) agriculture framework in Wales. A full explanation of the SLM objectives and monitoring process is given in the Bill's explanatory notes. The Bill will also alter the Forestry Act 1967 to give NRW the power to add conditions to amend, suspend or revoke felling licenses to prevent felling that would contradict other environmental legislation, and bans the use of snares and glue traps.

All Wales Plan 2021–2025: Working Together to Reach Net Zero (2022)

<https://gov.wales/working-together-reach-net-zero-all-wales-plan>

The Plan showcases commitments to action which have been made across Wales. [Welsh Government has also published other documents on Net Zero.](#)

Beyond Recycling Circular Economy Strategy 2021

<https://gov.wales/sites/default/files/publications/2021-03/beyond-recycling-strategy-document.pdf>

A Strategy which set to make the circular economy in Wales a reality through responsible resources management. It also references the integrated assessment on the impact of the Beyond Recycling strategy on Well-being of Future Generations Act and specifically children's rights.

Environment (Wales) Act 2016

<https://www.legislation.gov.uk/anaw/2016/3>

The Act ensures we have a joined-up legislative approach to enable the sustainable management of our natural resources. Some of the specific provisions in the Act include:

- Helping to plan and manage Wales' natural resources at a national and local level, through a State of Natural Resources Report, a National Natural Resources Policy and area statements.
- Providing NRW with a purpose that aligns fully with the statutory principles for the sustainable management of natural resources.
- Providing NRW with powers to undertake land management agreements and experimental schemes.
- Providing public authorities with a reshaped requirement to seek to maintain and enhance biodiversity and promote resilience of ecosystems.
- Placing statutory emission reduction targets and carbon budgeting.
- Enabling improvements to the existing scheme for single use carrier bags.
- Providing the Welsh Ministers with powers to take action to achieve higher levels of recycling for business waste, food waste treatment and energy recovery.
- Clarifying the law for several existing environmental regulatory regimes including marine licensing, and land drainage and flood risk management.

Section 6 of the Act places a legal obligation on public bodies to 'maintain and enhance biodiversity' in the exercise of their functions. Section 7 of that Act requires Welsh Ministers to publish and maintain lists of species and habitats of 'principal importance' for the purpose of maintaining and enhancing that biodiversity. Awareness of the presence of any priority habitat or species is of importance in the consideration of land for development within the local authority planning process to discharge its duty to conserve biodiversity.

Future Wales: The National Plan 2040 (2021)

<https://gov.wales/future-wales-national-plan-2040>

Future Wales is the development plan for Wales. It influences all levels of the planning system in Wales and shapes both Strategic and Local Development Plans prepared by councils and national park authorities. It addresses key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems, and improving the health and well-being of communities.

Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (Wales) (2015)

<https://www.fieldsintrust.org/Upload/file/Guidance/Guidance-for-Outdoor-Sport-and-Play-Wales.pdf>

This provides guidance on the planning and design of outdoor sport, play and informal space, formulated on '*a broad recommendation that 6 acres (2.4 hectares) of accessible green space per 1,000 head of population enables residents of all ages to participate*'. The document was revised to reflect policy changes including the National Planning Policy Framework and now includes recommendations on the provision of amenity and natural green space.

Historic Environment (Wales) Act 2016

<https://www.legislation.gov.uk/anaw/2016/4>

The Act has three main aims which are to give more effective protection to listed buildings and scheduled monuments; improve the sustainable management of the historic environment; and introduce greater transparency and accountability into decisions taken on the historic environment. The Act amends the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Historic Environment (Wales) Bill 2022

<https://senedd.wales/media/qofjukzx/pri-ld15211-e.pdf>

The first statue produced from the consolidation of Bill concerning the historic environment (as implemented through the Legislation (Wales) Act 2019). This Bill safeguards the effective protection and management of the historic environment so that it can continue to contribute to the well-being of Wales and its people.

Housing (Wales) Act 2014

<https://www.legislation.gov.uk/anaw/2014/7>

This is Wales' first ever housing Act. It aims to improve the supply, quality, and standards of housing in Wales. The Welsh Government's priorities are stated as: more homes, better quality homes and better housing-related services.

Local Development Plan Manual (Edition 3) 2020

<https://gov.wales/development-plans-manual-edition-3-march-2020>

The Manual proposes a more integrated approach to incorporating the sustainability appraisal, explains changes relating to candidate and alternative site procedures, as well as the tests of soundness, and expands the advice on plan review and revision.

One Wales: One Planet (2009)

<http://www.wales.nhs.uk/sitesplus/documents/829/One%20Wales-%20One%20Planet%20%282009%29.pdf>

This Scheme states that sustainable development is a core principle within the founding statute of the Welsh Assembly Government, and that there is a duty, under the Government of Wales Act 2006 (Section 79), that requires Welsh Ministers to make a scheme setting out how they propose, in the exercise of their functions, to promote sustainable development. [A supplementary ecological footprint calculator and practice guidance has also been published.](#)

People, Places, Futures: The Wales Spatial Plan 2008 (update)

<https://gov.wales/sites/default/files/publications/2019-05/people-places-future-the-wales-spatial-plan-update-2008.pdf>

The Wales Spatial Plan (WSP) provides an overarching policy context for spatial planning and development in Wales by establishing cross-cutting national priorities over the next 20 years. Carmarthenshire is situated within three of the six sub areas identified in the WSP.

Planning (Wales) Act 2015

<http://gov.wales/topics/planning/legislation/planning-wales-act-2015/?lang=en>

This Act aims to modernise and improve the planning system to facilitate the delivery of homes, jobs, and infrastructure. It also seeks to:

- reinforce the role of the Welsh Government as the active stewards of the planning system in Wales;
- promote a cultural change in planning to help make it more positive and support appropriate development more effectively; and
- promote partnership working between Local Planning Authorities.

The below is also noted in terms of potential implications:

- Introduction of a National Development Framework (NDF) – land-use planning issues at the national level, identifying key locations for infrastructure development and setting the national framework for planning.
- Introduction of Sub-Regional Plans Strategic Development Plans (SDPs) – with specific reference made to the Cardiff, Swansea and the A55 corridor.
- Retention of Local Development Plans - however these will need to be reviewed to ensure that they are consistent with the National Development Framework (and SDPs where appropriate).
- Increased powers for the Welsh Ministers, whilst in some circumstances applicants will be able to apply directly to the Welsh Government.

The LDP will need to be reviewed and prepared in line with this Act as well other primary and secondary legislative documents.

Planning Policy Wales: Edition 11 (2021)

<https://gov.wales/planning-policy-wales>

Planning Policy Wales (PPW) is the national land-use planning policy document for Wales. It is used by Local Planning Authorities to inform policies and land-use allocations LDPs and it is a material consideration for decision makers in determining individual planning applications. PPW sets out the land use policies of the Welsh Government and provides the context for land use planning in Wales. The policy is supplemented by Technical Advice Notes (TAN), circulars, and policy clarification letters, and together they provide our national planning policy framework.

PPW Minerals Technical Advice Note (MTAN) 1: Aggregates (2004)

<https://gov.wales/sites/default/files/publications/2018-09/mtan1-aggregates.pdf>

MTAN1 states that the overarching objective in planning for aggregates provision is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any

necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance. The MTAN is structured to reflect the following five key principles:

- To provide aggregate resources in a sustainable way to meet society's needs for construction materials;
- To protect areas of importance;
- To reduce the impact of aggregates production;
- To achieve a high standard of restoration and aftercare, and provide for a beneficial after-use; and
- To encourage the efficient use of minerals and maximizing the potential use of alternative materials as aggregates.

PPW Minerals Technical Advice Note (MTAN) 2: Coal (2009)

<https://gov.wales/minerals-technical-advice-note-mtan-wales-2-coal>

MTAN2 sets out detailed advice on the mechanisms for delivering the policy for coal extraction through surface and underground working and provides advice on best practice. It also identifies how impacts should be assessed, what mitigation measures should be adopted, and the environmental and social costs of operations so that they are properly met by the operator.

PPW Technical Advice Note 1: Joint Housing Land Availability Studies (2015):

<https://gov.wales/sites/default/files/publications/2018-09/tan1-joint-housing-land-availability-studies.pdf>

TAN1 provides guidance for the undertaking of Joint Housing Land Availability Studies. These studies seek to monitor the provision of market and affordable housing, provide an agreed statement of residential land availability, and set out the need for action in situations where an insufficient supply is identified.

PPW Technical Advice Note 10: Tree Preservation Orders (1997)

<https://gov.wales/technical-advice-note-tan-10-tree-preservation-orders>

TAN10 provides guidance on where local planning authorities are to make adequate provision for the preservation and planting of trees when granting planning permission through the process of making tree Preservation Orders (TPOs). It provides advice on the process of making TPOs and the consideration of protecting trees, particularly during the development process.

PPW Technical Advice Note 11: Noise (1997)

<https://gov.wales/technical-advice-note-tan-11-noise>

TAN11 provides guidance on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development. It provides advice on the consideration of noise during the development plan and control (management) processes as well as noise exposure categories for different types of activity which should be considered during the consideration of proposals for residential development.

PPW Technical Advice Note 12: Design (2016)

<https://gov.wales/technical-advice-note-tan-12-design>

The purpose of TAN12 is to equip those involved in the design of development with advice on 'Promoting sustainability through good design' and 'Planning for sustainable buildings' and how this may be facilitated through the planning system. Good design requires a collaborative, creative, inclusive, process of problem solving and innovation - embracing sustainability, architecture, place making, public realm, landscape, and infrastructure. TAN12 emphasises that a holistic approach to design requires everyone involved in the design process to focus from the outset on meeting a series of objectives of good design. These including ensuring ease of access for all; promoting sustainable means of travel; ensuring attractive, safe public spaces; achieving environmental sustainability; sustaining or enhancing local character.

PPW Technical Advice Note 13: Tourism, Welsh Government (1997)

<https://gov.wales/technical-advice-note-tan-13-tourism>

TAN13 provides guidance on tourism related issues in planning including matters relating to hotel development, holiday and touring caravans and seasonal and holiday occupancy conditions.

PPW Technical Advice Note 14: Coastal Planning (1998)

<https://gov.wales/technical-advice-note-tan-14-coastal-planning>

TAN14 describes the role of local planning authorities and the range of sectoral and regulatory controls with regard to marine and coastal development. TAN14 also details several issues which must be considered because of their potential effects on physical processes and ground conditions, as well as the overall balance, sensitivity, and conservation of the area. Additionally, it contains guidance around the planning considerations and issues to be included in LDPs and in the determination of planning applications.

PPW Technical Advice Note 15: Development, Flooding and Coastal Erosion (2021)

<https://gov.wales/sites/default/files/publications/2018-09/tan15-development-flood-risk.pdf>

TAN15 provides advice on matters including the use of development advice maps to determine flood risk issues, how to assess the flooding consequences of proposed development and action that can be taken through development plans and development control (management) procedures to mitigate flood risk when planning for new development. The document supplements the Development Advice Map (DAM) published by NRW. Whilst eventually replacing the original TAN15 published in 2004, [the new TAN15 and Flood Map for Planning has been suspended until 1 June 2023](#).

PPW Technical Advice Note 16: Sport, Recreation and Open Space (2009)

<https://gov.wales/technical-advice-note-tan-16-sport-recreation-and-open-space>

TAN16 sets out guidance regarding planning for sports, recreation, and open space provision as part of new development proposals. It provides advice relating to this area including on the preparation of Open Space Assessments, the keeping of existing facilities, the provision of new facilities and the planning for allotments and spaces for children's and young people's play. Additionally, TAN16

discusses development management issues regarding the design of facilities and spaces, and noise and accessibility, and also considers how planning agreements can help to ensure the provision and maintenance of facilities.

PPW Technical Advice Note 18: Transport (2007)

<https://gov.wales/technical-advice-note-tan-18-transport>

TAN18 describes how to integrate land use and transport planning. It explains how transport impacts should be assessed and mitigated; and includes advice on transport related issues when planning for new development.

PPW Technical Advice Note 19 Telecommunications (2002)

<https://gov.wales/technical-advice-note-tan-19-telecommunications>

TAN19 outlines the planning procedures that should be followed when assessing telecommunications proposals. In so doing it takes account of the growth of the telecommunications industry and technology. It also provides guidance on different forms of public communications systems and their developmental requirements and the implications for development plans and the determination of planning applications.

PPW Technical Advice Note 2: Planning and Affordable Housing (2006)

<https://gov.wales/technical-advice-note-tan-2-planning-and-affordable-housing>

TAN2 provides guidance on the use of the planning system in delivering affordable housing. It defines affordable housing for planning purposes and provides advice to local planning authorities on how to determine affordability. The need to work collaboratively is stressed, including the requirement for housing and planning authorities to undertake local housing market assessments in participation with key stakeholders.

PPW Technical Advice Note 20: Planning and the Welsh Language (2017):

<https://gov.wales/technical-advice-note-tan-20-planning-and-welsh-language>

TAN20 provides guidance on the consideration of the Welsh language as part of the Development Plan making process. The TAN provides advice on incorporating the Welsh language in development plans through Sustainability Appraisals, procedures for windfall development in areas where the language is particularly significant, and signs and advertisements. [Updated in 2017, TAN20 brings together the policy advice and the practical guidance on the Welsh Language into a single document.](#)

PPW Technical Advice Note 21: Waste (2014)

<https://gov.wales/technical-advice-note-tan-21-waste>

TAN21 requires monitoring to ensure sufficient landfill and treatment capacity, identify whether the spatial pattern of provision is appropriate to fill identified needs, and discover if further action is needed by local planning authorities to address unforeseen issues. Reference should be made to the annual Waste Planning Monitoring Reports (WPMRs) for the South West Wales region.

PPW Technical Advice Note 22: Sustainable Buildings (2011)

<https://www.bridgend.gov.uk/media/1531/wd58.pdf>

TAN22 provides the national planning policy on sustainable buildings, guidance on the standards of sustainable building assessment, design solutions to meet these standards and, additionally, guidance on low carbon buildings. The TAN also provides guidance development of policies and strategic sites.

PPW Technical Advice Note 23: Economic Development (2014)

<https://gov.wales/technical-advice-note-tan-23-economic-development>

TAN23 emphasises that LDPs will need to be informed by robust evidence and advises that a range of stakeholders should be engaged for their insights into the local economy. It recognises that economic issues are generally larger than local authority level, and that evidence is most appropriately collected at both regional and local scale. This will require collaboration with other planning authorities within an agreed regional grouping.

PPW Technical Advice Note 24: The Historic Environment (2017):

<https://gov.wales/technical-advice-note-tan-24-historic-environment>

TAN24 provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and listed building applications. It provides guidance on how the following aspects of the historic environment should be considered:

- World Heritage Sites;
- Scheduled monuments;
- Archaeological remains;
- Listed buildings;
- Conservation areas;
- Historic parks and gardens;
- Historic landscapes; and
- Historic assets of special local interest.

PPW Technical Advice Note 3: Simplified Planning Zones (1996)

<https://gov.wales/technical-advice-note-tan-3-simplified-planning-zones>

TAN3 sets out the procedures that should be followed when designating Simplified Planning Zones. A Simplified Planning Zone is one way in which an authority can help secure development or redevelopment of part of its area, providing certainty and allowing the developer or landowner to avoid delays in the planning applications process. TAN3 provides advice on the selection of areas, extent of permission, exclusions and conditions and limitations during the process of designation.

PPW Technical Advice Note 4: Retail and Commercial Development (2016)

<https://gov.wales/technical-advice-note-tan-4-retail-and-commercial-development>

TAN4 provides guidance on the role of land use planning in retail and commercial development, including retail strategies, master planning and Place Plans; testing of retail need and sequential approach to development; retail impact assessments; and Local Development Orders.

PPW Technical Advice Note 5: Nature Conservation and Planning Welsh Government (2009)

<https://gov.wales/technical-advice-note-tan-5-nature-conservation-and-planning>

TAN5 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It provides an overview of all relevant legislation within the field and “*demonstrates how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it*”. [In 2018, there was notice published of the revised procedure regarding European Protected Species \(EPS\) licencing.](#)

PPW Technical Advice Note 6: Planning for Sustainable Rural Communities (2010):

<https://gov.wales/technical-advice-note-tan-6-planning-sustainable-rural-communities>

TAN6 provides guidance on how the planning system can support sustainable rural communities. It provides advice on areas including sustainable rural communities and economies, rural affordable housing, rural enterprise dwellings, one planet developments, sustainable rural services, and sustainable agriculture.

PPW Technical Advice Note 7: Outdoor Advertisements Control (1996)

<https://gov.wales/technical-advice-note-tan-7-outdoor-advertisement-control>

TAN7 describes how outdoor advertisements may be controlled to protect amenity and public safety. It provides advice on the advertisement applications process including on the criteria for dealing with such applications, advertisement control, the use of advertisements in areas of heritage interest such as conservation areas, National Assembly of Wales direction making powers and appeals for advertisements.

PPW Technical Advice Note 8: Renewable Energy (2005)

https://gov.wales/sites/default/files/publications/2018-09/tan8-renewable-energy_0.pdf

TAN8 outlines the land use planning considerations relating to renewable energy. It provides detail on how the planning system can achieve Government targets relating to renewable energy. The TAN also promotes energy efficiency and conservation. Since the publication of TAN 8 there have been some policy and legislative changes. [Annex A of the Chief Planning Officers \(CPOs\) letter 'Publication of Planning Policy Wales Edition 4, February 2011'](#) sets out these changes, and should be read alongside TAN 8.

River Basin Districts Surface Water and Groundwater Classification (Water Framework Directive) (England and Wales) Direction 2009

<https://gov.wales/sites/default/files/publications/2019-07/091222direct53.pdf>

The Classification Directions set out the principles and standards for classifying water bodies for the Water Framework Directive (WFD). They apply to Wales and England and were developed by the UK Technical Advisory Group (UKTAG) to support the implementation of the WFD.

Sustainable Management of Natural Resources and our Well-being (2019)

<https://gov.wales/sustainable-management-natural-resources-guide>

This Guidance relates to improving the social, economic, environmental, and cultural well-being of Wales through taking an ecosystem approach to managing natural resources.

The Code of Good Agricultural Practice for the Protection of Water, Soil and Air for Wales (2011)

<https://gov.wales/code-good-agricultural-practice-protection-water-soil-and-air-wales-2011-no20>

This Code provides advice and guidance for farmers and land managers to minimise the risks of causing pollution. It also provides a reference source for the legal requirements for farmers and land managers with respect to air, soil, and water. It also contains references to related legal requirements such as planning, access and biodiversity.

The Future Generations Report 2020

<https://www.futuregenerations.wales/wp-content/uploads/2020/05/FGC-Report-English.pdf>

Under the statutory duty of the Future Generations Commissioner, the Future Generations Report provides an assessment of the improvements which public bodies should make in relation to their well-being objectives, and is published every five years.

The Future of Welsh Law: A Programme for 2021 to 2026

<https://gov.wales/sites/default/files/pdf-versions/2021/9/2/1632221277/the-future-of-welsh-law-accessibility-programme-2021-to-2026.pdf>

Through the enactment of the Legislation (Wales) Act 2019, this programme looks to make law more accessible in Wales. It plans to draft consolidation Bills on both the Historic Environment and Planning into individual statutes.

The National Strategy for Flood and Coastal Erosion Risk Management in Wales (FCERM) (2020)

<https://gov.wales/national-strategy-flood-and-coastal-erosion-risk-management-wales>

The Strategy sets out how to manage the risks from flooding and coastal erosion across Wales. It sets objectives and measures for all partners to work towards over the life of the document, which is anticipated to be 10 years unless significant policy updates are required prior to that time. Whilst measures are designed to be clear and deliverable over the next decade, the Strategy has been drafted with a longer-term, strategic view, recognising the nature of flood and coastal erosion risk with respect to the challenges of climate change. In this way, it will work alongside other strategic plans for shoreline management, infrastructure, and planning.

The Nature Recovery Action Plan for Wales 2020–21 (refreshing The Nature Recovery Plan for Wales)

<https://gov.wales/sites/default/files/publications/2020-10/nature-recovery-action-plan-wales-2020-2021.pdf>

In Wales, the National Nature Recovery Action Plan sets out how Wales will address the Convention on Biological Diversity's Strategic Plan for Biodiversity and the associated Aichi biodiversity targets in Wales. A set of indicators will also be developed to measure the progress of the Nature Recovery Action Plan against objectives. To accompany the plan, a Nature Recovery Framework sets out the roles and responsibilities of the key players for delivery of action for biodiversity in Wales, and how they are linked together. The Nature Recovery Action Plan links to and complements The Well-being of Future Generations (Wales) Act 2015 and the Environment Act (Wales) 2016. The ambition of the plan is: 'To reverse the decline in biodiversity, for its intrinsic value, and to ensure lasting benefits to society'. The refreshed plan has 5 themes for action which are maintaining and Enhancing Resilient Ecological Networks; Increasing Knowledge and Knowledge Transfer; Realising new Investment and funding; Upskilling and capacity for delivery; and Mainstreaming, Governance and Reporting our Progress.

The Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022

<https://www.legislation.gov.uk/en/wsi/2022/907>

From 1 December 2022, this Act will change the way all landlords in Wales rent their properties, and will improve how residential properties are rented, managed, and lived in within Wales.

The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015

<https://www.legislation.gov.uk/wsi/2015/1598>

This legislation amends the 2005 Regulations to simplify the LDP procedures. The amendments are in response to the outcomes of the LDP process refinement exercise. Further amendments seek to assist with clarity and transparency in parts of the procedure. These include setting out how the candidate site process, review report process and the initial consultation report work. Those amendments that are of relevance to the LDP include:

- Site allocation representations (also known as alternative site) stage – this created confusion and did not add value to the LDP process. The amended regulations abolish the need to consult on the alternative sites following the deposit consultation stage.
- The Regulations introduced a short-form revision process for use where it appears to the LPA that the issues involved are not of sufficient significance to warrant the full procedure.
- Allowance for the review of part or parts of the plan, prior to a revision taking place.
- The Regulations introduce a requirement that the LDP sub-title indicates the end of the period in relation to which the LDP has been prepared.
- Removes the requirement to publicise matters by adverts in the local paper.

The Wales Act (2017)

This Act provides the National Assembly for Wales with the power to legislate on any subject other than those which are reserved to the UK Parliament. The Wales Act 2017 implements elements of the St David's Day agreement which required legislative changes. It is aimed at creating a clearer and stronger settlement in Wales which is durable and long-lasting. In particular, the Wales Act amends the Government of Wales Act 2006 by moving to a reserved powers model for Wales. The 2017 Act also devolves further powers to the Assembly and the Welsh Ministers in areas where there was political consensus in support of further devolution. These include:

- Devolving greater responsibility to the Assembly to run its own affairs, including deciding its name;
- Devolving responsibility to the Assembly for ports policy, speed limits, bus registration, taxi regulation, local government elections, sewerage, and energy consenting up to 350MW (see below for additional detail);
- Devolving responsibility to Welsh Ministers for marine licensing and conservation and energy consents in the Welsh offshore region; and extending responsibility for building regulations to include excepted energy buildings;
- Devolving power over Assembly elections and the licensing of onshore oil and gas extraction;
- Aligning the devolution boundary for water and sewerage services along the border between England and Wales; and,
- Establishing in statute the President of Welsh Tribunals to oversee devolved tribunals and allowing cross-deployment of judicial office holders.

In relation to the 2017 Act and the devolution of powers, specific reference is made to matters relating to the Community Infrastructure Levy (CIL) (previously not a devolved matter). Once the Welsh Government set out their approach to CIL, local authorities will then consider how best to progress a CIL for their localities. In the meantime, authorities will continue to seek all developer contributions through Section 106.

The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021

<https://gov.wales/sites/default/files/publications/2021-01/the-water-resources-control-of-agricultural-pollution-wales-regulations-2021.pdf>

These Regulations have been introduced to reduce losses of pollutants from agriculture to the environment by setting rules for certain farming practices. The Regulations also set standards for silage making, nutrient management planning, sustainable fertiliser applications, storage of silage effluent and for manure/slurry storage systems. They will apply from 1 April 2021 for an initial set of measurements, and the remainder will be phased in over a period of 3 years. These Regulations revoked The Nitrate Pollution Prevention (Wales) Regulations 2013.

The Welsh Language (Wales) Measure 2011

<https://www.legislation.gov.uk/mwa/2011/1/>

The measure gives the Welsh language official status in Wales. This means that Welsh should be treated no less favourably than English. It places a duty on some organisations to comply with one or more standards of conduct on their delivery of services through the Welsh language including areas such as policy making, operational activities and Welsh language promotion.

Towards Zero Waste – One Wales One Planet: The Overarching Waste Strategy for Wales (2010)

<https://gov.wales/sites/default/files/publications/2019-05/towards-zero-waste-our-waste-strategy.pdf>

This Strategy sets out a long-term framework for resource efficiency and waste management up to 2050. It identifies the outcomes to achieve, sets high level targets and lays out the general approach to delivering these targets and other key actions. The Strategy identifies high level outcomes, policies and targets, and forms part of a suite of documents that comprise the national waste management plan for Wales.

Wales and The Sustainable Development Goals 2019

https://gov.wales/sites/default/files/publications/2019-07/supplementary-report-to-the-uk-review-of-progress-towards-the-sustainable-development-goals-2030_0.pdf

This outlines the progress of Wales' Seven Well-being goals, the pledge to '*leave no one behind*', and describes the development of working in a sustainable way.

Welcome to Wales: priorities for the visitor economy 2020 to 2025

<https://gov.wales/sites/default/files/publications/2020-02/welcome-to-wales-priorities-for-the-visitor-economy-2020-2025.pdf>

This document summarises the tourism industry within Wales and the associated priorities needed to support it. It reinvigorates Destination Management arrangements and identifies a key role for local authorities in contributing to the preparation of local destination plans and partnerships. It replaces the previous Welsh Government *Strategy for Tourism 'Partnership for Growth' (2013–2020)*, and '*Developing the Visitor Economy*' (2009).

Well-being of Future Generations (Wales) Act 2015

<https://business.senedd.wales/mgIssueHistoryHome.aspx?IId=10103>

The key purposes of the Act are to:

- Set a framework within which specified Welsh public authorities will seek to ensure the needs of the present are met without compromising the ability of future generations to meet their own needs (the sustainable development principle);
- Outline well-being goals which those authorities are to seek to improve for the wellbeing of both present and future generations;
- Set out how those authorities are to show they are working towards the well-being goals;

- Put Public Services Boards (PSB) and local well-being plans on a statutory basis and, in doing so, simplify current requirements as regards integrated community planning, and
- Establish a Future Generations Commissioner for Wales to be an advocate for future generations who will advise and support Welsh public authorities in carrying out their duties under the Bill.

The LDP must have regard to the 7 well-being goals set out within the Act:

- A prosperous Wales;
- A resilient Wales;
- A healthier Wales;
- A more equal Wales;
- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh language; and
- A globally responsible Wales.

Welsh National Marine Plan 2019

https://gov.wales/sites/default/files/publications/2019-11/welsh-national-marine-plan-document_0.pdf

The Welsh National Marine Plan (WNMP) sets policy for the next 20 years on the sustainable development of the inshore and offshore marine plan regions. It has been prepared and adopted under the Marine and Coastal Access Act (MCAA) 2009 for the purposes of Section 51 of the MCAA and in accordance with Schedule 6 (MCAA) and in conformity with the UK Marine Policy Statement (MPS)². WNMP will be used to guide Local Authorities in decision making, and the LDP has been updated regarding the marine plan and in formulation and review of policies.

Regional: Plan, Policy, or Programme

Final Water Resources Management Plan 2020–2050 (Dŵr Cymru)

<https://www.dwrcymru.com/en/our-services/water/water-resources/final-water-resources-management-plan-2019>

The Plan considers what needs to be done to ensure a sustainable and affordable balance between the amount of water we take from the environment and the amount of water we require during our daily lives. It is vitally important for a water company to understand its capability to supply water and the demand for water from customers and business within its supply area. The comparison is termed the Supply Demand Balance (SDB). In relation to Carmarthenshire, it should be noted that the Tywi Gower zone is shown to be in surplus. However, Pembrokeshire and Brecon Portis zones are shown to be in deficit.

Flood Risk Management Plan for the Western Wales River Basin District (2015–2021)

https://cdn.cyfoethnaturiol.cymru/media/675146/final_frmp_-_western-wales_pk26b82.pdf?mode=pad&rnd=131466534560000000

NRW is required to prepare Flood Risk Management Plans (FRMP) for all of Wales covering flooding from main rivers, reservoirs, and the sea. This statutory plan has been developed to describe what measures they propose to take that will help to manage the risk of flooding to people, the environment and economic activity across the Western Wales River Basin District. Llanelli is identified as the community with the highest flood risk in the Carmarthen Bay and the Gower catchment and is one of the top 50 highest risk communities in Wales. Progress on updating this FRMP has been delayed, although is expected every 6 years.

Joint Local Transport Plan for South West Wales (2015–2020)

<https://www.carmarthenshire.gov.wales/media/4797/joint-transport-plan-300115.pdf>

This Plan sets the vision, objectives and long-term strategy for a 20-year period, alongside 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.

Lavernock Point to St Ann's Head Shoreline Management Plan 2 (2012)

<https://www.southwalescoastalgroupp.cymru/en/shoreline-management-plan-smp2/>

Shoreline Management Plans (SMP) provides a large-scale assessment of the risks associated with coastal erosion and flooding. It presents policies to help sustainably mitigate risks to people and to the developed, historic, and natural environment. This document is the second-generation SMP(2) for the shoreline between Lavernock Point in the east and St Ann's Head in the west, intersecting the counties of Vale of Glamorgan, Bridgend, Neath Port Talbot, Swansea, Carmarthenshire, and

Pembrokeshire; and includes the Loughor Estuary, Three Rivers Estuarine Complex (Gwendraeth, Tywi and Taf) and Milford Haven.

Natural Resources Wales Area Statements (2020)

<https://naturalresources.wales/about-us/area-statements/?lang=en>

Produced as a collaborative response to the Natural Resources Policy, published by the Welsh Government in 2017. Each Area Statement outlines the key challenges facing that locality, opportunities to meet those challenges, and how we can better manage our natural resources for the benefit of future generations. The themes for South West Wales are reducing health inequalities; ensuring sustainable land management reversing the decline of, and enhancing, biodiversity; and (Cross-cutting theme) Mitigating and adapting to a changing climate. Whereas the themes for the marine area statement are building resilience of marine ecosystems; nature-based solutions and adaptation at the coast; and making the most of marine planning.

South West Wales Regional Economic Delivery Plan (2021)

<https://www.swansea.gov.uk/regionaleconomicdeliveryplan>

Covering Carmarthenshire, Neath Port Talbot, Pembrokeshire and Swansea, this Plan aims to build on a major study that identified regional strengths and opportunities.

South West Wales Regional Plan for Regeneration

<https://democracy.npt.gov.uk/documents/s46126/South%20West%20Regional%20Plan%20for%20Regeneration%20FINAL%20VERSION.pdf>

This Plan outlines the target areas and scope of activities possible under the *Welsh Government's Targeted Regeneration Investment Programme (TRIP)* commencing April 2018 for 3 years. It will support projects that promote economic regeneration (e.g., job creation, enhancing skills and employability) with a focus on individuals and areas most in need to ensure prosperity is spread to all parts of Wales. It builds upon on the *Vibrant & Viable Places Funding Programme 2014–17*.

Swansea Bay City Deal 2017

<https://www.swanseabaycitydeal.wales/about/>

The Deal will transform the economic landscape of the area, boost the local economy by £1.8 billion, and generate almost 10,000 new jobs over the next 15 years. There is reference to 11 major projects overall, with a Wellness and Life Science Village in Llanelli; and Creative industry project at Yr Egin in Carmarthen.

Swansea Bay City Region Economic Regeneration Strategy 2013–2030 (2014)

The [Strategy](#) sets out the strategic framework for the region aimed at supporting the area's development over the coming decades. The Vision is that by 2030, South West Wales will be “a confident, ambitious and connected city region, recognised internationally for its emerging knowledge and innovation economy”.

The Clean Air Plan for Wales, Health Air, Healthy Wales (2020)

<https://gov.wales/clean-air-plan-wales-healthy-air-healthy-wales>

This Plan aims to improve air quality and reduce the impacts of air pollution on human health, biodiversity, the natural environment, and our economy. It supports delivery of commitments under [*Prosperity for All: our national strategy*](#), particularly by ‘*reducing emissions and delivering vital improvements in air quality*’ to support ‘*healthier communities and better environments*’. The Plan sets out a 10-year pathway to achieving cleaner air, and is structured around four core themes (*People, Environment, Prosperity, and Place*). These themes were designed to enable collaborative and integrated approaches to improving air quality, across a range of policy areas and sectors.

Towards A Regional Economic Framework: Mid & South West Wales Regional Office

<https://businesswales.gov.wales/sites/main/files/documents/Towards%20a%20Regional%20Economic%20Framework.pdf>

Published in 2020, this document still provides valuable detail and insight to support discussions on the development of Regional Economic Frameworks, through the process of engagement and co-production.

Western Wales River Basin Management Plan 2021–2027

https://cdn.cyfoethnaturiol.cymru/media/695227/western-wales-rbmp-2021_2027-summary.pdf

The River Basin Management Plan (RBMP) for the Western Wales River Basin District is prepared under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. It describes the current condition of the river basin district, details the Programme of Measures for improving the water environment by 2027, and provides the water body objectives. This document is part of the latest update to that plan, refreshing those published in 2009 and 2015.

Local: Plan, Policy, or Programme
<p>Affordable Homes Delivery Plan 2016–2020 (Carmarthenshire County Council) https://www.carmarthenshire.gov.wales/media/1213902/affordable-homes-delivery-plan.pdf</p> <p>Council's five-year vision for maximising the supply of affordable homes. Its purpose is to provide detail on how and where more homes will be delivered and what resources will be used and how more could potentially be accessed.</p>
<p>Ageing Well Plan (Incorporating Strategy for Older People) 2015–2018 https://www.carmarthenshire.gov.wales/media/3345/older-people-vision.pdf</p> <p>The Ageing Well in Wales initiative, which is led by the Commissioner for Older People, aims to make Wales a good place for everyone to grow older in. The initiative acknowledges that achieving this depends on people, communities and organisations taking action to improve the experience of older age, by focusing on the importance of wellbeing. Carmarthenshire's Ageing Well Plan is structured according to the five priority areas of the Ageing Well in Wales programme.</p>
<p>Annual Report on the Welsh Language 2020–2021 https://www.carmarthenshire.gov.wales/media/1226482/welsh-language-annual-report-2021-21.pdf</p> <p>The Authority has a statutory duty to implement the Welsh Language Standards. As part of those Standards, we are required to publish an Annual Report which details our compliance and actions. The report provides examples of what has been achieved, alongside local case studies.</p>
<p>Cabinet Vision Statement 2022–2027 (Carmarthenshire County Council) https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/cabinet-vision-statement-2022-2027/</p> <p>As well as tackling climate change and poverty, the Cabinet's vision statement includes strengthening the economy and increasing prosperity, and investing in housing, education, culture, infrastructure, and the environment to make a real difference to people's lives.</p>
<p>Carmarthen Bay & Estuaries EMS: Memorandum of Understanding (2011) http://english.cbeems.org/wp-content/uploads/2011/05/CBEEMS_MoU_web.pdf</p>
<p>Carmarthenshire County Council: Corporate Strategy 2018–2023 https://www.carmarthenshire.gov.wales/media/1225816/corporate-strategy-21-22.pdf</p> <p>The Corporate Strategy sets out the Council's strategic priorities and aspirations and outlines what it plans to do to achieve its vision for Carmarthenshire over the next five years, and the document was refreshed in June 2019, and again in April 2021 partly due to of the publication of '<i>Moving Forward in Carmarthenshire</i>'. The vision is for a Carmarthenshire</p>

that enables people to live healthy and fulfilled lives by working together to build strong, bilingual and sustainable communities. The strategy will be further considered as the LDP progresses through its preparatory process and within future iterations of the SA documentation.

Carmarthenshire Destination Management Plan 2015–2020

<https://www.carmarthenshire.gov.wales/media/1212064/carmarthenshire-destination-management-plan-2015-2020.pdf>

The purpose of the Destination Management Plan (DMP) for Carmarthenshire is to clarify what is important to get right for the future, to shape policy and priorities, to steer resources and to form the basis for people, businesses, and organisations to work together to achieve common goals. The vision of Carmarthenshire Destination Partnership is to “*Develop a prosperous visitor economy in Carmarthenshire, based on its unique strengths and character, which generates higher spend and local income, enhances its image and reputation and improves the quality of life for local communities*”. The objectives of the DMP are to:

- Provide clear ‘reasons to visit’ and deliver compelling, unique, memorable, and high-quality visitor experiences;
- Create a strong positioning for the county in the context of the country;
- Harness the collective strengths of all businesses and organisations that have a role in supporting the visitor economy;
- Define Carmarthenshire’s unique tourism offer and attract new and existing visitors to the town through innovative and cost-effective marketing;
- Improve access to and within Carmarthenshire to encourage better visitor flow, longer stays and higher spend;
- Ensure the highest standards of customer service;
- Maximise visitor spend and income retention to the local economy;
- Improve customer satisfaction to encourage longer and repeat visits, higher spend and levels of positive recommendation;
- Foster a culture of continuous improvement, value for money, best practice, learning and sustainability; and
- Identifying measures of success and monitoring performance.

Carmarthenshire Economic Recovery & Delivery Plan (2021)

<https://democracy.carmarthenshire.gov.wales/documents/s51856/Report.pdf>

This Economic Recovery Plan which identifies some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the authority’s priorities for supporting Business, People and Place. With this support Carmarthenshire’s economy can recover as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

Carmarthenshire Employment Sectoral Study (2017)

<https://www.carmarthenshire.gov.wales/media/1212564/employment-sectoral-study-final-english-1.pdf>

The study details employment need by sector and how this will manifest itself over the short to medium term, with forecasts until 2037. It states that ‘*Carmarthenshire is undergoing a period of significant economic change and diversification*’.

Carmarthenshire Family Support Strategy 2018–2023

<https://www.carmarthenshire.gov.wales/media/1220764/2018-23-carmarthenshire-family-support-strategy-eng.pdf>

This strategy sets out how the Authority will develop and deliver early intervention services to support Carmarthenshire’s children, families, and young people at any point in a child’s life, from the early years through to the teenage years.

Carmarthenshire Gypsy Travellers Accommodation Needs Assessment (2019)

<https://www.carmarthenshire.gov.wales/media/1221663/carmarthenshire-gypsy-travellers-accommodation-needs-assessment-nov-2019.pdf>

Emanating from the provisions of the Housing (Wales) Act 2014, a Gypsy and Traveller Accommodation Assessment (GTAA) has been undertaken for Carmarthenshire to identify if there is a need for a Gypsy and Traveller site within the County. Undertaken in accordance with statutory guidance, the assessment was submitted to Welsh Ministers for scrutiny and approval. The Local Housing Authority received confirmation from the Welsh Minister that the content of the needs assessment was accepted on 28th March 2017.

Carmarthenshire Local Development Plan 2006-2021 (Adopted December 2014):

http://www.cartogold.co.uk/CarmarthenshireLDP/english/text/00_Content.htm

The Carmarthenshire Local Development Plan (LDP) provides the framework for all future development within the County until 2021 (excluding Brecon Beacons National Park). The LDP shapes future investment opportunities and infrastructural improvement programmes and guides the determination of any proposals or planning applications, unless material considerations indicate otherwise. The LDP is accompanied by a Sustainability Appraisal (SA) together with Habitats Regulations Assessment (HRA). A series of Supplementary Planning Guidance (SPG) was also developed to elaborate and consolidate upon the policies and provisions within the Plan; these are:

1. Affordable Housing;
2. Planning Obligations;
3. Caeau Mynydd Mawr;
4. South Llanelli Planning and Development Brief;
5. Pibwrlwyd Planning and Development Brief;
6. Adaptation and re use of rural buildings for residential use;
7. Welsh language;

8. Leisure and Open Space – requirements for new developments;
9. Nature conservation and biodiversity;
10. Archaeology and development;
11. West Carmarthenshire Planning and Development Brief; and
12. Llandeilo Northern Quarter Planning and Development Brief.

On the 10th of January 2018, the Council resolved to prepare a revised LDP for Carmarthenshire. Once adopted the proposed LDP will supersede the Adopted LDP.

Carmarthenshire Local Well Being Plan 2018-2023 – Public Service Board

<https://democracy.carmarthenshire.gov.wales/documents/s32300/PSB%20Annual%20Report%202019.pdf>

The Well-being of Future Generations Act 2015 puts a well-being duty on specified public bodies across Carmarthenshire to act jointly and establish a statutory Public Services Board (PSB). Carmarthenshire PSB was established in May 2016 and is tasked with improving the economic, social, environmental, and cultural well-being of Carmarthenshire. It must do so by undertaking an assessment of well-being in the County and then preparing a county Well-being Plan to outline its local objectives, the steps it proposes to take to meet them and how they contribute to the achievement of the well-being goals.

Carmarthenshire Nature Recovery Plan 2020-2030

<https://www.carmarthenshire.gov.wales/media/1222448/carms-nature-recovery-plan-pt-3.pdf?v=202005071000000000>

The Nature Recovery Plan produced by the Carmarthenshire Nature Partnership lists the Section 7 species and habitats found in the county and, as such, informs local planning policy. It reflects the national objectives at a local level and considers how these objectives are addressed in Carmarthenshire, the challenges, and opportunities of meeting these objectives, and informs the future work of the partners who have a common interest in protecting and enhancing our natural environment.

Carmarthenshire's Well-being Objectives (as contained within Carmarthenshire County Council - Corporate Strategy 2018–2023)

Following consultation, the Council prepared a set of Well-being/Improvement Objectives. These Objectives contribute significantly to the achievement of the National Well-being Goals and recognises that more can be done on a local government level. There are associated action plans for each of the 13 objectives (under five key themes), these are:

Start well

1. Help to give every child the best start in life and improve their early life experiences
2. Help children live healthy lifestyles

Live well

3. Support and improve progress, achievement, and outcomes for all learners
4. Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty
5. Create more jobs and growth throughout the county
6. Increase the availability of rented and affordable homes
7. Help people live healthy lives (tackling risky behaviour and obesity)
8. Support community cohesion, resilience & safety

Age well

9. Support older people to age well and maintain dignity and independence in their later years

In A Healthy, Safe & Prosperous Environment

10. Look after the environment now and for the future
11. Improve the highway and transport infrastructure and connectivity
12. Promote Welsh Language and Culture

Corporate governance

13. Better Governance and use of Resources

Forward Plan for Environment (Wales) Act 2016 (2019) (Carmarthenshire County Council)

<https://www.carmarthenshire.gov.wales/media/1218908/cc-c-env-act-forward-plan.pdf>

Section 6 of the Environment (Wales) Act 2016 places a duty on public authorities to 'seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.' The Act also requires public authorities to forward plan and report on how they intend to comply with the biodiversity and resilience of ecosystems duty. In Wales, the Act replaces the duty in section 40 of the Natural Environment and Rural Communities Act (NERC) Act 2006 with an additional emphasis placed on public authorities to maintain and enhance biodiversity. The public body must have regard to the list of priority species and habitats in Wales (Section 7), the State of Natural Resources Report (Section 8), and any Area Statement which the authority exercises functions (Section 11). This plan was published in February 2017 and revised in 2019. It outlines Carmarthenshire's natural resources, why they are so important and some of the activities already underway to protect them; explains the legislative background and national and local policy and plan context to this report; sets out how action plans are/will be developed; and provides detailed actions to be achieved with milestones for reporting in a separate 'live' document.

Libraries Service Update - Moving forward for 2017–2022

<https://www.carmarthenshire.gov.wales/media/1214220/gd4443-librariesstrategy-en.pdf>

Local Flood Risk Management Strategy (2013) (Carmarthenshire County Council)

https://www.carmarthenshire.gov.wales/media/3506/flood_strategy.pdf

This document identifies the Risk Management Authorities within Carmarthenshire, the key requirements/contents of the strategy, and outlines the high-level objectives and measures for

implementing the strategy. In addition, this document identifies the potential sources which could fund the implementation of the measures. The document also discusses the context within which the strategy is required to achieve wider environmental benefits.

Moving Forward in Carmarthenshire: the next 5-years (2018)

<https://www.carmarthenshire.gov.wales/media/1212982/moving-forward.pdf>

The Council has identified 98 priority projects, schemes, or services that it wants to deliver over the next five years to make Carmarthenshire “*the best place to live, work and visit*”. The Council will be investing in key areas as it strives to improve economic, environmental, social, and cultural well-being in the county.

Moving Rural Carmarthenshire Forward (2019) (Carmarthenshire County Council)

<https://www.carmarthenshire.gov.wales/media/1219667/moving-rural-carms-forward-report-final.pdf>

This wide-ranging strategy was developed to help identify and focus regeneration within rural communities in Carmarthenshire.

Rights of Way Improvement Plan 2019-2029 (Carmarthenshire County Council)

<https://www.carmarthenshire.gov.wales/media/1222043/rowip-english.pdf>

Developed in accordance with Section 60(3) of the Countryside and Rights of Way (CROW) Act (2000), the Rights of Way Improvement Plan (ROWIP) is a decennial document which details the Authority’s plan for the strategic management, development, and improvement of the County’s Public Rights of Way (PROW) network. It is critical in depicting the direction and scale of future work on access to the countryside, providing a long-term view of policies and actions. This updated the previous ROWIP originally published in 2008.

Social Care and Health: Older People's Strategy 2015–2025

<https://www.carmarthenshire.gov.wales/media/3345/older-people-vision.pdf>

Over the course of the next 15 years, Older People’s services will come under increasing pressure in Carmarthenshire, with over ten-thousand additional older people over the age of 75 living in the county, many of whom will require care and support. This strategy aims to look in more detail at these challenges and to set out a plan for delivering more sustainable services over the next ten years.

Statutory Director of Social Care Services’ Annual Report 2020–2021

<https://www.carmarthenshire.gov.wales/media/1226994/0-master-dar-2020-21-v9-english.pdf>

There is a statutory requirement for the Director of Social Services to annually report to Council on the delivery and performance as well as plans for the improvement of the whole range of Social Services.

Transformations: A Strategic Regeneration Plan for Carmarthenshire 2015–2030

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

The economic landscape is evolving with Carmarthenshire's position in the new Swansea Bay City Region for which the strategy has been adopted by the Council; *"by 2030, Carmarthenshire will be a confident, ambitious and connected component of a European City Region."*

Welsh in Education Strategic Plan 2022–2032

<https://www.carmarthenshire.gov.wales/media/1229464/eng-cynllun-strategol-cymraeg-mewn-addysg-sir-gaerfyrddin-2022-2032cab4722fin.pdf>

The purpose of Carmarthenshire's Welsh in Education Strategic Plan (WESP) is to detail how the Council aims to achieve the Welsh Government's outcomes and targets outlined in their Welsh Medium Education Strategy (WMES).

Appendix B: Baseline Information

Appendix B: Baseline Information

This document provides a summary of relevant information, evidence, and data relating to the environmental, economic, and social components of Carmarthenshire. The Strategic Environmental Assessment (SEA) Directive requires the baseline to cover ‘*the likely evolution thereof without implementation of the plan*’ (Annex I (b)); and ‘*characteristics of areas likely to be significantly affected*’ (Annex I (c))¹. This baseline initially forms Task A3 of the Scoping Stage; however, it has been updated to ensure the most up-to-date information available is considered – reflecting the iterative process between the development of the Sustainability Appraisal (SA) and Carmarthenshire’s 2nd Revised Local Development Plan (LDP) 2018–2033 (hereinafter referred to as the ‘Plan’). Amendments were made following consultation to the Scoping Report and the initial revised SA Report, and further updates were undertaken concurrent to the production of the latest SA Report and in response to the representations received during the consultation of the deposit Plan. Where possible, data has been included on historic trends and future projections with consideration of a ‘business as usual’ scenario (i.e., predicted effect without implementation of the Plan). Together, this information facilitates the assessment of the potential effects of implementing the Plan, helping to identify opportunities and present/future issues, support the prediction and evaluation of impacts, and set a baseline for future monitoring.

NB: Given the extensive nature of the summarised components, this document is non-exhaustive and should be considered alongside the relevant information contained within the Plans, Policies, and Programmes (PPP) reviewed in Appendix 1. For ease of reference, sources are inserted as footnotes upon the relevant page. A comprehensive list of sources can be found at the end of this document.

¹ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

Contents

1-	Sustainable Development	41
2-	Biodiversity and the Natural Environment	43
3-	Air Quality	53
4-	Climatic Factors	58
5-	Water	64
6-	Material Assets	72
7-	Soils.....	75
8-	Cultural Heritage and Historic Environment.....	80
9-	Landscape	100
10-	Population.....	107
11-	The Welsh Language.....	113
12-	Health and Well-being.....	116
13-	Education and Skills.....	122
14-	Economy.....	123
15-	Social Fabric.....	126
16-	Sources of Baseline Information	129

Abbreviations

AIR	Air Information Resource
ALC	Agricultural Land Classification
ALGE	Association of Local Government Ecologists
APIS	UK Air Pollution Information System
AQMA	Air Quality Management Area
BCT	Bat Conservation Trust
BFEWF	Brechfa Forest East Wind Farm
BFWWF	Brechfa Forest West Wind Farm
BGS	British Geological Survey
BSBI	Botanical Society of the Britain & Ireland
BTO	British Trust for Ornithology
CAFÉ	Cleaner Air for Europe
CBEEMS	Carmarthen Bay and Estuaries European Marine Site
CCC	Climate Change Committee
CCRA	Climate Change Risk Assessment
CIWEM	Chartered Institution of Water and Environmental Management
CO2	Carbon dioxide (gaseous emission)
DCWW	Dŵr Cymru Welsh Water
DUKES	Digest of UK Energy Statistics
ERAMMP	Environment and Rural Affairs Monitoring & Modelling Programme
ESSC	European Society for Soil Conservation
EU	European Union
HEFCW	Higher Education Funding Council for Wales
HER	Historic Environment Records
HRA	Habitat Regulations Assessment
HSE	Health and Safety Executive
ICOMOS	International Council on Monuments and Sites (UK)
IPCC	Intergovernmental Panel on Climate Change
JNCC	Joint Nature Conservation Committee
LDP	Local Development Plan (referred to as the Plan)
LNR(s)	Local Nature Reserve(s)
LSOA(s)	Lower Super Output Area(s)
MoU	Memorandums of Understanding
NAEI	National Atmospheric Emissions Inventory
NO2	Nitrogen dioxide (gaseous emission)
NRAP	Nature Recovery Action Plan
NRW	Natural Resources Wales
NSRI	National Soil Resources Institute
ONS	Office for National Statistics
PPW	Planning Policy Wales
PSB(s)	Public Services Board(s)
RIGS	Regionally Important Geodiversity Sites
RSPB	The Royal Society for the Protection of Birds
SACs	Special Area(s) of Conservation
SEA	Strategic Environmental Assessment
SD	Shellfish Directives
SDB	Supply Demand Balance
SDGs	Sustainable Development Goals
SINC(s)	Site(s) of Importance for Nature Conservation
SLA(s)	Special Landscape Area(s)
SM	Scheduled Monuments

SoNaRR	State of Natural Resources Report
SPAs	Special Protection Area(s)
SSA(s)	Strategic Search Area(s)
SSSI(s)	Site(s) of Special Scientific Interest
STEAM	Scarborough Tourism Economic Activity Monitor
TAN	Technical Advice Note
UK	United Kingdom
UKSO	UK Soil Observatory
UWWTD	Urban Waste Water Treatment Directive
WFD	Water Framework Directive
WIMD	Wales Index of Multiple Deprivation
WRZ	Water Resource Zone
WWTW	Wastewater Treatment Works

Contains public sector information licensed under the Open Government Licence v3.0 - see <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>. Given the numerous information providers referenced, it was not practical to list every attribution statement, however, hyperlinks to the corresponding webpages containing reference to the relevant attribution statement have been provided.

1- Sustainable Development

Sustainable development is defined as development which meets the needs of the present without compromising the ability of future generations to meet their own needs ². 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. Environmental considerations are central to the principle of sustainable development however, 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. The United Nations 2030 Agenda for Sustainable Development provides a shared blueprint on how this can be achieved through 17 Sustainable Development Goals (SDGs) ³.

The Well-being of Future Generations Act defines Sustainable Development as: “The process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals” ⁴. It 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; and, under the Act, local authorities are required to prepare a Local Well-being Assessment. Future Generation Report 2020 ⁵ reflects on the progress of all public bodies in terms of whether they have embraced the cultural change required by the Act and considers the progress being made on each of the 7 wellbeing goals ⁶ (Table 1).

Table 1. National Wellbeing goals as found within the Carmarthenshire Well-being Plan 2018–2023 ⁷.

Goal	Description of the Goal
A more prosperous Wales	An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
A resilient Wales	A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic, and ecological resilience and the capacity to adapt to change (for example climate change).

² <https://www.are.admin.ch/are/en/home/media/publications/sustainable-development/brundtland-report.html>

³ <https://sdgs.un.org/goals>

⁴ <https://gov.wales/well-being-future-generations-act-essentials.html>

⁵ <https://www.futuregenerations2020.wales/>

⁶ <https://gov.wales/wellbeing-wales-2022>

⁷ <https://www.thecarmarthenshirewewant.wales/media/8285/carms-well-being-plan-final-draft-051017-english.pdf>

A healthier Wales	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
A more equal Wales	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio-economic background and circumstances).
A Wales of cohesive communities	Attractive, viable, safe, and well- connected communities.
A Wales of vibrant culture and thriving Welsh language	A society that promotes and protects culture, heritage, and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
A globally responsible Wales	A nation which, when doing anything to improve the economic, social, environmental, and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

The Carmarthenshire Well-being Assessment⁸ looked at the economic, social, environmental, and cultural wellbeing in Carmarthenshire through different life stages and provides a summary of the key findings. It is based on data, evidence and feedback from our residents and stakeholders on what matters to our communities in terms of well-being. This is the second assessment prepared by the Carmarthenshire Public Services Board (PSB). The findings of this assessment form the basis of the objectives and actions identified in the Well-being Plan for Carmarthenshire⁹, which sets out what the PSB aims to focus upon over the next 5 years to improve the wellbeing of people and communities in the county, in addition to a longer-term basis of up to 20-years.

The Carmarthenshire Well-being Plan focuses 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 can adapt to change.

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

Predicted Effect Without Implementation of the Plan

Development would take place in a piecemeal manner, without a coordinated approach or consideration of cumulative effects on the environment, nor the potential impact upon relevant wellbeing plans (both national and local). While subject to Planning Policy Wales¹⁰ (PPW) and other national policy, development on a local authority level would not be directed to the most sustainable locations and there would be nothing in place to influence sustainable levels of growth, and the local needs of the communities within Carmarthenshire may not be fulfilled.

⁸ <https://www.thecarmarthenshirewewant.wales/media/8311/psb-wellbeing-assessment.pdf>

⁹ <https://www.thecarmarthenshirewewant.wales/media/quipyh1k/1-well-being-assessment.pdf>

¹⁰ <https://gov.wales/planning-policy-wales>

2- Biodiversity and the Natural Environment

Biodiversity is, literally, the variety of life on earth. It embraces all living plants and animals and the ecosystems on which they depend. Biodiversity is everywhere: in gardens, fields, hedgerows, mountains, rivers and in the sea. At a local level, biodiversity greatly influences the character of our landscape. 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. NB: The part of Carmarthenshire which is within the Brecon Beacons National Park has its own separate development plan.

International Sites

Carmarthenshire has significant areas of land that are designated for their international importance for nature conservation. These include:

- Special Areas of Conservation (SACs) designated under the EC Directive on the Conservation of Natural Habitats of Wild Fauna and Flora (92/43/EEC);
- Special Protection Areas (SPAs) designated under the EC Directive on the Conservation of Wild Birds (79/409EEC)
- Ramsar sites designated following the 1971 Ramsar convention on wetlands.

A list of these sites and the features for which they are designated is shown in Table 2 and are mapped in Figure 1. The most recent assessment of each feature’s conservation status is also provided.

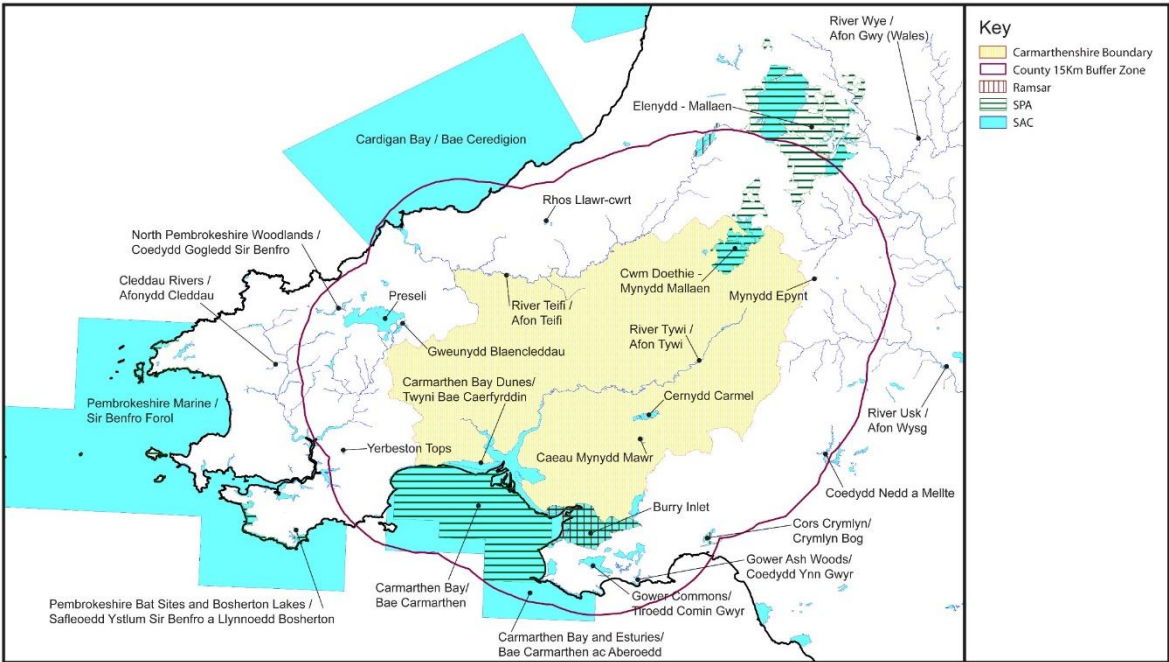


Figure 1. Location of European sites in relation to Carmarthenshire

Table 2. Designated sites within Carmarthenshire and within 15km buffer zone.

European Site	Size (Ha)	Qualifying Feature(s)	Conservation Status (Date of assessment)
---------------	-----------	-----------------------	--

Afon Tywi/ River Tywi SAC	363.45	Twaite shad	Unfavourable (May 2012)
		Otter	Favourable
		Sea lamprey	Unfavourable (Jan 2011)
		River lamprey	Unfavourable (Jan 2011)
		Brook lamprey	Unfavourable (Jan 2011)
		Allis shad	Unfavourable (Jan 2011)
		Bullhead	Unfavourable (Jan 2011)
Caeau Mynydd Mawr SAC	25.06	<i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)	Unfavourable (Sept 2015)
		Marsh fritillary butterfly	Unfavourable (Sept 2015)
Cernydd Carmel SAC	361.14	Turloughs	Favourable (Sept 2011)
		Northern Atlantic wet heaths with <i>Erica tetralix</i>	Favourable (Sept 2016)
		European dry heaths	Destroyed: Partially (Sept 2016)
		Active raised bogs	Unfavourable (July 2016)
		<i>Tilio-Acerion</i> forests of slopes, screes, and ravines	Favourable (July 2013)
Carmarthen Bay Dunes SAC	1206.32	Embryonic shifting dunes	Favourable (July 2007)
		Shifting dunes along the shoreline with <i>Ammophila arenaria</i>	Favourable (July 2007)
		Fixed dunes with herbaceous vegetation	Unfavourable (Jan 2015)
		Dunes with <i>Salix repens</i> ssp. <i>argentea</i>	Unfavourable (Aug 2007)
		Humid dune slacks	Unfavourable (Jan 2015)
		Narrow mouthed whorl snail	Unfavourable (Sept 2016)
		Petalwort	Unfavourable (May 2016)
		Fen orchid	Unfavourable (Oct 2014)
Afon Teifi/ River Teifi SAC	715.58	Water courses of plain to montane levels with <i>Ranunculion fluitantis</i> and <i>Callitricho- Batrachion</i> vegetation	Favourable (Sept 2012)
		Oligotrophic to mesotrophic standing waters with vegetation of <i>Littorelletea uniflorae</i> and/or of Isoeto-Nanojuncetea	Favourable (Sept 2003)
		Brook lamprey	Favourable (Oct 2013)

		River lamprey	Favourable (Oct 2013)
		Atlantic salmon	Favourable (Jan 2016)
		Bullhead	Unfavourable (Jan 2012)
		Otter	Favourable (March 2010)
		Floating water-plantain	Favourable (Sept 2012)
		Sea lamprey	Unfavourable (Jan 2016)
Afonydd Cleddau/ Cleddau Rivers SAC	751	Water courses of plain to montane levels with <i>Ranunculus fluitantis</i> and <i>Callitriche- Batrachion</i> vegetation	Unfavourable (Jan 2012)
		Active raised bogs	Unfavourable (Oct 2012)
		Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i>	Unfavourable (Nov 2012)
		Brook lamprey	Unfavourable: Recovering (Jan 2012)
		River lamprey	Unfavourable: Recovering (Jan 2012)
		Bull head	Unfavourable (Nov 2006)
		Otter	Favourable (Mar 2010)
		Sea lamprey	Unfavourable (Jan 2012)
Carmarthen Bay and Estuaries SAC	66101.16	Sandbanks which are slightly covered by sea water all the time	Unfavourable: Declining (Nov 2006)
		Estuaries	Favourable (Nov 2006)
		Mudflats and sandflats not covered by seawater at low tide	Favourable (Nov 2006)
		Large shallow inlets and bays	Favourable (Nov 2006)
		<i>Salicornia</i> and other annuals colonising mud and sand	Unfavourable (Oct 2006)
		Atlantic salt meadows	Unfavourable (Jan 2012)
		Twaite shad	Unfavourable (Nov 2006)
		Sea lamprey	Unfavourable (April 2005)
		River lamprey	Unfavourable (April 2005)
		Allis shad	Unfavourable (Nov 2006)
		Otter	Favourable (Mar 2010)
Carmarthen Bay SPA	95860.36	Common scoter	No condition assessment made, for site description refer to management plan.

Cwm Mynydd Doethie-Mallaen SAC	4122.29	Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	Unfavourable (Aug 2012)
		European dry heaths	Unfavourable: Recovering (Sept 2012)
Elenydd – Mallaen SPA	30022.14	Breeding Merlin	Favourable (June 2000)
		Breeding Red kite	Favourable (June 2000)
		Breeding Peregrine	Favourable (June 2006)
Burry Inlet SPA	6627.99	Pintail	Favourable (March 2004)
		Northern Shoveler	Favourable (March 2004)
		Teal	Favourable (March 2004)
		Wigeon	Favourable (March 2004)
		Dunlin	Favourable (March 2004)
		Red knot	Favourable (March 2004)
		Oystercatcher	Favourable (March 2004)
		Curlew	Favourable (March 2004)
		Grey Plover	Favourable (March 2004)
		Shelduck	Favourable (March 2004)
		Redshank	Favourable (March 2004)
		Turnstone	Not Assessed
Cardigan Bay/ Bae Ceredigion SAC	95860.36	Sandbanks which are slightly covered by sea water all the time	Not Assessed
		Reefs	Not Assessed
		Submerged or partially submerged sea caves	Favourable (Nov 2006)
		Bottlenose dolphin	Favourable (Jan 2007)
		Sea lamprey	Unfavourable (April 2005)
		River lamprey	Unfavourable (April 2005)
		Grey seal	Favourable (Jan 2007)
North Pembrokeshire Woodlands / Coedydd Gogledd Sir Benfro SAC	314.48	Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	Unfavourable: Recovering (May 2010)
		Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i>	Unfavourable (June 2016)
		Barbastelle bat	Favourable (Aug 2012)

Yerbeston Tops SAC	90.7	Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caerulea</i>)	Unfavourable (Sept 2017)
		Marsh fritillary butterfly	Unfavourable (Sept 2017)
Rhos Llawr-cwrt SAC	45.8	Marsh fritillary butterfly	Unfavourable: Recovering (Aug 2012)
		Hamatocaulis vernicosus (moss)	Unfavourable (Oct 2005)
Pembrokeshire Bat Sites and Bosherton Lakes / Safleoedd Ystlum Sir Benfro a Llynnoedd Bosherton SAC	122.59	Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara spp.</i>	Unfavourable (Dec 2011)
		Greater Horseshoe Bat	Favourable (Aug 2012)
		Lesser Horseshoe Bat	Unfavourable: Declining (Aug 2012)
		Otter	Favourable (March 2010)
Gower Ash Woods / Coedydd Ynn Gwyr SAC	233.15	<i>Tilio-Acerion</i> forests of slopes, screes, and ravines	Unfavourable (May 2016)
		Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i>	Unfavourable (Jun 2016)
Pembrokeshire Marine SAC	138069.45	Estuaries	Unfavourable (Nov 2006)
		Large shallow inlets and bays	Unfavourable: Declining (Nov 2006)
		Reefs	Unfavourable (Jul 2008)
		Sandbanks which are slightly covered by seawater all the time	Unfavourable (Dec 2006)
		Mudflats and sandflats not covered by seawater at low tide	Unfavourable: Declining (Nov 2006)
		Coastal lagoons	Favourable (Nov 2006)
		Atlantic salt meadows	Unfavourable (Oct 2006)
		Submerged/partially submerged sea caves	Favourable (Nov 2006)
		Grey seal	Favourable (Nov 2006)
		Shore dock	Favourable (Feb 2006)
		Sea lamprey	Unfavourable: Declining (Apr 2005)
		River lamprey	Unfavourable (Apr 2005)
		Allis shad	Not Assessed
		Twaite shad	Not Assessed
		Otter	Favourable (Mar 2010)

Gower Commons / Tiroedd Comin Gwyr SAC	1776.72	Northern Atlantic wet heaths with <i>Erica tetralix</i>	Unfavourable (Sept 2016)
		European dry heaths	Unfavourable (Sept 2008)
		Molinia meadows on calcareous, peaty, or clayey-silt-laden soils (<i>Molinia caerulea</i>)	Unfavourable (Sept 2016)
		Marsh fritillary butterflies	Unfavourable (Sept 2009)
		Southern damselfly	Unfavourable (July 2017)
River Wye / Afon Gwy SAC	2234.89	Water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachium</i> vegetation	Unfavourable (Jan 2012)
		Transition mires and quaking bogs	Unfavourable: Declining (July 2012)
		White clawed crayfish	Unfavourable (Sept 2016)
		Sea lamprey	Unfavourable (Jan 2012)
		Brook lamprey	Unfavourable (Jan 2012)
		River lamprey	Unfavourable (Jan 2012)
		Twaite shad	Unfavourable (Jan 2012)
		Atlantic salmon	Unfavourable (Jan 2012)
		Bullhead	Unfavourable (Dec 2016)
		Otter	Favourable: Recovered (March 2010)
		Allis shad	Unfavourable (Jan 2012)
Gweunydd Blaencleddau SAC	151	Northern Atlantic wet heaths with <i>Erica tetralix</i>	Unfavourable (July 2016)
		Molinia meadows on calcareous, peaty or clayey-silt-laden soils	Unfavourable (July 2016)
		Blanket bogs	Unfavourable (Jul 2016)
		Transition mires and quaking bogs	Unfavourable (July 2016)
		Alkaline fens	Unfavourable (July 2017)
		Marsh fritillary butterfly	Unfavourable (July 2016)
		Southern damselfly	Unfavourable (July 2016)
Preseli SAC	2705.9	Northern Atlantic wet heaths with <i>Erica tetralix</i>	Unfavourable (Jun 2012)
		European dry heaths	Unfavourable (Jun 2012)
		Depressions on peat substrates of the <i>Rhynchosporion</i>	Unfavourable: Declining (Aug 2012)

		Alkaline fens	Favourable (Dec 2004)
		Southern damselfly	Unfavourable (July 2011)
		Marsh Fritillary butterfly	Unfavourable (Sept 2011)
		Slender green feather moss	Favourable (Feb 2006)
Mynydd Epynt SAC	43.4	Slender green feather moss	Favourable (Aug 2009)
River Usk. Afon Wysg SAC	1008.26	Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation	Unfavourable (Jan 2012)
		Sea lamprey	Unfavourable (Nov 2012)
		Brook lamprey	Unfavourable (Nov 2012)
		River lamprey	Unfavourable (Nov 2012)
		Twaite shad	Unfavourable (Jan 2012)
		Atlantic salmon	Unfavourable (Jan 2012)
		Bullhead	Unfavourable (Jan 2012)
		Otter	Favourable: Recovered (Mar 2010)
		Allis shad	Unfavourable (Jan 2012)
Burry Inlet SPA/Ramsar	2,200	Burry Inlet is a large estuarine complex located between the Gower Peninsula and Llanelli in South Wales. It includes extensive areas of intertidal sand and mud flats, together with large sand dune systems at the mouth of the estuary. The site contains the largest continuous area of saltmarsh in Wales (2,200 ha). The Burry Inlet regularly supports large numbers of wildfowl and waders.	No condition assessment made, for site description refer to management plan.
Bristol Channel Approaches SAC	584,994	Harbour porpoise	Favourable

Sites of Special Scientific Interest

There are 81 Sites of Special Scientific Interest (SSSI) in the county (excluding the area within the Brecon Beacons National Park) covering 17,088 Ha. They cover approximately 7.2 % of the county and range in size from small fields to large areas of mountain sides and long rivers. SSSI are the best wildlife and geological sites in the country. 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. SSSIs are statutorily protected under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000). The Natural Resources Wales (NRW) has responsibility for identifying, notifying and protecting SSSIs.

Local Nature Reserves

There are six Local Nature Reserves (LNR) in Carmarthenshire: Pembrey Burrows and Saltings, Ashpits Pond and Pwll Lagoon, North Dock Dunes, Carreg Cennen, Glan-yr-Afon,

Kidwelly, and Morfa Berwig, Bynea. There are several LNR throughout the County managed by other organisations.

National Nature Reserves

The following National Nature Reserves are also situated in Carmarthenshire:

- Carmel;
 - Allt Rhyd y Groes;
 - Dinefwr; and
- Waun Las (National Botanic Garden of Wales farm)

Sites of Importance for Nature Conservation

At the time of writing, no Sites of Importance for Nature Conservation (SINCs) have been formally identified within Carmarthenshire

Carmarthenshire Nature Recovery Plan

In 2020, the Nature Recovery Action Plan (NRAP) for Wales was refreshed to consider the growing evidence around the scale of the loss of biodiversity and the changing policy context in Wales.¹¹ Previously published in December 2015 as the Nature Recovery Plan, it addresses the Convention on Biological Diversity's Strategic Plan for Biodiversity¹² and the associated Aichi biodiversity targets¹³ in Wales (NB: Post-2020 Biodiversity Framework is yet to be implemented¹⁴). A set of indicators will also be developed to measure the progress of the Nature Recovery Action Plan against objectives. To accompany the NRAP, a Nature Recovery Framework sets out the roles and responsibilities of the key players for delivery of action for biodiversity in Wales, and how they are linked together. NRAP complements The Well-being of Future Generations (Wales) Act 2015 and the Environment Act (Wales) 2016. The ambition of the plan is: 'To reverse the decline in biodiversity, for its intrinsic value, and to ensure lasting benefits to society'. The objectives of the NRAP are:

1. Engage and support participation and understanding to embed biodiversity throughout decision making at all levels.
2. Safeguard species and habitats of principal importance and improve their management
3. Increase the resilience of our natural environment by restoring degraded habitats and habitat creation
4. Tackle key pressures on species and habitats
5. Improve our evidence, understanding and monitoring

¹¹ <https://gov.wales/sites/default/files/publications/2020-10/nature-recovery-action-plan-wales-2020-2021.pdf>

¹² <https://www.cbd.int/sp/>

¹³ <https://www.cbd.int/sp/targets/>

¹⁴ <https://www.cbd.int/conferences/post2020>

6. Put in place a framework of governance and support for delivery

Locally, we have the Carmarthenshire Nature Recovery Plan ¹⁵ produced by the Carmarthenshire Nature Partnership, which the Council facilitates. This plan reflects the national objectives at a local level and considers how we will address these objectives in Carmarthenshire, the challenges and opportunities of meeting these objectives, and informs the future work of the partners within the Carmarthenshire Nature Partnership (who all have a common interest in protecting and enhancing our natural environment). It lists the Section 7 species and habitats found in the county and as such should inform local planning policy.

The Environment (Wales) Act 2016

The Environment Act 2016 ¹⁶ aims to build greater resilience into our ecosystems. Biodiversity and well-functioning ecosystems provide natural solutions that build resilience, which in turn help society create jobs, support livelihoods and human well-being, adapt to the adverse impacts of climate change and contribute to sustainable development. Part 1 of the Environment Act sets out Wales' approach to planning and managing natural resources at a national and local level with a general purpose linked to statutory '*principles of sustainable management of natural resources*' defined within the Act. There are 3 main constituents to Part 1 of the Environment Act:

1. The State of Natural Resources Report (SoNaRR) - A report produced by NRW that gives an assessment of natural resources and how well Wales is doing to manage them in a sustainable way ¹⁷.
2. Natural Resources Policy - A policy produced by Welsh Government that sets out the priorities, risks, and opportunities for managing natural resources sustainably ¹⁸. The policy considers the findings of the SoNaRR.
3. Area Statements – A local evidence base produced by NRW which helps to implement the priorities, risks and opportunities identified in the National Policy and how NRW intends to address these ¹⁹.

Section 6 – Biodiversity and resilience of ecosystems duty

Section 6 under Part 1 of the Environment (Wales) Act 2016 ²⁰ introduced an enhanced biodiversity and resilience of ecosystems duty (the S6 duty) for public authorities in the exercise of functions in relation to Wales. The S6 duty requires that public authorities must seek to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems.

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

This section replaces the duty in section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 ²¹. The Welsh Ministers will publish, review and revise lists of living organisms and types of habitats in Wales, which they consider are of key significance to sustain and improve biodiversity in relation to Wales. The Welsh Ministers must also take all

¹⁵ <https://www.carmarthenshire.gov.wales/home/council-services/planning/biodiversity/carmarthenshire-nature-partnership/#.YzxHttjMKUI>

¹⁶ <https://www.legislation.gov.uk/anaw/2016/3/contents/enacted>

¹⁷ <https://naturalresources.wales/sonarr2020?lang=en>

¹⁸ <https://gov.wales/natural-resources-policy>

¹⁹ <https://naturalresources.wales/about-us/area-statements/?lang=en>

²⁰ <https://www.legislation.gov.uk/anaw/2016/3/contents/enacted>

²¹ <https://www.legislation.gov.uk/ukpga/2006/16/contents>

reasonable steps to maintain and enhance the living organisms and types of habitats included in any list published under this section and encourage others to take such steps.

Carmarthenshire County Council Environment Act Forward Plan

Section 6 of the Environment (Wales) Act 2016 which places a duty on public authorities to “*seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions*”.²² The Act requires public authorities to forward plan and report on how they intend to comply with the biodiversity and resilience of ecosystems duty. The Act replaces the duty in section 40 of the NERC Act 2006 in relation to Wales, with a duty on public authorities to seek to maintain and enhance biodiversity. Additionally, public bodies must have regard to the list of priority species and habitats in Wales published in Section 7 of the Act, the State of Natural Resources Report published under Section 8 and any Area Statement published under Section 11 for an area that includes all or part of an area in relation to which the authority exercises functions. Carmarthenshire County Council’s Forward Plan²³ was published in February 2017 and revised and reported on in 2019. It outlines Carmarthenshire’s natural resources, why they are so important and some of the activities already underway to protect them; explains the legislative background and national and local policy and plan context to this report; sets out how action plans are/will be developed; provide detailed actions to be achieved with milestones for reporting in a separate 'live' document.

Predicted Effect Without Implementation of the Plan

As the current LDP allocations are built out and housing land supply falls, development pressure will begin to encroach onto open countryside in a sporadic and uncoordinated manner. Designated sites and protected habitats and species should be safeguarded through other legislation. However, each development proposal that could impact on a European site would require a separate Habitat Regulations Assessment (HRA), which would need to look at all potentially affected European sites and cumulative impacts. This would significantly delay the planning application process and could lead to inconsistent assessments with disregard to the appreciation of potential culminative effects.

²² <https://www.biodiversitywales.org.uk/Section-6>

²³ <https://democracy.carmarthenshire.gov.wales/documents/s12501/Summary%20Environment%20Act%20t.pdf#:~:text=The%20preparation%20of%20an%20Environment%20Act%20Forward%20Plan,the%20Welsh%20Government%20by%2031stMarch%202017.%203.%20Finance>

3- Air Quality

The Environment Act 1995²⁴ places a duty on the Council to periodically review and assess air quality within its area. There are key pollutants that should be considered, and they are set out in legislation. Each of the key pollutants has a standard that should not be breached. The standards (or objectives) have been set at levels based on current scientific information which are designed to protect health and the environment. The Air Quality Objectives are set out in the Air Quality Standards (Wales) Regulations 2010²⁵. Government statistics estimate that “air pollution in the UK reduces the life expectancy of every person by an average of 7–8 months, with an associated cost of up to £20 billion each year”²⁶.

NRW regulates emissions to air from larger industrial operations (Part A1 under the Environmental Permitting Regulations (EPR) 2016²⁷), such as power stations, refineries, and incinerators, to meet the requirements of the Industrial Emissions Directive 2010²⁸. Inherent in this is the need to prevent, or minimise, emissions from the sites we regulate by applying the national and European standards set to protect health and the environment. We are also required to produce an annual Pollution Inventory for emissions. Under the Environment (Wales) Act 2016, NRW also has a duty to report on the state of air quality in Wales as part of the SoNaRR and considers localised environmental priorities in Area Statements. Welsh Government is the competent authority, under the Air Quality Standards (Wales) Regulations 2010, for implementing the requirements of the 2008 directive on ambient air quality and Cleaner Air for Europe (CAFÉ)²⁹. Under the Environment Act 1995, Local Authorities have responsibility for the assessment and management of local air quality, designating Air Quality Management Areas and implementing action plans where there is a failure to meet the required standards. Local Authorities also regulate emissions to air from smaller industries (Part A2 and B under EPR).

Current State

Air quality in Wales has improved, with statutory emissions controls and a decreasing industrial base leading to a reduction in industrial emissions. However ambient air quality targets for nitrogen dioxide, particulate matter, nickel, and polycyclic aromatic hydrocarbons are still being breached in Wales. Although industry remains a significant source of pollutants other sources, generally smaller or more diffuse and subject to less or no regulation, have now become more prominent. The Air Pollution in the UK Compliance Assessment Summary 2017³⁰ summarises the state of the UK's Air Quality annually, and the compliance of each air

²⁴ <https://www.legislation.gov.uk/ukpga/1995/25/contents>

²⁵ <https://www.legislation.gov.uk/wsi/2010/1433/contents/made>

²⁶ <https://airquality.gov.wales/about-air-quality#:~:text=Air%20pollution%20results%20from%20the%20introduction%20of%20a,at%20any%20time%20since%20before%20the%20Industrial%20Revolution.>

²⁷ <https://www.legislation.gov.uk/uksi/2016/1154/contents/made>

²⁸ <https://ec.europa.eu/environment/industry/stationary/ied/legislation.htm>

²⁹ https://www.eea.europa.eu/ds_resolveuid/6fd9d15aebcd6e683fccbf3264b86170

³⁰ <https://uk-air.defra.gov.uk/library/annualreport/>

quality zone against EU Directives. For the South Wales zone, annual mean NO₂ levels were shown to be above the limit value for human health. Ozone was also shown to exceed the long-term objective limit value for human health. The results of the air quality assessment for 2021³¹ are summarised in Table 3.

Table 3. Results of Air Quality Assessment with South Wales, under a range of pollutants. LV = limit value, TV = target value, LTO = long-term objective, (s only) indicates the compliance or exceedance was determined by supplementary assessment only. Adapted from Air Pollution in the UK 2021 Compliance Assessment Summary.

Pollutant (including parameter)	Result
NO ₂ LV for health (1hr mean)	OK
NO ₂ LV for health (Annual mean)	>LV
PM ₁₀ LV (daily mean)	OK
PM ₁₀ LV (annual mean)	OK
PM _{2.5} Stage 1 limit value (annual mean, 1st Jan 2015)	OK
PM _{2.5} Stage 2 limit value (annual mean, 1st Jan 2020)	OK
O ₃ TV and LTO for health (8hr mean)	Met TV, > LTO
O ₃ TV and LTO for vegetation (AOT40)	OK
Arsenic TV	OK
Cadmium TV	OK
Nickle TV	> TV (s only)
Benzo[a]pyrene TV	> TV (s only)

Air Pollution in Carmarthenshire

The Council submits regular air quality reports to Welsh Government on Carmarthenshire's air quality. Further information on air quality reports can be downloaded from the Defra website. All Local Authorities in Wales update details about their monitoring locations and sampling results on the Welsh Air Quality Forum website³². The Council has identified that the key pollutant most relevant to Carmarthenshire is Nitrogen Dioxide (NO₂). The main source of NO₂ emissions in Carmarthenshire is road traffic. The Council has developed a monitoring network that follows some of our busiest roads and most congested streets. An interact map with current emissions data can be accessed through the National Atmospheric Emissions Inventory³³.

Llandeilo AQMA

An Air Quality Management Area (AQMA) was designated for part of Llandeilo in 2011³⁴. This is because standards for NO₂ in the area are being breached. Although NO₂ levels in the area are not sufficiently high to be causing immediate health effects, they are at levels that could result in health issues over the long term, especially for people who already suffer from respiratory conditions such as asthma and chronic obstructive pulmonary disease (Figure 2).

³¹

https://uk-air.defra.gov.uk/library/annualreport/assets/documents/annualreport/air_pollution_uk_2021_Compliance_Assessment_Summary_Issue1.pdf#:~:text=For%20the%20purposes%20of%20air%20quality%20monitoring%20and,met%20the%20limit%20value%20for%20annual%20mean%20NO

³² <https://airquality.gov.wales/>

³³ <https://naei.beis.gov.uk/emissionsapp/>

³⁴ https://uk-air.defra.gov.uk/aqma/details?aqma_ref=1479

The Council is working closely with colleagues at external agencies to help identify and implement solutions to improve air quality in the area.

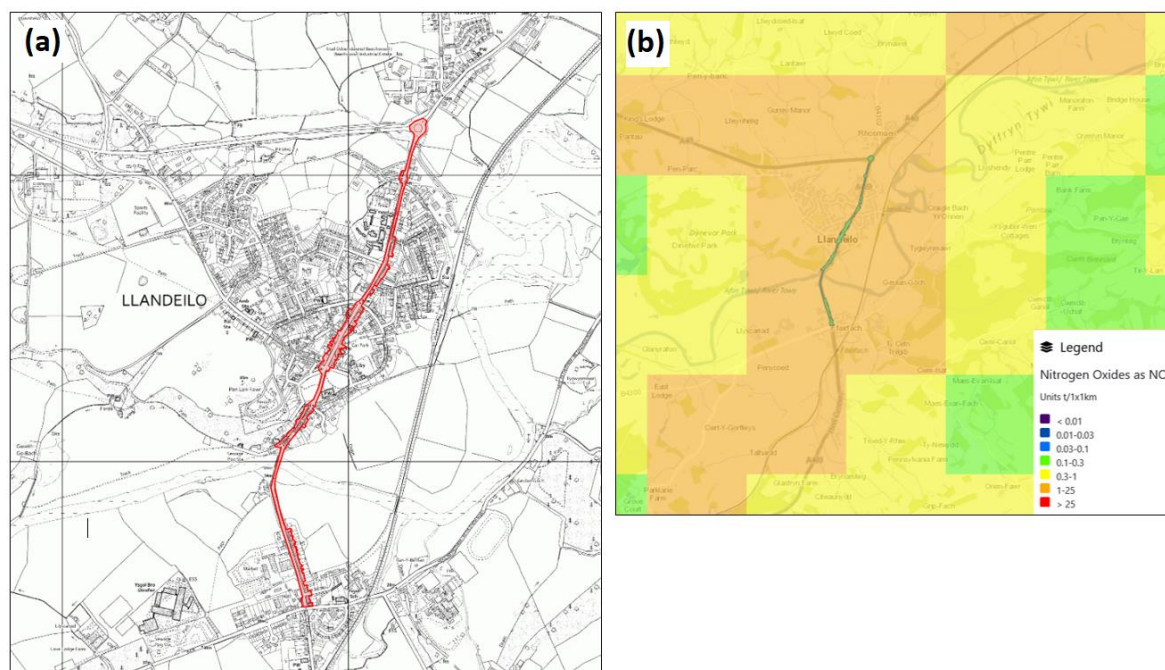


Figure 2. (a) Map of Llandeilo AQMA with (b) modelled NO2 levels. More recent maps can be accessed via UK National Atmospheric Emissions Inventory ³⁵. NB: The same source is used for the following related figures.

Carmarthen AQMA

An AQMA was designated for a specific area of Carmarthen in August 2016. The reason is due to emissions from road traffic sources. Levels of Nitrogen Dioxide (NO2), currently breach legal levels in localised hotspots within the AQMA, and the Council is working with partners within and outside of the Council to reduce these levels where it can. Although NO2 levels in the area are not sufficiently high to be causing immediate health effects, they are at levels that could result in health issues over the long term, for people who are exposed for sufficient periods of time and who already suffer from respiratory conditions, such as asthma, COPD (chronic obstructive pulmonary disease) etc (Figure 3). The Council is in the process of formulating an Action Plan, which will identify measures that could help improve Air Quality in the area.

³⁵ <https://naei.beis.gov.uk/emissionsapp/>

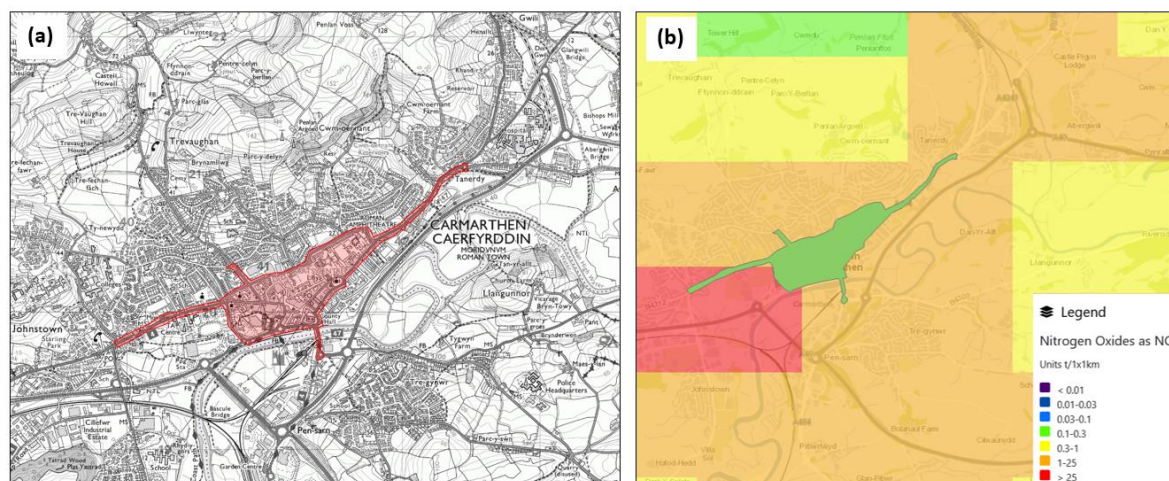


Figure 3. (a) Map of Carmarthen AQMA with (b) modelled NO2 levels.

Llanelli AQMA

An AQMA was designated for a specific area of Llanelli in August 2016. The reason is due to emissions from road traffic sources. Levels of Nitrogen Dioxide (NO2), currently breach legal levels in localised hotspots within the AQMA, and the Council is working with partners within and outside of the Council to reduce these levels where we can. Although NO2 levels in the area are not sufficiently high to be causing immediate health effects, they are at levels that could result in health issues over the long term, for people who are exposed for sufficient periods of time and who already suffer from respiratory conditions, such as asthma, COPD (chronic obstructive pulmonary disease) etc (Figure 4). The Council is currently in the process of formulating an Action Plan, which will identify measures that could help improve Air Quality in the area.

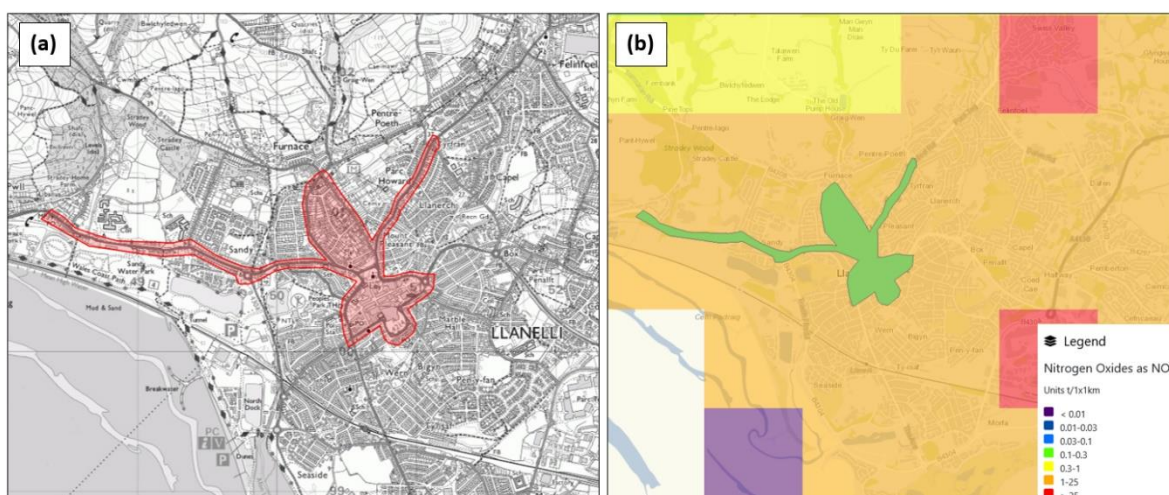


Figure 4. (a) Map of Llanelli AQMA with (b) modelled NO2 levels.

Predicted Effect Without Implementation of the Plan

Whilst all new developments would have to comply with legislation that regulates air pollution, development would take place in a piecemeal manner, without a coordinated approach or consideration of cumulative effects on air quality. This would possibly exacerbate the impact which bad air quality has on human and environmental health.

4- Climatic Factors

The Carmarthenshire Net Zero Strategy ³⁶, the current Plan, and the Well Being Assessment for Carmarthenshire all recognise the vulnerabilities (and opportunities) that face the County in relation to climate change.

Climate Change

The Paris Agreement commits the international community to reduce greenhouse gas emissions to avoid some of the most severe impacts of climate change. The risks and opportunities from climate change will vary across the UK because of geography and the policy frameworks that exist in the different countries. ³⁷ ³⁸ The National Strategy for Flood and Coastal Erosion Risk Management in Wales (National Strategy) ³⁹, published by the Welsh Government in November 2021, states that 245,000 properties in Wales are at risk of flooding. In addition, the Climate Change Risk Assessment (CCRA) for Wales, published by the Welsh Government in January 2012 ⁴⁰, indicates that approximately 23% of the 1,500km long Welsh coastline is eroding. Rising sea levels are anticipated to impact Carmarthenshire's already-at risk- from tidal and rising river level flooding, but additional properties along the county's coastal and river communities⁴¹. Conversely potential impacts such as a rise in grassland productivity and extended tourist seasons are also likely to impact Carmarthenshire. It is important to harness the positive and mitigate the negative consequences all these issues for the economic, environmental, cultural, and social well-being of individuals and communities affected.

A horizon scanning approach allows for such scenarios to be explored in spatial terms. For example, settlements and commercial interests along the Carmarthenshire coastline may be increasingly susceptible to flooding from the sea. In addition, increased flooding within river valleys is likely to put increased numbers of properties and transportation infrastructure under threat from both out-of-bank flows and surface water run-off. Climate change may also create a shift in agricultural activity/productivity and vulnerable members of the community may be at increased risk from the increased likelihood of extremes of temperature.

The total carbon footprint of Wales in 2015 was estimated at just over 34 million tonnes of carbon dioxide equivalent (t CO_{2e}), equating to 11.11 tCO_{2e} per capita ⁴². This would make the Carmarthenshire residents' carbon footprint is 11.36 tCO_{2e}, which is above the Welsh average (in the same period). More recently, Local Authority Carbon Dioxide Emissions 2019 ⁴³ states that *"Wales' CO2 per capita emissions are higher compared to other regions due to having the highest CO2 per capita emissions from the Industrial sector (3.5 tCO2 per person), reflecting its higher level of industrial installations"*. This means that Wales had the largest CO2 per capita emissions in 2019 compared to any other area within the UK.

³⁶ <https://www.carmarthenshire.gov.wales/media/1226871/net-carbon-zero-action-plan.pdf?v=202110291522330000>

³⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69487/pb13698-climate-risk-assessment.pdf

³⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/584281/uk-climate-change-risk-assess-2017.pdf

³⁹ <https://gov.wales/sites/default/files/publications/2021-03/the-national-strategy-for-flood-and-coastal-erosion-risk-management-in-wales.pdf>

⁴⁰ <https://gov.wales/sites/default/files/publications/2019-04/a-climate-change-risk-assessment-for-wales.pdf>

⁴¹ https://www.carmarthenshire.gov.wales/media/3506/flood_strategy.pdf

⁴² <https://gov.wales/sites/default/files/publications/2019-04/ecological-and-carbon-footprint-of-wales-report.pdf>

⁴³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996055/2019-local-authority-co2-emissions-stats-1-page-summary.pdf

In 2016, 941 megawatts of domestic electricity and gas were consumed within Carmarthenshire. However, this represented a decrease by 4.9% since 2012. In addition, in 2015, total CO₂ emissions in Carmarthenshire were 1212.7 kilotonnes. This represents an 8.3% since 2011. Most recent figures (2016) show that total CO₂ emissions for Carmarthenshire were 1,162 kilotonnes. Total CO₂ emissions per head in Carmarthenshire are estimated at 6.6 tonnes. This figure has also decreased by 8.3% since 2011. Carmarthenshire has three large industrial installations which currently collectively emit approximately 57 kilotonnes of CO₂ per annum. However, this is comparatively low compared to vehicular use of A roads and the electricity use of the industry and commercial sector, which emits 260 kilotonnes and 160 kilotonnes respectively (Figure 5).

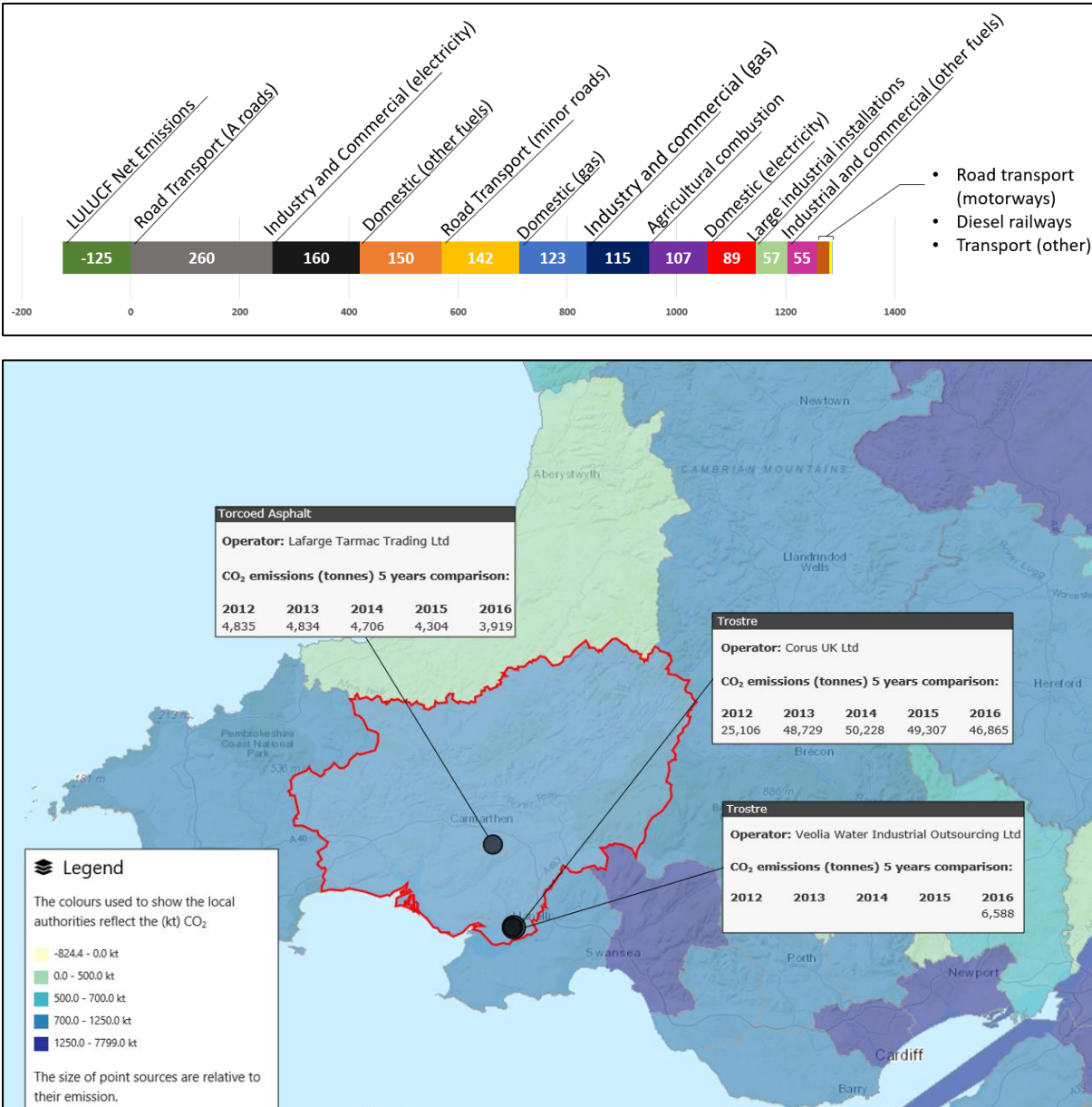


Figure 5. Total carbon emissions for 2016 by sector (top) and local authority (bottom). Points show large industrial installations and details of their carbon emissions from 2012-2016.

However, more recent data (2019) shows that the overall carbon emissions for the County has declined year-on-year ⁴⁴.

The CCRA for Wales presents the findings of an assessment of climate change risks, and identifies the potentially most significant threats for Wales from climate change appear to be:

- Changes in soil conditions, biodiversity, and landscape because of warmer, drier summers.
- Reductions in river flows and water availability during the summer, affecting water supplies and the natural environment;
- Increases in flooding both on the coast and inland, affecting people, property, and infrastructure;
- Changes in coastal evolution including erosion and coastal squeeze, affecting beaches, intertidal areas, and other coastal features;
- Changes in species including a decline in native species, changes in migration patterns and increases in invasive species;
- Increases in the risk of pests and diseases affecting agriculture and forestry. The risk to livestock is a particular concern.

The potentially most significant opportunities identified for Wales from climate change appear to be:

- Increases in grass yields, allowing a potential increase in livestock production; and
- Increases in tourist numbers and a longer tourist season.

As a largely rural county, Carmarthenshire may be disproportionately affected by both positive and negative impacts of climate change as explored in the Climate Change Risk Assessment for Wales. By 2050, winter rainfall is predicted to increase by 14 per cent and summer rainfall to decrease by 16 per cent which may increase the likelihood of flooding in the county, particularly in inland rural areas already subject to flooding because of surface run off water. Even modest flooding events can significantly impact on the physical and mental wellbeing of the individuals affected for many years after the actual flooding event and the worst effects of Flooding are often felt by the more vulnerable in society. Additionally, The Climate Change (Interim Emissions Targets) (Wales) (Amendment) Regulations 2021 ⁴⁵ aims to address this, and the consideration of the impact on well-being of more ambitious climate targets are outlined with the Climate Change (Wales) Regulations 2021 integrated impact assessment ⁴⁶.

Renewable Energy

Under European Union targets¹, the UK has a legally binding target to generate 15% of its energy from renewable sources by 2020. The UK Renewable Energy Strategy² sets out the UK Government's vision to ensure that this target is met. The Welsh Government is committed to playing its part by delivering an energy programme which contributes to reducing carbon emissions as part of its approach to tackling climate change³. Current government policy and guidance is centred on reducing CO2 emissions to slow down climate change and producing electricity from renewable sources. The planning system has an important role to play in

⁴⁴ <https://naei.beis.gov.uk/laco2app/>

⁴⁵ <https://www.legislation.gov.uk/wsi/2021/338/made>

⁴⁶ <https://gov.wales/climate-change-wales-regulations-2021-integrated-impact-assessment-html>

supporting, encouraging and facilitating renewable energy schemes. The Welsh Government's targets for renewable energy were set out in TAN8: Renewable Energy 2005. TAN8 provides advice on areas including onshore renewable energy technologies, design and energy and describes how renewable energy should be accounted for as part of development plans, development management and monitoring processes. Seven Strategic Search Areas (SSAs) were identified as being suitable for large scale (over 25MW) onshore renewable wind energy (Figure 6).

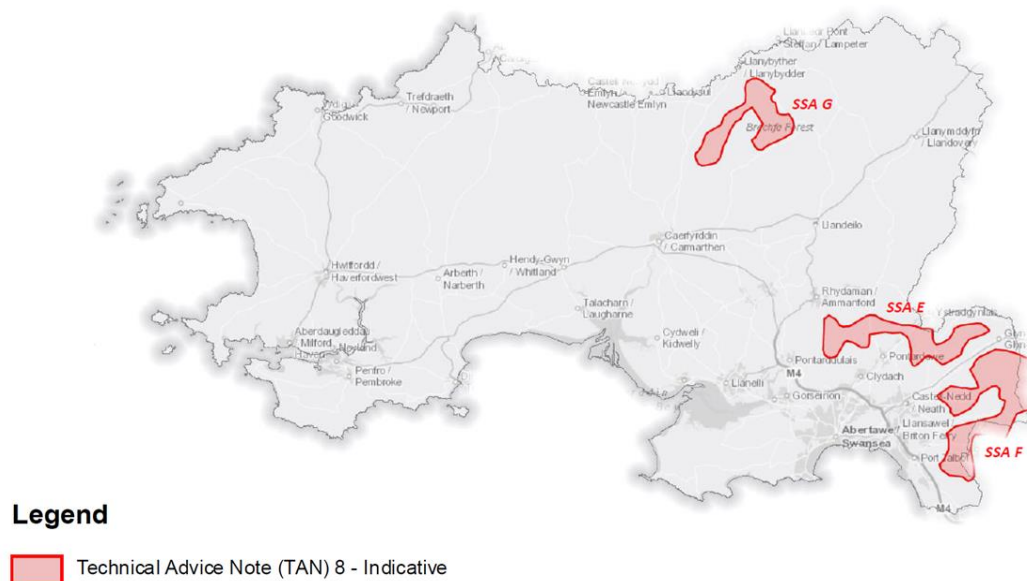


Figure 6. Strategic Search Areas in the South West Area as identified in TAN 8: Renewable Energy ⁴⁷.

SSA G: Brechfa Forest lies within Carmarthenshire and has been identified for large-scale wind power. Within SSA:G, Brechfa Forest West Wind Farm (BFWWF) is fully operational, with 28 turbines generating 57.4MW. In addition, Brechfa Forest East Wind Farm (BFEWF) gained planning consent in 2013, consisting of 12 turbines (3 turbines on 3rd party land) with the potential to generate 24-36MW. NRW is currently working on the best way forward for realising this development. Alltwalis Wind Farm is also operating within the SSA, having an installed generating capacity of 23MW from 10 turbines. As well as Brechfa, the County also has a small part of the Pontardawe Strategic Search Area (SSA E) within its area. Mynydd y Betws windfarm currently operates within the SSE: E, generating 34MW from 15 turbines.

Ecological Footprint

Put simply, an ecological footprint can be defined as a measurement of sustainability. The ecological footprint is essentially an accounting system that recognises the impact of every good and service purchased by considering all the energy and resources used to make the product. The added value of measurement is the emphasis placed on exploring where reductions can be made through policies which influence consumption patterns and

47

<https://lle.gov.wales/catalogue/item/TechnicalAdviceNote8PlanningForRenewableEnergyStrategicSearchAreas/?lang=en>

behaviour. Figure 7 depicts the ecological footprint of Wales by theme ⁴⁸. It can be clearly noted that Housing (20 per cent), Food (28 per cent) and Transport (11 per cent) take up a sizable proportion of the overall figure. These are all issues that a land use planning (alongside sustainable land management practices) can contribute towards addressing. The ecological footprint per person for Wales according to 2015 figures was 3.28 global hectares which is approximately 1.2 to 1.8 times the global average ⁴⁹.

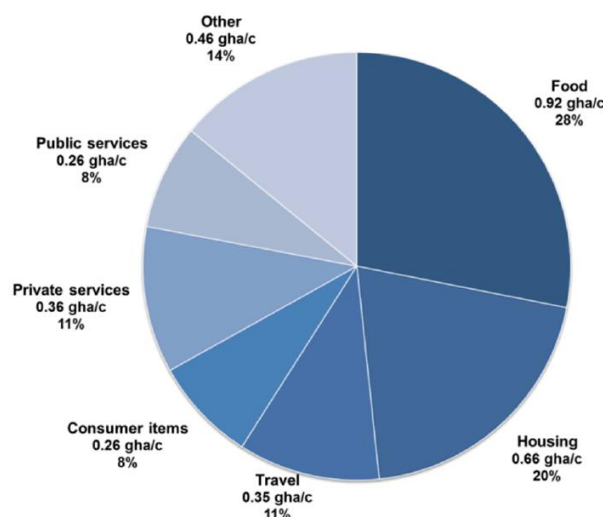


Figure 7. Ecological footprint of Wales by consumption theme.

Carmarthenshire's ecological footprint is estimated at 3.36 global hectares per person, which is above the Welsh average (Figure 8). This variation at a local level is influenced by several factors including income, demographics, patterns of household expenditure and the energy performance of housing stock.

⁴⁸ <https://gweddill.gov.wales/docs/desh/publications/150724-ecological-footprint-of-wales-report-en.pdf>

⁴⁹ Global average figure of 2.7 gha/c in 2007 published by the Global Footprint Network (GFN). Note that the GFN methodology is different to the one we have used, so the results cannot be directly compared. GFN's figure for the UK in 2007 is 4.9 gha/c.

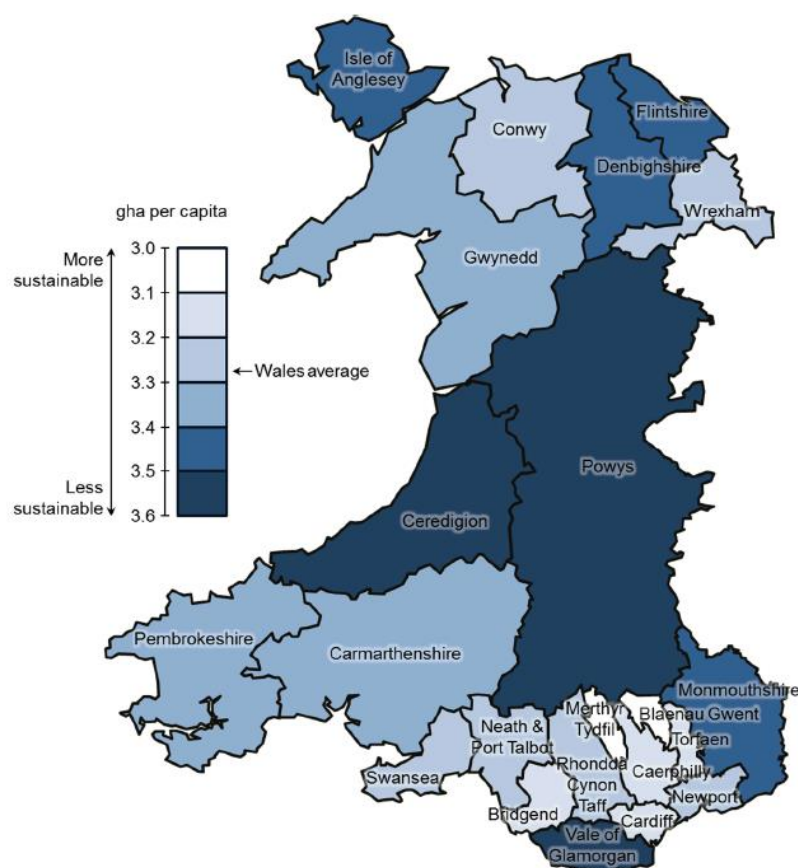


Figure 8. Ecological footprint of Wales by region.

Predicted Effect Without Implementation of the Plan

With no Plan in place, development would be piecemeal and uncoordinated. Strategic planning in the form of the LDP allows resilience to be built into developments in terms of the materials, design, and siting (e.g., in relation to flood risk) to reduce the risks from the effects of climate change. Furthermore, measures which can help reduce the risks of climate change, such as promotion of renewable energy and sustainable use of resources can be co-ordinated.

5- Water

Water Framework Directive (WFD)

The WFD (2000/60/EC) ⁵⁰ establishes a framework for the protection of surface waters (rivers, lakes, estuaries, and coastal waters) and groundwaters. Its purpose is to prevent deterioration and improve the status of aquatic ecosystems, promote sustainable water use, reduce pollution of groundwater, and contribute to mitigating the effects of floods and droughts. It requires the water quality/quantity of our rivers, lakes, groundwater, estuaries, and coastline is assessed using ecological (fish, invertebrates, plants etc.) and chemical (nutrients, pesticides, etc.) monitoring. Waterbodies are assigned a status of health and those that are classified as 'Bad', 'Poor' or 'Moderate' are failing the EU WFD standards, and these waterbodies will need to improve to at least 'Good' ecological status by 2027.

Overall water quality in the County has been improving with most rivers reaching moderate to good ecological status under the water framework directive. Many of the waterbodies within the wider Tywi catchment, in the east of the county are moderate quality due to a legacy of historic metal mining. This often coincides with areas of extensive conifer plantations in the steeper slopes of the upland, many of these are also designated acid sensitive catchments due to their low natural buffering capacity. More intensive agriculture in the valley bottoms have often compromised gains in water quality. This is especially true in catchments dominated by intensive dairy production. In addition to their regulatory role NRW locally is actively working with stakeholders to improve ecological and water quality across all water bodies including the Carmarthen Bay and estuaries. Our EU designated bathing waters are monitored from May to September for contamination from faecal indicator organisms. Bathing waters are classified annually according to the quality of the water (Excellent, Good, Sufficient, Poor). At the end of the 2015 season the beaches were classified and all designated bathing waters in Wales met the sufficient standard or above. As of 2018, Carmarthenshire is home to one Blue Flag beach in Cefn Sidan Beach ⁵¹.

Figures 9 to 13 have been extracted from the Local Evidence Pack: Carmarthenshire 4/10/2013 as produced by NRW and provide further information in relation to WFD Classifications for the County. Further reference should be had to the content of the Pack in relation to Water Quality considerations. Updated maps have also been provided displaying the results from Cycle 2 of the WFD monitoring (2015) and further updates containing the finding of Cycle 3 can be found on Watch Water Wales ⁵².

⁵⁰ <https://water.europa.eu/freshwater/europe-freshwater/water-framework-directive>

⁵¹ <https://www.pembreycountrypark.wales/plan-your-visit/cefn-sidan-beach/>

⁵² <https://waterwatchwales.naturalresourceswales.gov.uk/>

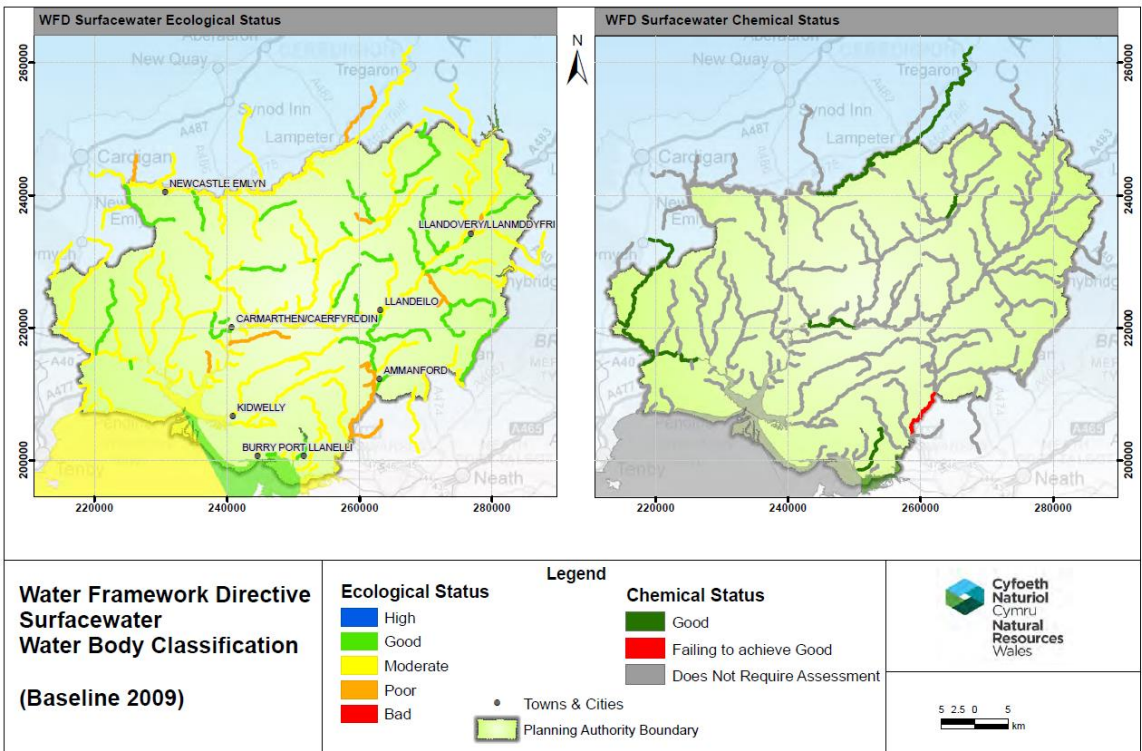


Figure 9. WFD Surface water (River, transitional and coastal) Water Body Classification Cycle 1 (Baseline 2009)

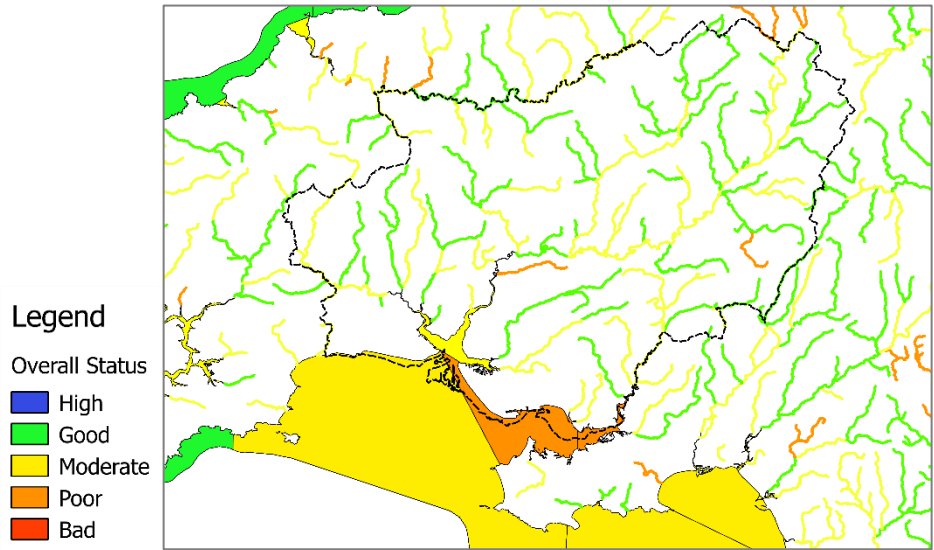


Figure 10. WFD Surface water (River, transitional and coastal) Water Body Classification Cycle 2 (2014 – 2019)

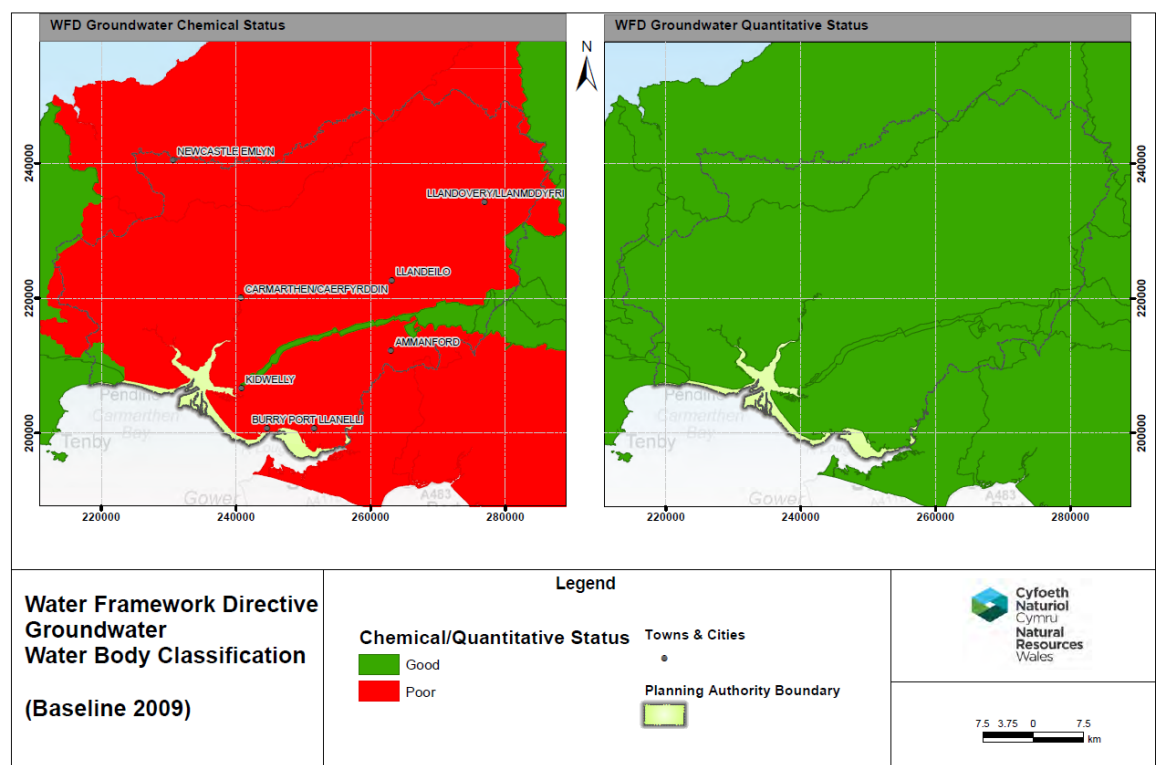


Figure 11. WFD Groundwater Classification Cycle 1 (baseline 2009)

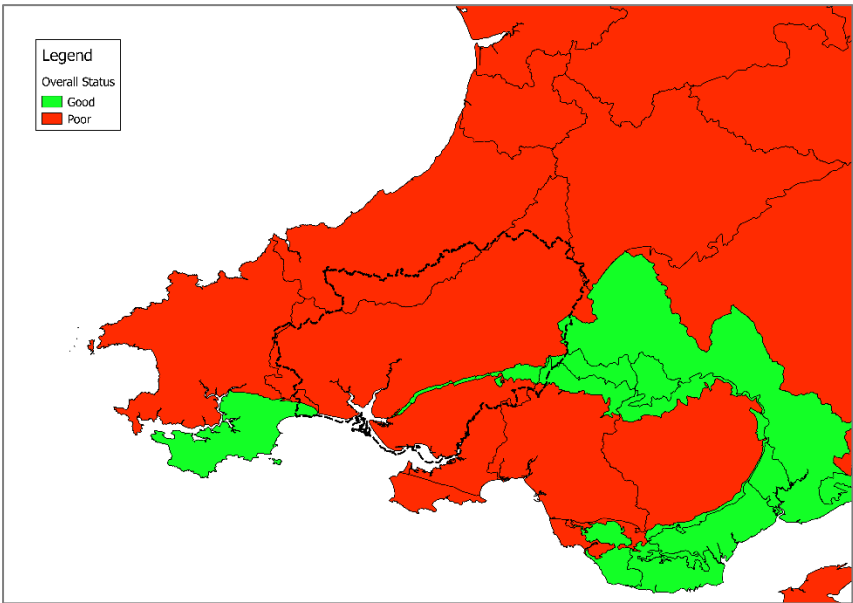


Figure 12. WFD Groundwater Classification Cycle 2 (2014 – 2019)

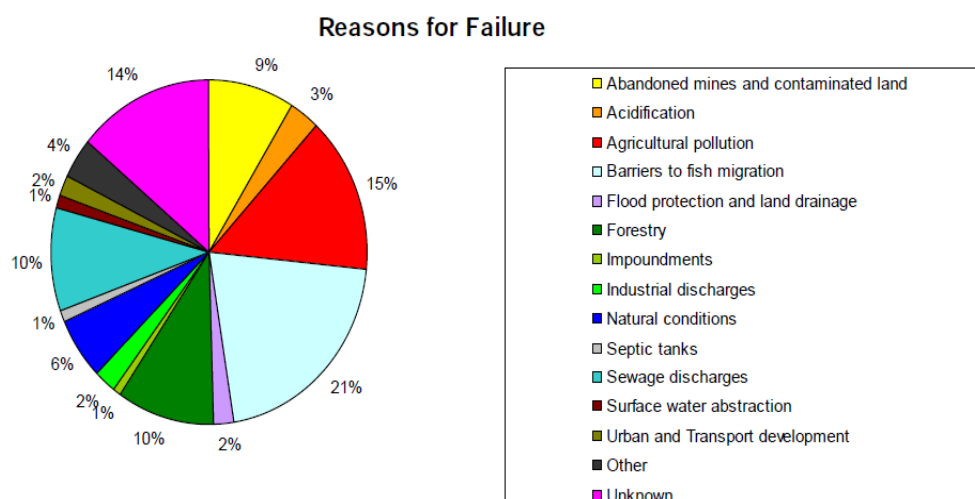


Figure 13. Reasons for Failure for Water Bodies in Carmarthenshire 2009

Water Supply

The Dwr Cymru Welsh Water Resources Management Plan (2019)⁵³ considers what needs to be done to ensure a sustainable and affordable balance between the amount of water we take from the environment and the amount of water we need for our daily lives. It is vitally important for a water company to understand its capability to supply water and the demand for water from customers and business within its supply area. The comparison is termed the Supply Demand Balance (SDB). The Tywi Conjunctive Use System is the largest Water Resource Zone (WRZ) in South West Wales, extending in the east from the Vale of Glamorgan to west of Carmarthen and stretching northwards past Llanwytrd Wells. In relation to Carmarthenshire, the Tywi Gower zone is shown to be in surplus but future forecasts predict otherwise (Figure 14).

⁵³ <https://www.dwrcymru.com/en/our-services/water/water-resources/final-water-resources-management-plan-2019>

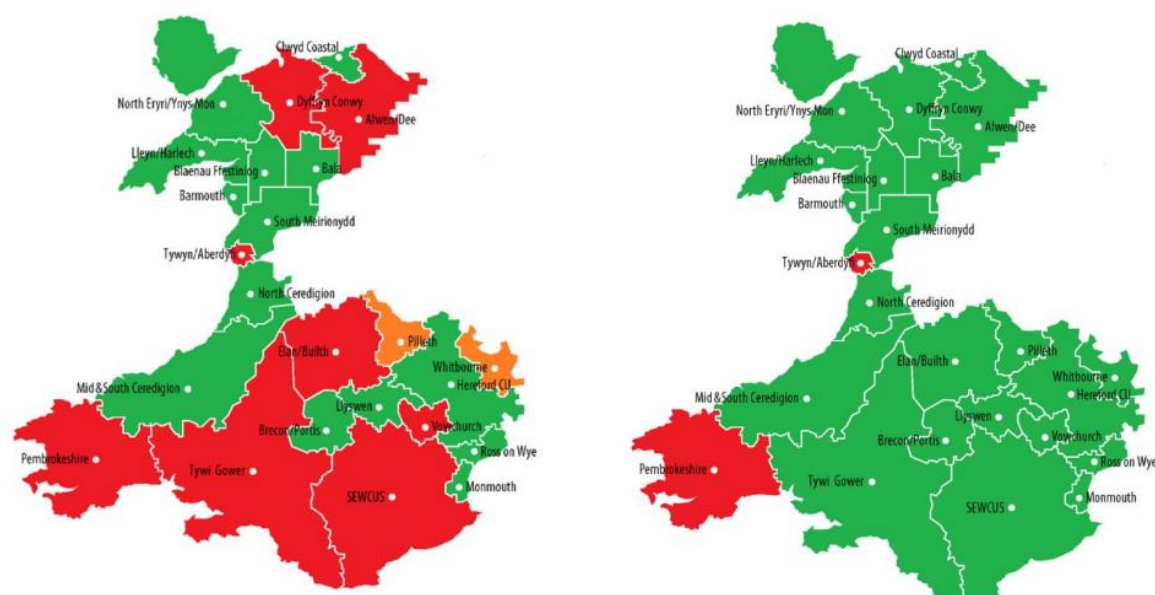


Figure 14. Forecast deficit zones in 2050 with upper quartile population growth projections for the Draft and Final Plans. Red indicates deficit, Green indicates surplus.

Flood Risk

Flood risk within Carmarthenshire affects a range of settlements and parts of the County through both fluvial and tidal inundation. Llanelli is the community with the highest flood risk in the Carmarthen Bay and Gower flood risk management catchment and is one of the top 50 highest risk communities in Wales. The community covers a large geographic area and is densely populated. The primary risk is from the watercourses that intersect the town. The rivers Dafen, Lliedi and Dulais all pose flood risk, these watercourses have been significantly altered as the town has developed. Flood walls and embankments help to mitigate the risk of flooding in some places. The river Taf is predominantly a rural catchment, the main areas of flood risk are in Whitland and St Clears, these communities have a long history of flooding. Flood alleviation schemes in the towns have afforded some protection though flood risk remains. In the vast river Towy catchment, many of the dispersed communities have some risk of flooding and the communities of Llandovery and Llandeilo are noted as having the highest flood risk. Figure 15 shows the different flood risk if there were no flood defences. These are: Flood Zone 3 – High probability of flooding. Land assessed as having a greater than 1% probability of flooding (or from the sea of greater than 0.5%) in any year. Flood zone 2 – Medium probability of flooding – 1% - 0.1%. Or annual probability of sea flooding (0.5% - 0.1%) in any year.

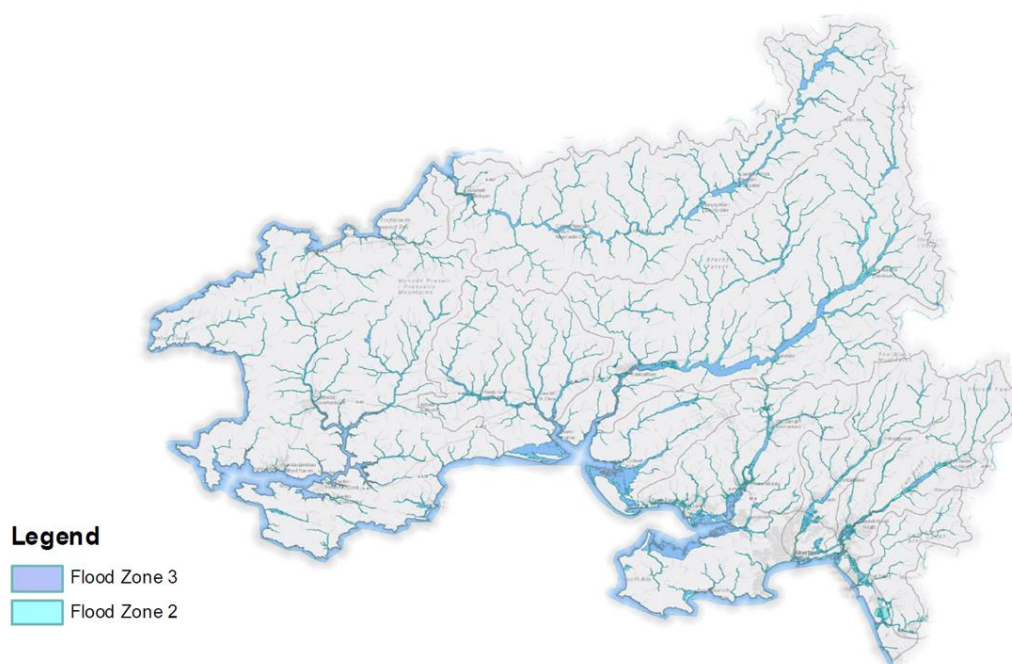


Figure 15. Flood risk zones 2 and 3 for the South West Area.

More recent Flood Risk Assessment Wales Maps can be found on NRW's website ⁵⁴. The Development Advice Map and associated planning policy *TAN15: Development and Flood Risk* is the current framework for assessing flood risk to and from new development ⁵⁵.

Drainage Infrastructure

Dŵr Cymru Welsh Water (DCWW) has a duty under Section 94 of the Water Industry Act 1991 to accept wastewater from new development when connection to the mains sewer system is viable. To this end, if additional capacity is required in the existing systems, they are legally obliged to provide it through their normal funding mechanisms. There are well documented issues with the sewerage infrastructure draining into the Carmarthen Bay and Estuaries European Marine Site (CBEEMS) in the Burry Inlet. This area is one of the most heavily designated waterbodies in Wales and must achieve the requirements set by European Directives including the European Habitats Water Framework (WFD) and Shellfish Directives (SD). The CBEEMS is currently failing to achieve the required standards under both the WFD and SD, while the sewerage system has not met the standards required under the Urban Waste Water Treatment Directive (UWWTD). There is a potential issue under the HRA if it is assumed that either DCWW can simply accept any associated increases in wastewater irrespective of limitations in capacity, or that such capacity issues can simply be resolved by NRW consenting options which avoid adverse effects on European sites.

There are issues with the capacity of the drainage infrastructure network throughout the County and measures may be required to ensure that there is sufficient capacity within the waste water infrastructure network. This is particularly important for the Llanelli Coastal area, to reduce the number of combined sewer overflow discharges taking place into the CBEEMS. The responsibility for the sewerage infrastructure in the County rests with DCWW as the statutory sewage undertakers and will need to be addressed in DCWW's long term Asset Management Plans (AMP). The AMP5 Improvement Scheme ran from April 2010 to March

⁵⁴

https://cdr.eionet.europa.eu/gb/eu/floods2019/fhrm_2020/documents/uk10/envxo2jog/NRW_Flood_Hazard_and_Risk_Mapping_2019.pdf

⁵⁵

<https://naturalresourceswales.gov.uk/flooding/flood-map-for-planning-development-advice-map/?lang=en>

2015, the current AMP, AMP 6, runs from April 2015 to March 2020 and AMP7 will run from April 2020 to March 2025. If developers wish to accelerate the process of achieving necessary reinforcement works mechanisms are in place to allow for this. Because of the previous issues with the Llanelli WWTW, the Council has since 2009 taken a precautionary approach to processing planning applications for new development in the catchment of the Llanelli WWTW, entering into joint agency agreement or Memorandums of Understanding (MOU) with Swansea Council, DCWW, and NRW, regarding a common approach to ensuring water quality in the CBEEMS. The agreed approach centres on removing surface water from the waste water treatment infrastructure and thereby increasing the capacity for the treatment of foul water (e.g., via planning conditions on new development seeking Sustainable Urban Drainage Systems (SuDS) and achievement of a betterment/ enhancement factor). The Council has also part funded an improvement scheme at Llanant WWTW, which has facilitated the removal of sufficient phosphorous. The joint agency agreement (MoU) remains referenced in the Plan as it represents a commitment to joint working, which is necessary for the adequate provision of drainage infrastructure. The MoU will need to be updated to reflect changes in circumstances since the original MoU was agreed.

Phosphates

In 2021, NRW published an evidence package outlining phosphate levels for all river Special Areas of Conservation (SACs) across Wales⁵⁶. Of the nine rivers SACs in Wales, those catchments which are in Carmarthenshire include the Cleddau, Teifi, and Tywi (and a very small section of catchment area supports the Wye) (Figure 16). 60 per cent of river sections on the Cleddau were failed their targets and the lower Teifi also failed to reach the standards. The Tywi passed.

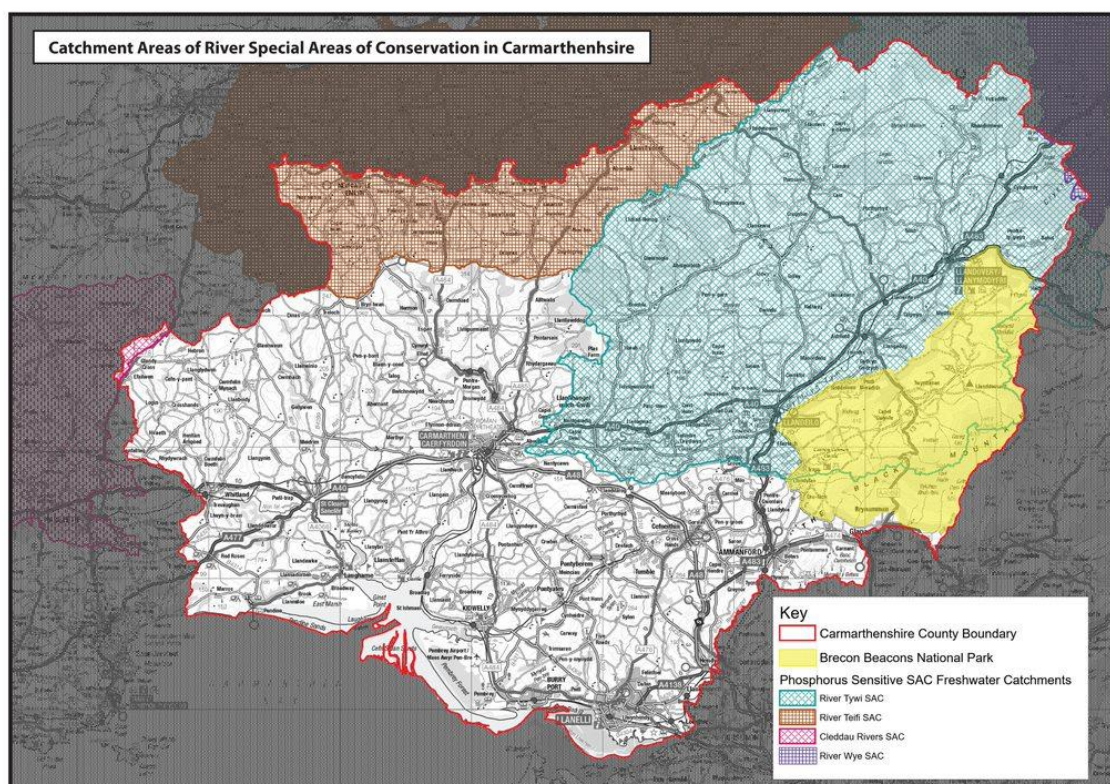


Figure 16. Catchment Areas of River SACs within Carmarthenshire (2021).

⁵⁶

<https://naturalresourceswales.gov.uk/evidence-and-data/research-and-reports/water-reports/compliance-assessment-of-welsh-river-sacs-against-phosphorus-targets/?lang=en>

Special advice was given by NRW to planning authorities on planning applications affecting phosphorus sensitive river SACs ⁵⁷. Because of this issue, Carmarthenshire County Council have commissioned multiple reports on the subject which will feature greatly within the Plan's evidence base.

Predicted Effect Without Implementation of the Plan

If the LDP was not in place, the WFD would still have to be adhered to. However, without the Plan, development would be ad-hoc piecemeal and it would be difficult to coordinate, monitor and provide the necessary supporting infrastructure. The cumulative effects of development may not be assessed, and the utility providers may find it hard to plan for growth and expansion in their networks without a 15-year LDP to inform them where future development is proposed. This may result in delays in bringing development forward and negative impacts on water quality and our natural landscape and designated sites. The preferred growth and spatial strategy will need to be decided in alignment with the potential impacts placed on water quality and biodiversity (this may include plans for appropriate mitigation).

⁵⁷ <https://naturalresourceswales.gov.uk/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/advice-to-planning-authorities-for-planning-applications-affecting-phosphorus-sensitive-river-special-areas-of-conservation/?lang=en>

6- Material Assets

Highways and Transportation

Carmarthenshire is located on the A40, A477 and A48 trunk roads with connections to the west providing links to the Irish ferry ports, which with the M4 forms part of the Trans-European Network. The 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. The principal highway network within the Plan area includes the A48 trunk road leading to and from the M4 motorway and its connections through South East Wales and beyond. The A40 and A483 trunk roads offer links through the County to Mid and North Wales as well as to the Midlands and the North of England. Further access to the north of the County and beyond into Central and North Wales is provided via the A484 and the A485. The County is also served by several A-roads as well as numerous B-classified roads each representing important components of the highway network (Figure 17).

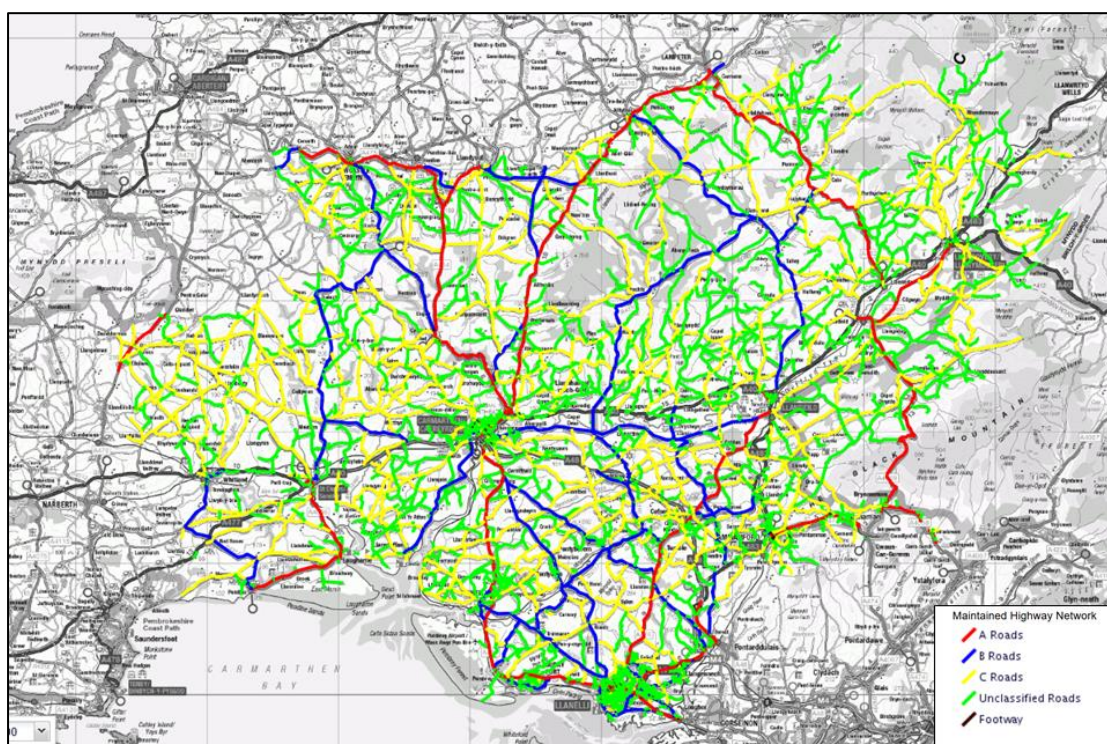


Figure 17. Carmarthenshire Road Network.

Table 4 illustrates the length (km) of the road network in Carmarthenshire, which represents some 44% of the regional network and illustrates the amount of the County accessed by B and lower classification roads. This reflects the rural extent of the County and emphasises the challenges to delivering a sustainable integrated strategy for the area (especially in terms of green transport and provision of services).

Table 4. Carmarthenshire Road Network. Source: Adopted Carmarthenshire Local Development Plan ⁵⁸.

⁵⁸ http://www.cartogold.co.uk/CarmarthenshireLDP/english/text/00_Content.htm

Classification	Road Length (km)
M4	5
Class A (Trunk)	147
Class A (County)	247
Class B and C	1,579
Minor Surfaced	1,496
Total	3,474

In relation to car availability within Carmarthenshire as of 27th March 2011, only 18.8 per cent of households within the County did not have access to a car or van whilst 43.5 per cent, 27.6 per cent and 10.2 per cent had access to one, two or three (or more) cars or vans respectively⁵⁹. In terms of traffic volumes, the County in recent years has seen a year-on-year increase since 2012 until 2019 (2.21), although levels in 2020 have dropped to 1.68⁶⁰. Some 38 per cent of this volume utilises the County's Trunk Road Network, with 34 per cent of the volume through 'minor' classified roads, reflecting the rural nature of large parts of the County⁶¹.

Waste

Carmarthenshire falls within the South West Wales regional area for waste management. Industrial & commercial waste makes up the most significant proportion of the total controlled waste stream within the region – 252,000 tonnes of residual (non-recycled) waste produced in 2012. Controlled waste includes municipal solid waste, commercial and industrial waste, construction, and demolition waste, hazardous waste, and the controlled fraction of agricultural waste. 135,000 tonnes of residual construction and demolition waste was produced in 2012. More up to date data is available for municipal solid waste, of which 161,000 tonnes of residual waste was produced in the 2016/17 period. In terms of hazardous waste, the rates produced have generally remained at a similar level in recent years. Whilst Wales does not have any hazardous waste landfill sites, the country is well served by other types of facilities that deal with such waste. There is no recent data available for agricultural waste. More recent data on waste management can be accessed from StatsWales⁶².

The proportion of municipal waste recycled or composted in Carmarthenshire for 2016/17 was 66.2 per cent⁶³. In 2020/21 it was 66.3 per cent which is above the national average of 65.4 per cent. The reliance upon landfill for residual waste has been steadily decreasing over recent years from 30,022 tonnes in 2012/13 to 3,960 tonnes in 2016/17. However, in the most recent surveys, this has increased slightly to 17,523 tonnes, largely due to changes in the recycling market (Figure 20). This general trend towards increasing recycling rates and decreasing waste to landfill is an encouraging sign and is in accordance with national targets as set out in the national waste strategy *Towards Zero Waste*⁶⁴.

According to NRW (2012), the SW Wales region has the highest preparation for re-use, recycling & composting rates for industrial & commercial waste (67%). However, landfill was found to be the second highest method of waste management (21%). For commercial & industrial waste, landfill was the predominant waste management method in SW Wales (57%)

⁵⁹ <http://wales.gov.uk/statistics-and-research/people-vehicle-licensing-ownership/?lang=en>

⁶⁰ <https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Traffic/volumeofroadtraffic-by-localauthority-year>

⁶¹ <https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Traffic/volumeofroadtraffic-by-localauthority-roadclassification>

⁶² <https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Waste-Management/Local-Authority-Municipal-Waste/annualwastegenerated-by-source-year>

⁶³ <https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Waste-Management>

⁶⁴ <https://gov.wales/sites/default/files/publications/2019-05/towards-zero-waste-our-waste-strategy.pdf#:~:text=Towards%20Zero%20Waste%20is%20the%20new%20overarching%20waste,efficiency%20and%20waste%20management%20between%20now%20and%202050>

with recycling being second (31%). Due to the decreasing amounts of waste going to landfill, the remaining void space for the region lies above the threshold set out in TAN21 (7 years). However, parts of the SW Wales region are reliant on utilising areas outside the region to cater for residual waste (including contracts with facilities abroad). There is a noticeable lack of alternative facilities to deal with residual waste within the region and this is an issue that will need to be monitored closely over the coming years.

Predicted Effect Without Implementation of the LDP

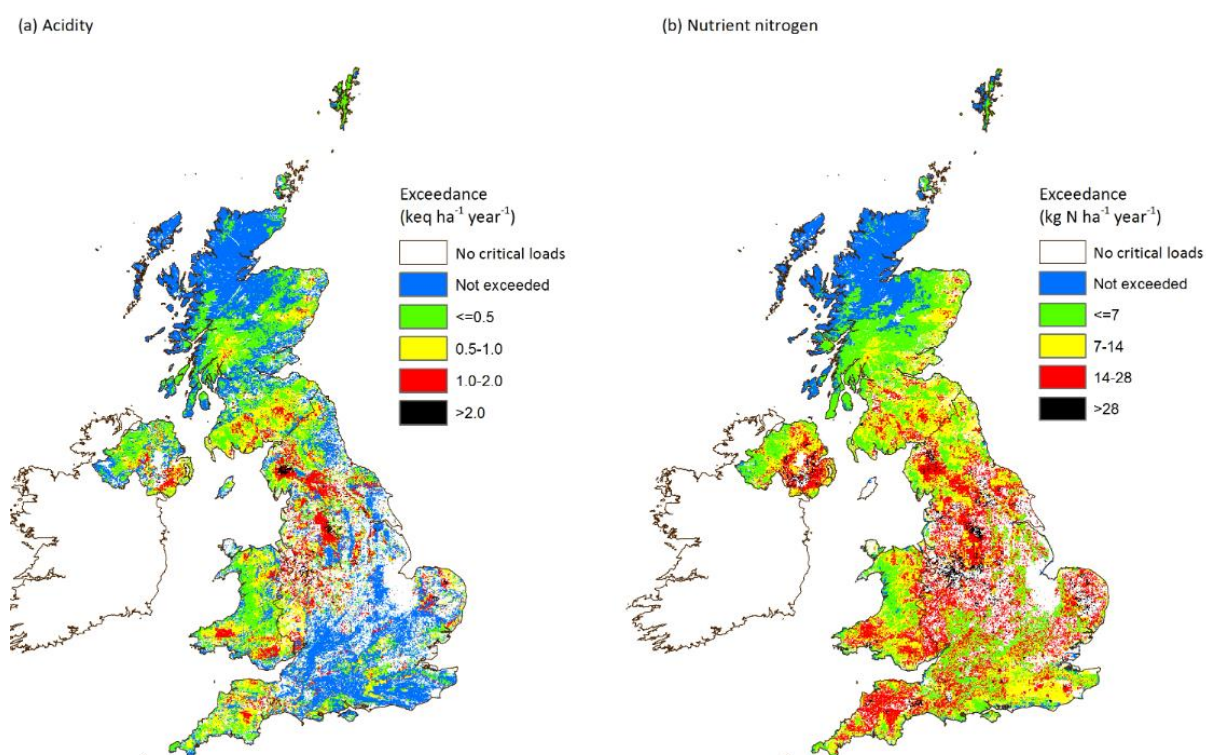
If the LDP was not in place, National Policy and Legislation will require that proposed developments push waste up the hierarchy and regional collaboration between authorities. However, identification of a residual waste facility when required would be difficult with a development plan in place. Additionally, If development were to take place without a coordinated approach, alteration of traffic and road use could have cumulative effects on the environment and resident.

7- Soils

Soil Quality

Soils are an important carbon sink and, therefore, soil conservation can contribute to buffering the predicted effects of climate change. In Wales, there is a high incidence of sensitive habitats exceeding critical loads with respect to acidification (acid deposition) and eutrophication (nutrient enrichment). Critical values represent levels above which pollutants are considered to cause significant harm with respect to acidification and eutrophication (National Assembly for Wales 2007b). It should be noted that the trends identified for acidification rates of sensitive habitats is likely to be associated with the fact that soils in upland areas have a poor neutralising capacity and are therefore more vulnerable to the effects of acidification.

In Wales, the area of habitats with exceedance of critical loads for eutrophication has decreased by less than 10% (98% to 90.3%) between 1995 and 2013, but the magnitude of the average exceedance has declined by 44%, from 15.8 kg N ha⁻¹ year⁻¹ in 1995 to 8.9 kg N ha⁻¹ year⁻¹ in 2013⁶⁴. In Wales, the percentage area of habitats with exceedance of acidity critical loads (see NO_x) has decreased from 90% in 1995 to 74% in 2013. Over the same period, the magnitude of the average acidity exceedance has reduced by 65% (from 1.36 keq ha⁻¹ year⁻¹ to 0.45 keq ha⁻¹ year⁻¹).⁶⁵ Data on critical loadings of nutrient loads by nitrogen deposition indicate that the degree of breaching of critical loads in soils is predicted to reduce, however that critical loadings will still be breached in parts of Carmarthenshire in 2015⁶⁶. Similarly, critical loadings by acid deposition in soils are predicted to decrease by 2010, though areas will remain where critical loads are still exceeded (Figure 18).



⁶⁵ <https://naturalresources.wales/evidence-and-data/research-and-reports/the-state-of-natural-resources-report-assessment-of-the-sustainable-management-of-natural-resources/?lang=en>

⁶⁶ <http://www.cldm.ceh.ac.uk/content/methods-calculation-critical-loads-and-their-exceedances-uk>

Figure 18. Average Accumulated Exceedance of critical loads 2013–2015 ⁶⁷ (for all habitats and environments including soils and waterbodies).

Geology

The solid and drift geology of the County can be split into several broad categories (Figure 19):

- The Silurian series - present in the northernmost part of the County.
- Surrounding the Silurian series is the Ordovician series which constitutes the dominant strata of the County.
- Old Red Sandstone is present and extends in a broad band from west to east in the central areas of the county.
- Carboniferous Limestone is present around Pendine and in a narrow band from Kidwelly in the south and extends eastwards to the north of Ammanford and into the Brecon Beacons National Park.
- Millstone Grit Series is also present in a narrow band and overlies the carboniferous limestone series.
- The middle and lower coal measures are present in the South East of the County.
- Alluvium is present in the River valleys of the Tywi, Teifi, and Loughor as well as the low-lying coastal areas around Pendine, Pembrey, and Llanelli.

⁶⁷ <http://www.cldm.ceh.ac.uk/critical-loads/data>

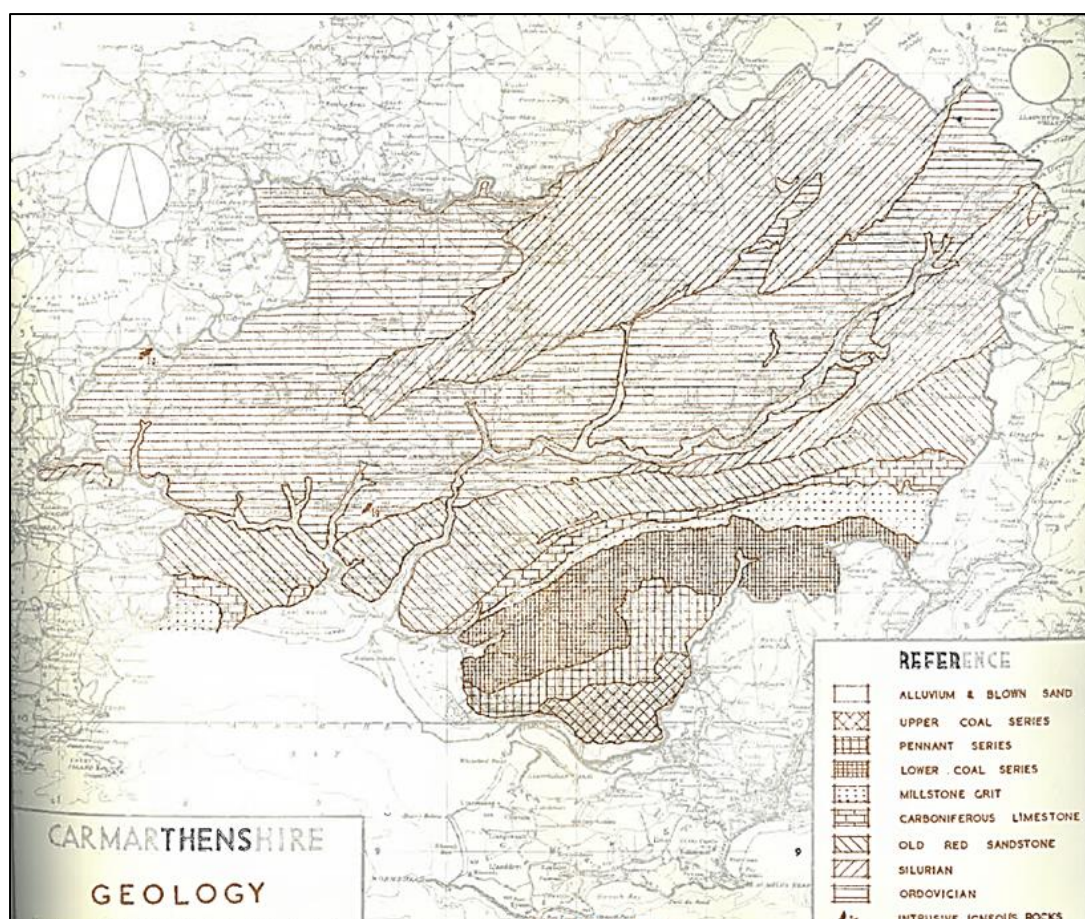


Figure 19. Geology of Carmarthenshire

Geodiversity and Geoconservation

The importance of conserving sites which reflect the geodiversity of the UK landscape and natural environment is now recognised as being of major importance in the context of sustainable land-use planning and development. Such sites can provide access to key bedrock, superficial deposits and soil units which contain instructive evidence of previous periods of environmental change, including climate and land-use change; many chart the history of local mineral extraction and associated industrial development; others were, and remain, the only source for building stones that contribute to our architectural heritage.

Regionally Important Geodiversity Sites (RIGS)

RIGS are currently the most important places for Earth Science conservation outside statutorily protected land such as Sites of Special Scientific Interest (SSSI). RIGS form a network within a county or region of geological sites that are considered worthy of protection for their Earth Science importance. They are identified by locally developed criteria which may emphasise the local educational, historical, and recreational resource rather than its national scientific significance which is the remit of SSSI status. RIGS form a network of second tier sites that supports the SSSI sites, but which do not have statutory protection. However, the designation of RIGS is one way of recognising and therefore protecting important Earth science and landscape features through the local authority planning system for the future.

RIGS within Carmarthenshire

The British Geological Survey (BGS) has provided RIGS data for Carmarthenshire as part of the South Wales RIGS audit. The data identifies 32 RIGS sites within the SE part of the County. Further sites are known to have been evaluated in other parts of the County by the

South West Wales RIGS Group. The BGS will be consulted as part of the LDP review process in respect of any changes/updates to RIGS.

Hydrogeology (also relating to the section on Water)

Groundwater quality is currently deteriorating, and is often heavily polluted with nitrates, mainly from agriculture, but also impacted by leaks from domestic heating oil tanks and poorly operating sewage treatments systems. Water companies then must treat water from different sources to make it safe to drink. Groundwater is also a significant resource supplying base-flows to local rivers and wetlands⁶⁸. The carboniferous limestone formations comprise a major aquifer that bears water that can be used to supply large abstractions for public or other purposes (such as the Carboniferous limestone at Pendine which is used for public water supply abstraction). The Old Red Sandstone and Millstone Grit rock formations are minor aquifers and are locally important sources of groundwater, although faulting may reduce the effectiveness of these rocks as aquifers. The coal measures in the southeast of the county also constitutes a minor aquifer. The alluvium deposits along the Rivers Teifi, Tywi, and Loughor are minor aquifers. In the Teifi, the alluvium gravel deposits are used extensively for public supply and agricultural purposes. Most of Carmarthenshire's groundwater resources are classified as poor (Figure 20).

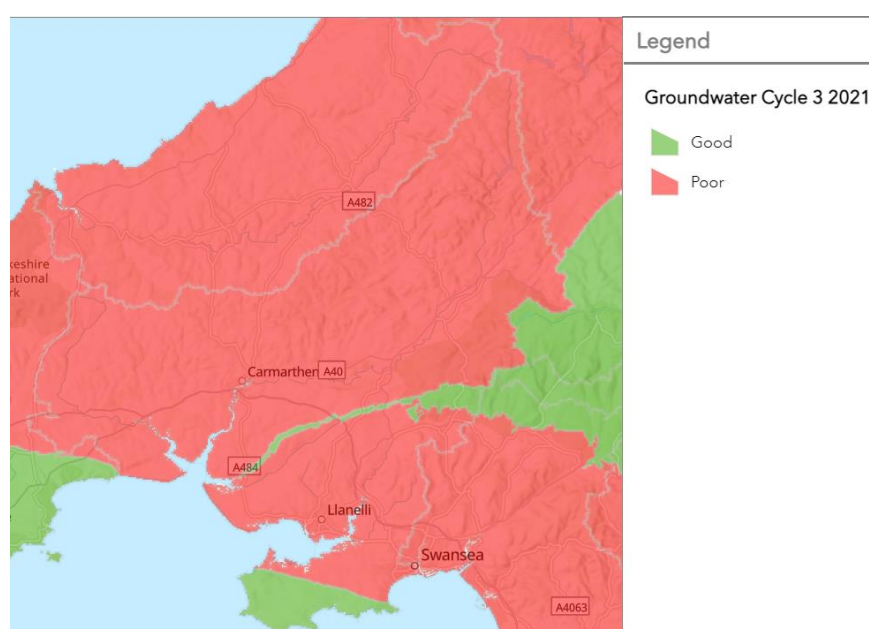


Figure 20. Water Watch Wales Groundwater Quality 2021⁶⁹.

Agricultural Land Classification

According to the Agricultural Land Classification (ALC) data available⁷⁰, there is no Grade 1 land and limited Grade 2 present within Carmarthenshire. A patchwork of Grade 3 land is situated towards the south and southeast of the county following the Tywi river valley, stretching from Llandovery in the east, through Llangadog, Llandeilo and Carmarthen. Most land in Carmarthenshire is classified as Grade 4 land, with a small proportion of Grade 5 land situated towards the northeast of the County. View the Predictive Agricultural Land Classification Map 2 for further details⁷¹.

Predicted Effect Without Implementation of the LDP

⁶⁸ <https://naturalresources.wales/guidance-and-advice/environmental-topics/water-management-and-quality/how-we-can-all-help-protect-groundwater-in-wales/?lang=en>

⁶⁹ <https://waterwatchwales.naturalresourceswales.gov.uk/en/>

⁷⁰ <https://gov.wales/agricultural-land-classification>

⁷¹ https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2

Minerals Technical Advice Notes 1 and 2 require mineral resources to be safeguarded on LDP Proposal Maps and that areas where coal working would not be acceptable should also be mapped. In the absence of the LDP, these resources would not be mapped or safeguarded.

8- Cultural Heritage and Historic Environment

Given the relatively large distances between regional centres in Carmarthenshire, towns and villages have historically developed distinctive local identities and cultures, based around industrial and agricultural heritage.

Landscapes of Outstanding Historic Interest

PPW states that *“it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way”* (paragraph 6.1.7)⁷². To recognise the value of historic landscapes, and to raise awareness of their importance, Cadw, in partnership with NRW and the International Council on Monuments and Sites (ICOMOS) has compiled a non-statutory Register of 58 landscapes of outstanding or special historic interest in Wales⁷³. In respect of the above, there are seven Landscapes of Outstanding Historic Interest that fall wholly or partly within Carmarthenshire (Figure 21), and each is described below in further detail:

- Tywi Valley, Myddfai and Black Mountain (Figure 22)
- Tywi Valley (Figure 23)
- Preseli (Figure 24)
- Dolaucothi (Figure 25)
- Taf and Tywi Estuary (Figure 26)
- Drefach / Felindre (Figure 27)
- Lower Teifi Valley (Figure 28)

⁷² https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

⁷³ <https://www.dyfedarchaeology.org.uk/wp/wp-content/uploads/southwestareastatement.pdf>

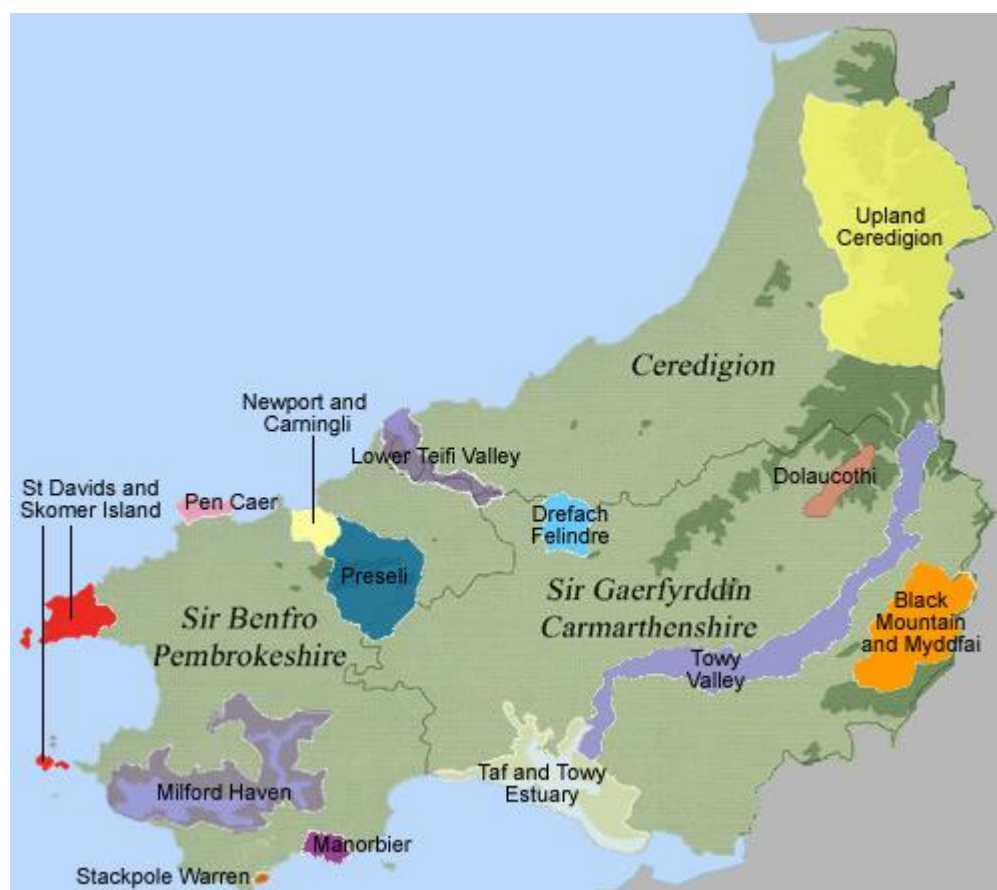


Figure 21: Overview of the historic and natural environment within South West Wales. The following related figures are also obtained from the Dyfed Archaeological Trust ⁷⁴.

⁷⁴ <https://www.dyfedarchaeology.org.uk/wp/>

Tywi Valley, Myddfai and Black Mountain

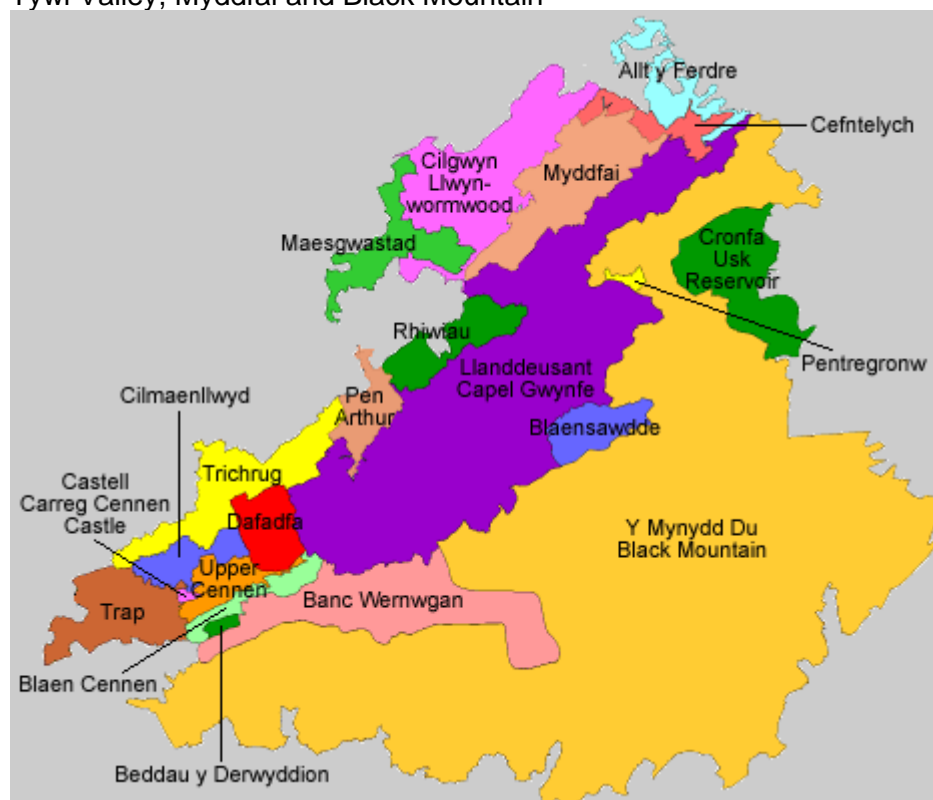


Figure 22: Historic and natural environment within Tywi Valley, Myddfai and Black Mountain. Dyfed Archaeological Trust.

Trap character area consists of enclosed land of small irregular enclosures and pockets of larger regular enclosures. The settlement pattern is of dispersed houses and farms with a cluster of 19th century and modern dwellings at Trap.

Upper Cennen character area lies in the upper Cennen valley which has heavily wooded steep slopes, and enclosed land with dispersed farms on flatter land.

Beddau y Derwyddion character area is a small area of rough and improved pasture surrounded by a dry-stone wall separating unenclosed moorland from lower lying enclosed and settled land.

Dafadfa character area is situated on gentle north-facing slopes and consists of improved pasture divided into regular medium-sized fields. The settlement pattern is one of widely dispersed farms. Farmhouses and outbuildings are mostly 19th century in date and stone built.

Blaensawdde character area lies in the upper Sawdde valley at the foot of the Black Mountain. It consists of large, dispersed farms, small- to medium-sized fields and woodland. Farmhouses mostly date to the 18th- and 19th-century and are associated with a wide range of outbuildings.

Cilgwyn-Llwynwormwood character area contains several former estates. Some of the mansions survive, but the main influence on the historic character by the estates was the creation of a 'parkland' landscape.

Rhiwiau character area lies across a ridge. Though formerly enclosed, many of the old banks and hedges are now derelict and the landscape has an open appearance. There are no settlements.

Pen Arthur Plantation character area lies across a high ridge and the valley sides of the Afon Sawdde. It comprises of 20th century forestry which has been planted over former fields. Dwellings survive in small clearings in the plantation.

Trichrug character area lies across a ridge which rises out of an area of rich farmland. Though formerly enclosed, many of the hedges and dry-stone wall boundaries have broken down and the area is now a patchwork of improved pasture, rough grazing, moorland, and conifer plantations.

Myddfai character lies in an open valley and consists of dispersed farms and regular fields of pasture. The village of Myddfai with its medieval church provides a focus for the area.

Llanddeusant-Capel Gwynfe character area consists of rolling enclosed farmland, dispersed farms and scattered deciduous woodland which fringes open moorland of the Black Mountain.

Cefntelych character area lies across a low ridge and consists of improved pasture which has been divided into large fields. Hedges to the fields are now mostly derelict, giving an unenclosed appearance to the landscape.

Maes-gwastad character area lies across the valley bottom of the Afon Brân and comprises of large fields of improved pasture which are divided by well-kept hedges, dispersed farms, but very little woodland or trees.

Pentregronw character area lies on steep southwest-facing slopes on the edge of the Black Mountain. Though formerly enclosed by dry-stone walls and banks, this area is rapidly reverting to moorland. A deserted farmstead is situated here.

Allt y Ferdre character area lies across hills and very steep valley sides. It is entirely composed of woodland, both old deciduous and 20th century conifer plantations.

Glasfynydd Forest - Usk Reservoir character area consists of a large 20th century conifer plantation and a 20th century reservoir. Both were established over what was mainly unenclosed moorland.

Banc Wernwgan - Foel Fraith Quarries character area occupies the northern edge of the Black Mountain. The land is unenclosed moorland. The remains of the limestone quarrying industry are obvious elements of the historic landscape.

The Black Mountain - Y Mynydd Ddu character area is entirely open moorland. It includes the summits of Bannau Sir Gar/Fan Brycheiniog at over 800m, but it mostly consists of rough grazing and blanket peats between 250m and 600m.

Cilmaenllwyd character area consists of dispersed farms and cottages, and fairly regular fields of improved pasture. Boundaries comprise banks and hedges. Farmhouses and other buildings mostly date to the 19th century.

Blaen Cennen character area lies on the northern fringe of the Black Mountain and consists of dispersed farms and pasture fields.

Carreg Cennen Castle character area comprises of a craggy limestone hill on the summit of which is located the substantial remains of a medieval castle.

Tywi Valley

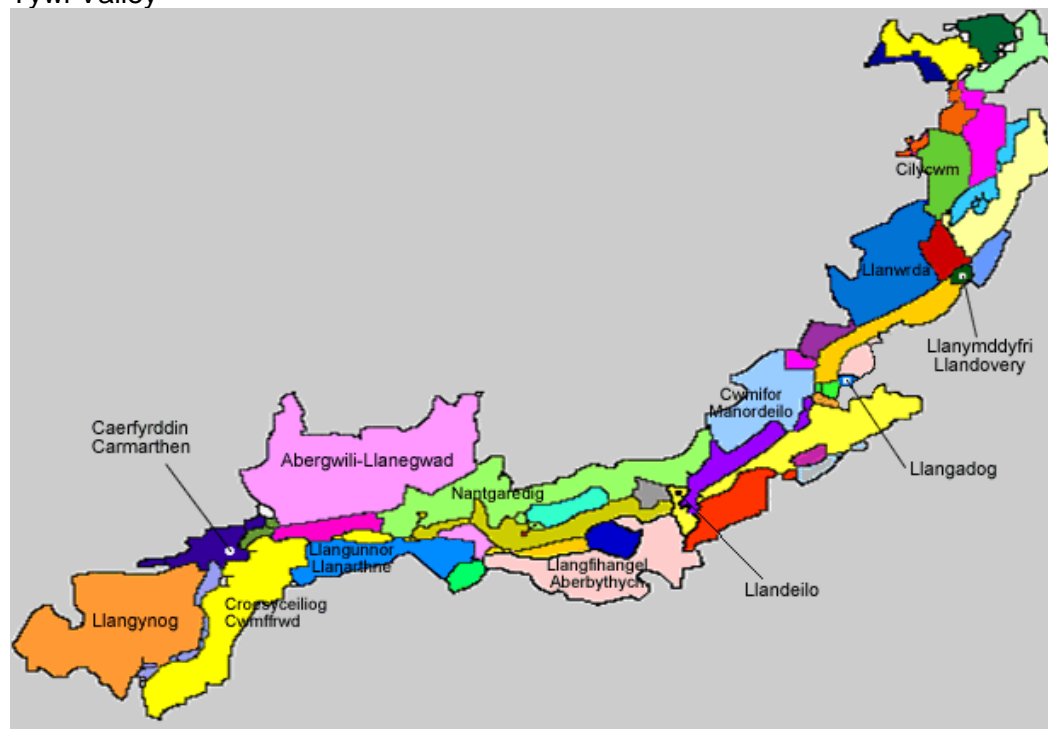


Figure 23: Historic and natural environment within Tywi Valley. Dyfed Archaeological Trust.

Llangynog Llangain character area consists of rolling landscape of small irregular fields, woodland and plantations on steep valley sides and dispersed farms, with small scale modern residential development close to Carmarthen.

Tywi Tidal Flood Plain character area is subjected to regular flooding and consequently has few historic landscape components apart from drainage ditches and fences, and navigation aids in the channel of the Tywi.

Carmarthen character area comprises the whole of the county town, including the historic core, 20th century housing development and infrastructure.

Ystrad Tywi: Carmarthen-Llandeilo character area comprises of the flood plain of the River Tywi. Widely dispersed farms on islands of marginally higher ground, and distinctive hedgerow trees lend a parkland appearance to the landscape.

Abergwili - Llanegwad Parish character area lies on the northern side of the River Tywi and essentially consists of small irregular fields of improved pasture, deciduous woodland on steep valley sides and dispersed stone-built farms.

Morfa Melyn character area is that small portion of the flood plain of the River Tywi upstream of Carmarthen that is subjected to occasional tidal inundation. It essentially consists of open pasture, with few boundaries.

Llangunnor - Llanarthne Parishes character area lies on north-facing slopes on the south side of the Tywi valley and consists of small fields, woodland and dispersed small farms.

Abergwili character area consists of a village of mainly 18th- and 19th-century houses along the A40 road (now bypassed), the medieval church, the modern Bishop's Palace of St David's, the old palace (now Carmarthen Museum) and its parkland grounds, and modern residential development.

Croesyceiliog - Cwmffrwd character area is enclosed into medium-sized fields of improved pasture. Small stands of woodland are mainly confined to steep slopes. The ancient settlement

pattern of dispersed farms is supplemented by more recent linear development along main roads that radiate out from Carmarthen.

The National Botanic Garden of Wales character area encompasses the old gardens and parkland of Middleton Hall. This landscape is currently undergoing restoration and renewal, including the construction of a large glasshouse.

Llanarthne character area is centred on Llanarthne village, which has an old core based on the medieval parish church, but contains much modern development, and includes the surrounding rich farmland and dispersed farms.

Llanfihangel Aberbythych character area essentially consists of rolling enclosed farmland, woodland on steep valley sides and dispersed farms. 19th- and 20th century residential development is restricted to small hamlets and linear development along main roads.

Nantgaredig - Derwen Fawr character area lies across low rolling hills on the north side of the Tywi valley and consists of large, dispersed farms in a landscape of small- to medium-sized fields. Modern linear and nucleated development is concentrated along the A40 road which passes through the area.

Llangathen character area is centred on Llangathen church and associated settlement, and Aberglasney house and gardens which are currently being restored. The overall landscape is of enclosed pasture and dispersed farms.

Golden grove/Gelli Aur character area includes the mansion, gardens and park of Gelli Aur, conifer plantation, parts of which encroach across the former park, and the estate village of Llanfihangel Aberbythych.

Allt Pant Mawr character area consists of the heavily wooded slopes of the south side of the Tywi valley. Interspersed with the woodland are smallholdings and cottages set in a distinctive system of small fields.

Dinefwr Park character area essentially consists of the 18th- and 19th-century house, gardens and park of Dinefwr together with the castle. The house and most of the park are owned by the National Trust and retain many of their historic elements.

Ystrad Tywi: Llandeilo - Llangadog character area comprises the flood plain of the river. There are no settlements and no woodland, though the plain is divided into a rather loose field system of medium- to large-sized enclosures.

Cwmifor - Manordeilo character area lies across low rolling hills on the northern side of the Tywi valley. It consists of ancient settlement pattern of dispersed farms, enclosed pasture and small stands of woodland, with 19th- and 20th-century linear and nucleated settlement along the A40 road.

Llandeilo character area is urban in character. The historic core of the town which consists mainly of 18th- and 19th -century buildings is grouped close to the A483 road and around the parish church. Later 19th-century and 20th-century development lies outside the core.

Allt Tregyb character area lies on north-facing slopes of the Tywi valley and consists of deciduous woodland interspersed with small irregular fields and dispersed small farms, smallholdings and cottages.

Felindre character area comprises of a small, nucleated settlement of mostly 19th and 20th century houses, outside of which lie several loosely dispersed small-holdings in an enclosed strip field system.

Carreg-Sawdde Common character area consists of an unenclosed common, in the centre of which lies a cluster of 19th- and 20th-century buildings - encroachments on to the common land.

Llangadog, character area, is centred on the medieval church, Church Street and a small 'square'. Buildings on the square are imposing and 18th- and 19th-century in date. Later 19th-century residential development and 20th century housing and light industrial units lie on the outskirts of the town.

Cefngornoeth character area lies across a low, hilly ridge on the north side of the Tywi valley, and consists of dispersed farms, irregular fields and small stands of woodland.

Ystrad Tywi: Llangadog-Llandovery character area consists of the flood plain and lower slopes of the Tywi valley. Large dispersed farms and a regular field system characterise the area. Distinctive trees lend a parkland appearance to the landscape.

Abermarlais character area is based on the old house, gardens and park of Abermarlais. The house has now gone and the park and gardens decayed. Situated between old deciduous woodland and conifer plantations, the open feel of the park still remains.

Llansadwrn - Llanwrda character area contains the two 19th century villages of Llansadwrn and Llanwrda which are set in a landscape of small fields and dispersed farms on low, rolling hills on the northern side of the Tywi valley.

Llandovery is an urban character area and consists of the historic core of town which includes the medieval castle and 18th- and 19th-century buildings, together with the outlying parish church, Llanfair-ar-Bryn medieval church and modern development.

Maesllydan character area developed out of an open field system. Pasture enclosed into regular fields contains traces of ridge and furrow cultivation. Settlement is predominantly of large dispersed farms.

Llwynhowell character area comprises substantial farms distributed along the lower slopes of the River Tywi set in a landscape of small irregular fields of improved pasture, and deciduous woods.

Cilycwm character area consists of the small village of Cilycwm and dispersed large farms. These are set in a landscape of irregular fields. The hedges to many fields are overgrown lending a wooded aspect to the area.

Rhandirmwyn character area lies in the upper valley. Dispersed farms and 19th century lead mining communities are the dominant settlement types. Fields are small and irregular. Woodland, overgrown hedges and conifer plantations lend this area a heavily wooded aspect.

Cwm-y-Rhaeadr character area consist of very steep valley sides. Most of the valley sides have been planted with conifer plantations, but a little open moorland is present. The area lies above the rich farmland of Cilycwm character area.

Nant-yFfin character area lies in the upper, steep-sided valley of the Tywi and its tributaries. Historic landscape components consist of dispersed farms - 19th century stone buildings - small irregular fields and deciduous woodland.

Craig Ddu character area consists of very steep, craggy valley sides and a high moorland plateau. The valley sides are cloaked with deciduous woodland interspersed with rough grazing and moorland.

Dinas character area lies in the upper Tywi valley and consists of steep valley sides covered in dense deciduous woodland, with open moorland on craggy slopes and a high plateau.

Craig y Bwch character area comprises of unenclosed upland on the eastern side of the Tywi valley. From the steep valley sides, the area levels out onto an undulating plateau of rough grazing.

Carn Goch character area consists of a low hill of open moorland on which lie the massive stone-built ramparts of a major Iron Age fort and a smaller satellite fort.

Fforest character area occupies a long ridge between the Tywi and Brân valleys. The field pattern of earth banks and hedges has now largely broken down, and wire fences provide stock-proof barriers. Land is improved or rough grazing, with scrubby woodland on steep slopes.

Dryslwyn character area consists of the earthwork and masonry remains of the medieval castle and town of Dryslwyn which lie on a low hill within the Tywi valley.

Bethlehem character area lies on the south side of the Tywi valley and comprises of a landscape of small, irregular fields, small stands of deciduous woodland and dispersed farms.

Garn-wen character area lies on northwest-facing slopes above the Tywi valley. It consists of irregular fields which run out onto high ground above, and two large farms, Garn-wen and Tan-y-lan.

Cynghordy character is located on the western valley side of the Afon Brân and the eastern valley side of the Afon Tywi, the area comprises of small, irregular pasture fields, woodland, and dispersed farms.

Llanwrda Parish character area lies across rolling hills to the north of the Tywi valley and consists of small irregular fields, dispersed farms and scattered woodland.

Preseli



Figure 24: Historic and natural environment within Preseli. Dyfed Archaeological Trust.

The Preseli Historic Landscape transcends administrative boundaries with the following characterisation areas most directly contained either in whole or within part within Carmarthenshire.

Llangolman historic landscape character area consists of irregular fields, dispersed farms and cottages, narrow lanes and woodland on steep valley sides. Buildings are of varied character and range from large farmhouses through to single storey cottages. Stone is the traditional building material. Boundaries are of earth or earth and stone, and are topped with hedges. Pasture is the predominant agricultural land-use.

Carn Wen historic landscape character area consists of a small unenclosed hill of scrubby land. The remains of a quarry abandoned in the late 20th-century are a prominent landscape element. There are no settlements, trees or roads in this area.

Glandy Cross historic landscape character area is centred on the A478 road. A system of fairly regular fields with dispersed farms and cottages lies either side of this road. Late 20th-century linear housing and other buildings have developed at Glandy Cross and Efailwen. Prehistoric ritual and funerary monuments, including Meini Gwyr stone circle, are a characteristic of this area.

Pentre Galar historic landscape character area was open common land until it was enclosed by Act of Parliament in 1812. The regular field system, dispersed farms and roads all date to this period. Stone is the principal building material. Boundaries are of earth banks topped with hedges. Land-use is improved pasture with tracts of rougher ground.

Dolaucothi

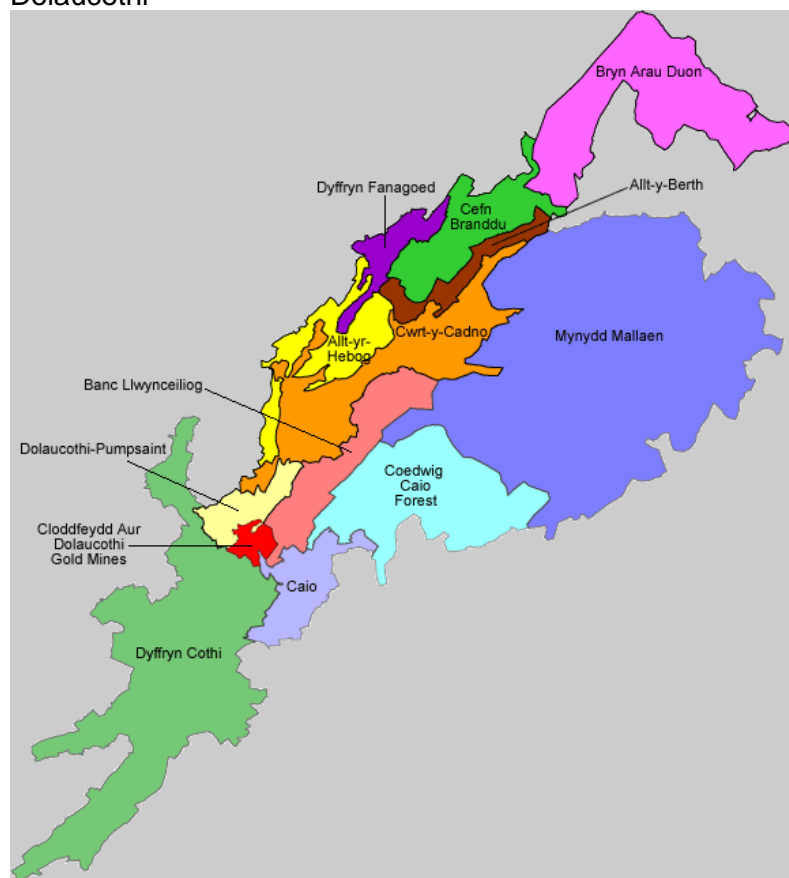


Figure 25: Historic and natural environment within Dolaucothi. Dyfed Archaeological Trust.

Dolaucothi - Pumpsaint character area lies across the valley floor of the Cothi and consists of Pumpsaint village, and the park and gardens attached to the former Dolaucothi House. The village mostly consists of 19th century buildings erected in a distinctive style by the Dolaucothi estate in the 1850s.

Cwrt-y-cadno character area lies in the upper Cothi valley. It is a landscape of dispersed farms, small fields and woodland. Many of the farms were built by the Dolaucothi estate in the 1850s in a distinctive 'pattern-book' style.

Dolaucothi Gold Mines character area consists entirely of the remains of the gold mining industry dating from Roman times to the 20th century. The National Trust own the site, and they have re-erected examples of mine buildings as visitor attractions.

Caio character area is centred on the village of Caio. However, the main components of this landscape comprise dispersed farms and irregular fields of pasture which are divided by earth banks and hedges.

Caio Forest character area consists of a large 20th century conifer plantation which has been established over unenclosed moorland.

Banc Llwynceiliog character area lies on the upper valley side of the Afon Cothi. Old enclosures of banks and hedges have now broken down and the area is essentially open improved pasture. Linear earthworks of Roman aqueducts which run along the valley side are prominent landscape elements.

Mynydd Mallaen character area comprises of a high moorland plateau which is surrounded by lower lying farms and fields and flanked by forestry.

Dyffryn Fanagoed character area lies across the floor and lower slopes of a high, open valley, and consists of dispersed farms, the buildings of which are mostly 19th century, and small irregular fields.

Allt-yr-hebog character area comprises of ancient deciduous woodland and conifer plantations on the steep sides of the upper Cothi valley.

Allt-y-Berth character area consists of deciduous woodland and a little moorland on steep, craggy slopes of the upper Cothi valley.

Cefn Branddu character area lies over a high rounded ridge. Old boundary banks have now broken down and the area is now essentially unenclosed improved pasture and moorland with bracken and deciduous woodland on the steep flanking slopes.

Bryn Arau Duon character area consists of a large 20th century forestry plantation that has been established across high moorland.

Dyffryn Cothi character area lies across the floodplain and lower valley sides of the Cothi and its tributaries. It is characterised by dispersed farms and fields of pasture. Former parkland spreads across the valley floors close to Edwinsford and Glan yr Annell.

Taf and Tywi Estuary

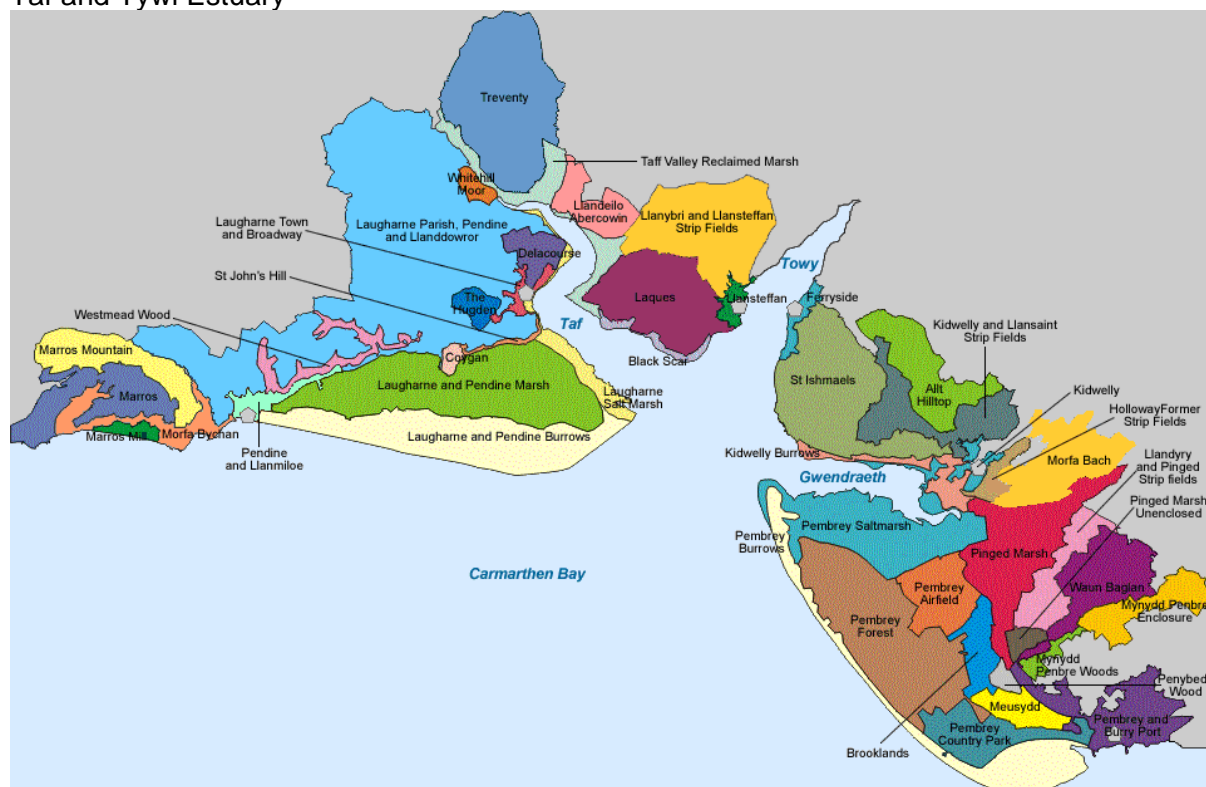


Figure 26: Historic and natural environment within the Taf and Tywi Estuary. Dyfed Archaeological Trust.

This littoral area of estuaries, coastal lowlands, sand dunes and intertidal sand bars lies across the north east side of Carmarthen Bay, on the South Wales coast. Behind the long expanses of sand dunes on the north east side of Carmarthen Bay, on the east and west sides of the estuary mouths of the Rivers Taf, Tywi and Gwendraeth, lie large areas of low-lying marsh land. The whole area contains diverse evidence of activity from the prehistoric to the recent past and includes the Hugden medieval open field system on the low coastal ridge west of Laugharne.

The present coastline is a changing one, owing to continuing sand movement, but sea walls and drains, fronted by tidally inundated morfeydd or salt marshes, safeguard the reclaimed land. Archaeological evidence, the study of relict and active features in the present landscape, and the use of aerial photographs, cartographic and documentary sources, have been successfully combined to reconstruct the evolution of this largely man-made landscape. The geological inheritance of a line of former sea cliffs with a raised beach at their base form the northern boundary of the western, or Laugharne Marsh and the Gwendraeth estuary. Although now quarried away, caves in the limestone of Coogan Bluff on this former coastline have produced Upper Palaeolithic material, and excavation of the hillfort there prior to quarrying yielded a long occupation sequence from the Neolithic to the early medieval. More research is required to establish the position of the coastline in the Roman and medieval periods, but there is no doubt that the castle towns of Kidwelly and Laugharne were much more open to the sea than at present. Many of the finds of prehistoric and medieval date from Laugharne Burrows cannot now be provenanced, but the position of shell middens within both dune systems, which have produced medieval pottery is crucial to the chronology of coastal change and enclosure. They would benefit from modern excavation.

The former Witchett Brook divided Laugharne Marsh into East and West Marsh, the latter used as saltmarsh pasture in the Middle Ages before any sea walls were built, and there may also have been medieval settlement on the slightly raised sites of some of the present day farms

on East Marsh. Although partly within the present Ministry of Defence range at Pendine, traces of 17th century sea walls survive and the successive enclosures of the early 19th century are well preserved. Access from Coygan quarry to the river at Laugharne was provided by a tramway and small creek, Railsgate Pill, still well-preserved, evidence for the now vanished era of coastal trade which persisted in the small estuary ports until the Second World War.

The enclosure of Pembrey Marsh was, like Laugharne, made possible by the development of sheltering seaward sand dunes. Its industrial history and legacy is more complex with a remarkable series of early canals leading to shipping places and quays. These were developed to export the anthracite coal of the South Carmarthenshire coalfield, from the early 18th century onwards. They led across lands enclosed from the sea inland of Pembrey Burrows by the late 17th century, if not earlier. Earthwork traces of cultivation and drainage techniques in both Marshes are evident both from the air and on the ground on farmlands seen by improvers, such as Charles Hassall in the early 19th century, as test beds for modern agricultural techniques. This contrasts with the remarkable survival, in the Hugden belonging to Laugharne Corporation, of a medieval open field system, still communally apportioned and unenclosed, which has been included within the boundaries of this area.

Twentieth century changes are more evident on Pembrey Burrows, now covered in a forestry plantation of the 1920s. A variety of industrial uses in the early 20th century culminated in a wartime airfield and a Royal Ordnance Works, one of whose surviving structures is now a Scheduled Ancient Monument. Sport and leisure activities are, and have been, an important feature of 20th century uses of the area, from the land-speed record attempts by the Campbells, and Parry Thomas in 'Babs' in the 1920s along Pendine Sands, to the creation of a Country Park in Pembrey Burrows in the 1980s. Carmarthen Bar was notorious for its shipwrecks, a number of which are prominently visible and accessible at low tide, while others are revealed periodically by the ever-shifting sands. Finally, Laugharne must not be forgotten for its literary associations with the poet Dylan Thomas and his insights of life in a small Welsh community during the mid-20th century⁷⁵.

Drefach / Felindre

⁷⁵ Historic landscape Characterisation – Dyfed Archaeological Trust



Figure 27: Historic and natural environment within Drefach / Felindre. Dyfed Archaeological Trust.

Drefach – Felindre is an industrial historic landscape character area based on the woollen industry. Stone-built mills, workers’ houses, owners’ houses, churches and chapels clustered in several villages attest to the rapid expansion of this industry in the late 19th century and early 20th century.

Deciduous woodland on steep valley sides above the industrial settlements of Drefach and Felindre characterises the **Dyffryn Bargoed and Dyffryn Esgair** historic landscape character area.

The **Afon Teifi: Newcastle Emllyn – Llandysul** historic landscape character area comprises the rich pasture of the floodplain. There are no houses but two 18th century stone bridges are included.

Small regular fields created by an Act of Parliament in 1855 and deciduous woodland characterise the relatively small **Coed Mawr** historic landscape character area.

Dispersed farms within a landscape of pasture fields with deciduous woodland on steeper slopes and a few late 19th century woollen mills and workers’ houses close to the Afon Teifi characterise the **Llangeler** historic landscape character area.

Although small farms, cottages and other buildings testify to its 19th century origins, the **Saron –Rhos** historic landscape character area is overwhelmingly characterised by modern linear housing development stretching for several kilometres along the main A484 road.

The **Bwlch-Clawdd – Cwmbach** historic landscape character area appears to have developed during the late 18th century when farms and small fields were established on open moorland. Most buildings in the area are modern. Two Bronze Age round barrows and the early medieval Clawdd-Mawr dyke are included in this area.

An 1866 Act of Parliament enclosing open moorland into fields created much of today's **Rhos Penboyr** historic landscape character area. Small farms, coniferous plantations, a World War 2 'stop line' and three wind turbines have been subsequently established.

The **Waunfawr** historic landscape character area largely results from an 1866 Act of Parliament enclosing moorland in regular fields and bisecting it with straight lanes. Small farms were later established. Two Bronze Age round barrows survive from a much earlier age.

A close distribution of small farms in a landscape of fields bounded by hedges on banks characterises the **Penboyr** historic landscape character area. Apart from a few modern houses, almost all the buildings in this area date to the 19th century.

Dispersed farms, fields and deciduous woodland on steep valley sides, with a scatter of late 19th century workers' houses close to Drefach-Felindre characterise the **Bwlchydomen-Pentrecagal** historic landscape character area.

Rhyddgoed is a relatively small historic landscape character area and consists of regularly shaped fields and dispersed farms. Most buildings date to the 19th century.

Henllan is a small but complex historic landscape character area comprising a 19th century village focused on an old railway (now a tourist line) and a World War 2 prisoner of war camp, now largely converted to other uses, surrounded by deciduous woodland and farmland.

Lower Teifi Valley

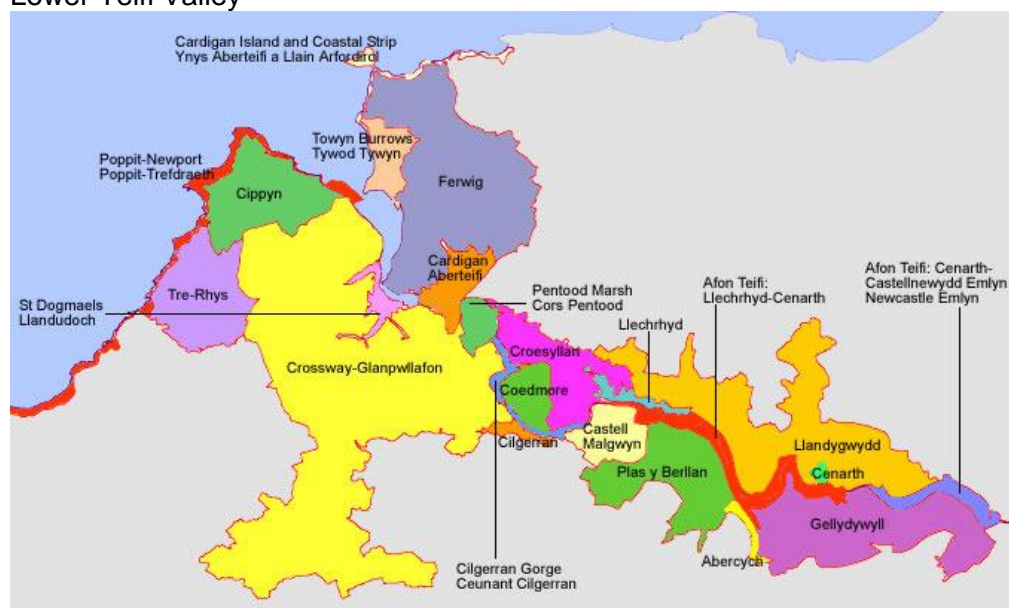


Figure 28: Historic and natural environment within the Lower Teifi Valley. Dyfed Archaeological Trust.

The Lower Teifi Valley Historic Landscape transcends administrative boundaries with the following characterisation areas the most directly related to or contained within Carmarthenshire. Pasture fields separated by overgrown hedges on the floodplain characterise the **Afon Teifi: Cenarth – Newcastle Emlyn** historic landscape character area. There are no buildings or other structures.

The older part of **Cenarth** historic landscape character area lies to the south of the historic bridge over the Teifi and comprises a loose cluster of mainly 18th and 19th century stone buildings. Most modern development lies to the north of the bridge.

Fields, dispersed farms, deciduous woodland and coniferous plantations, much on fairly steep north-facing slopes, characterise the **Gellydywyll** historic landscape character area. Farms are generally large, and include the 19th century model farm of Gelligatti.

The **Afon Teifi: Llechryd – Cenarth** historic landscape character area consists of fields and overgrown hedges across approximately 7 km of floodplain. A timber yard and a walled garden are the only structures in this character area.

Dispersed farms set in a landscape of pasture fields and deciduous woodland on the north side of the Afon Teifi characterise the **Llandygwydd** historic landscape character area. Older buildings range from Georgian gentry houses to cottages. All are stone-built and most date to the 19th century. **Abercych** is a 19th century industrial linear village spaced along a minor road on a steep valley side. Older buildings date to the 19th century and are stone-built. Modern housing infills the gaps between these older structures.

Registered Parks and Gardens

Table 5 contains registered parks and gardens are situated in Carmarthenshire.

Table 5. Registered Park and Gardens in Carmarthenshire ⁷⁶.

Name	Grade	Reasons for Designation and Listed Features
Llanmiloe House	II	Well preserved Edwardian Garden with much original planting.
Laugharne Castle & Castle House	II	Castle garden is unusual example of picturesque garden laid out in a medieval castle. Contains remains dated to Tudor period. Main garden restored to early nineteenth layout & contains early nineteenth century gazebo with views over Taff. Castle: Guardmanship Ancient Monument; Scheduled Ancient Monument; Listed Buildings: castle; (grade I), walls (grade II), gazebo (grade II). Castle House: listed building (grade II*).
Maesycrugiau Hall	II	Remains of extraordinary Edwardian summerhouse in neglected contemporary garden with some pre-1891 features.
Middleton Hall	II	Survival of late eighteenth-century landscaped park in fine countryside, with main feature of lakes. The house and pleasure garden have gone. Ruined structures remain & present. There is unusual double-walled kitchen garden & preserved ice house. The core of the park now converted into National Botanic Garden of Wales. Listed building: stables (grade II)
Aberglasney	II	Survival of structure and trees of formal gardens and informal woodland garden of long established country mansion. Most important feature is arcaded court with raised walk around probably dating to early seventeenth century. Also two walled gardens, a pond, gatehouse, yew tunnel walk & remains of woodland walks. Archaeological excavation revealed phase of building work on gardens in seventeenth century. Aberglasney undergone major programme of rebuilding & restoration work in late 1990s. Listed buildings: Aberglasney

⁷⁶ <https://cadw.gov.wales/advice-support/placemaking/legislation-guidance/registered-historic-parks-and-gardens>

		& arcaded terrace walks enclosing walled garden (grade II*); NE courtyard range, former stables, cart-shed, SE courtyard range, former bakehouse, cowsheds, former small coach house, bailiffs house, gatehouse & former domestic
Derwydd	II	A small late nineteenth century garden with surviving iron work, topiary, walled garden, walks, croquet lawn, incorporating earlier features including a pre-1809 terrace. Listed building: Derwydd (grade II*)
Dolaucothi	II	Early nineteenth-century parkland with remnants of possible lime avenue. Walled garden partially intact. A few specimen trees. Listed building: Dolaucothi (grade II); lodge (grade II)
Edwinsford	II	Vestiges of parkland including oak avenue possibly about 1635. Fine bridge linking utilitarian area, including walled garden, coach house, gardener's cottage to the mansion. Many of the buildings were topped with lead ornaments that depicted their function, now gone. Family associations with Sir Joseph Banks, who spent several summers at Edwinsford. Listed building: Edwinsford (grade II*); bridge (grade II)
Glynhir	II	Early to mid-nineteenth century garden, including fine dovecot, canal, walled garden, ice house and woodland garden with picturesque walks; picturesque bridges over waterfall on the river Loughor (Llwchwr) now disappeared. Listed buildings: house (grade II); dovecot (grade II)
Golden Grove	II*	Golden Grove was for long time one of the most important estates in West Wales. Its park & gardens contain many ancient trees. It retains good quality formal terraces & an outstanding arboretum associated with the Victorian House. The walled garden is of great interest in being associated with an earlier house & it contains a lake & canal which were probably in existence in the mid-seventeenth century. Listed buildings: house and stable block (grade II)
Pantglas	II	Much of the Victorian gardens (including a lake), constructed to complement the Italianate mansion built around 1853, remains intact although the house has gone. Listed buildings: house (grade II); bridge (grade II); utility courtyard (grade II)
Plas Dinefwr	I	An outstandingly beautiful & picturesque eighteenth-century landscaped park, incorporating the remains of a medieval castle. Site also includes a small lake, two walled gardens &

		fine sweeping drives. Lancelot (Capability) Brown is known to have visited the site & to have admired it. Listed buildings: Old Dynevor Castle (grade I); Plas Dinefwr (grade II*); inner & outer courtyard ranges (grade II*); low stone wall & gates to ha-ha (grade II); fountain in small formal garden (grade II); Dairy Cottage (grade II); Dovecot (grade II)
Taliaris	II	The essential layout of park & appears to have been little altered in the last two hundred years, although there is evidence for some change in land use. Listed building: house (grade I)
Parc Howard	II	Early to mid-twentieth century purpose-built municipal park, including fine gates, railings & bandstand. Mature shelter belt & small sunken garden. Listed buildings: mansion (grade II); bandstand (grade II); two sets of gates, gate piers & railings (grade II)
Stradey Castle	II	The parkland, which was probably enclosed in late sixteenth to early seventeenth century, retains park-like feel, although reduced in size. There is a fine terraced garden associated with the mid-nineteenth century mansion. Within the park are some interesting water features, a good range of trees, including some early introductions & woodland walks. A fine walled garden & nursery area are associated with the seventeenth century house, whose site was turned into a garden in mid-nineteenth century. Listed building: Castle (grade II*)
Llechdwnni	II	The survival of an unusual & early walled garden & formal pool, associated with one of the former most historic houses in the south of the country. The large garden has a long terrace, terminated at each end by projecting round gazebos. Listed building: old house (grade II)
Paxton's Tower	II*	The tower, built as a memorial & eye catcher, forms a spectacular picturesque landmark overlooking the Tywi valley & is visible for miles around. It was the only folly designed by the well-known architect S. P. Cockerell. Listed buildings: Paxtons's Tower (grade II*); Tower Lodge (grade II)
Llwynywormwood	II	Late eighteenth or early nineteenth-century landscaped park created out of rolling countryside. There are scenic drives which maximized the picturesque views, not only of the park,

		house, stream and a lake, but also of the Brecon Beacons beyond. Listed building: barn (grade II)
--	--	---

Scheduled Monuments

There are also 366 Scheduled Monuments (SM) in Carmarthenshire; ranging from Prehistoric to Post-Medieval/Modern features of cultural heritage interest. Reference is also had to the content of the Historic Environment Records (HER) across the county as compiled and maintained by Dyfed Archaeological Trust.

Conservation Areas

There are Conservation Areas in the following settlements in Carmarthenshire:-

- Abergorlech
- Cenarth
- Cwmdru
- Kidwelly
- Laugharne
- Llanboidy
- Llanddarog
- Llandeilo
- Llandovery
- Llanelli
- Llangadog
- Llangathen
- Llansaint
- Llansteffan
- Newcastle Emlyn
- St Clears
- Talley

The following areas within Carmarthen Town are also designated as Conservation Areas:-

- Carmarthen Town
- Lammas Street
- North Carmarthen
- Parcmaen Street/St Davids
- Picton Terrace/Penllwyn Park
- Pontgarreg and St Davids Hospital
- Priory Street
- The Parade/Esplanade

- The Quay/Towyside
- Water Street

Predicted Effect Without Implementation of the LDP

With no Development Plan in place, proposals would only have to comply with national legislation with regards to consideration of the implications for historic environment. This would likely have a detrimental impact on matters of local cultural heritage

9- Landscape

The Brecon Beacons National Park is one of the most important landscape and nature conservation designations in the country. The National Park is an important geological resource, as well as also being important for biodiversity, and cultural heritage. The management of development in the National Park is covered by a separate National Park Development Plan Document, and as such is not part of the Carmarthenshire LDP.

Special Landscape Areas

The County contains many areas of high and outstanding landscape quality. Following guidance from Natural Resources Wales, and using Landmap information, the LDP identifies Special Landscape Areas (SLAs). It was established that the landscapes in Carmarthenshire that are of greatest importance, and which are worthy of the protection that the designation of SLAs provides, are the:

- River valleys
- Upland landscapes
- Coastal landscapes

The SLAs have been grouped according to these landscape types and are described below.

River Valleys

Tywi Valley – The SLA includes the entire river valley apart from the Tywi estuary, which forms a part of the Carmarthen Bay and Estuaries SLA. The Tywi Valley SLA consists of the valley floor and associated slopes and includes number of different landscapes. The upper Tywi Valley, north of Rhandirmwyn is typically narrow, rising steeply on either side to the more rugged upland landscapes of Mynydd Mallaen and the North Eastern Uplands, both of which are SLAs. The upper Tywi Valley is characterised by small fields, hedgerows, woodland, traditional farms, narrow roads, and the river itself, often bordered by trees, but in places by open meadows.

Moving down stream towards Rhandirmwyn and Llandovery, the mid Tywi valley opens out more, but the valley continues to rise to the open hill land. The landscape is well wooded with a significant number of hedgerow and other individual trees. Here there is more open flat agricultural land, some small settlements - Rhandirmwyn and Cilycwm, both dominated by traditional buildings and vernacular architecture. These are harmonious unspoilt rural landscapes.

The lower Tywi valley down stream of Llandovery consists of the wide level flood plain, together with its northern and southern slopes which provide outstanding views over the valley and from the north towards the Brecon Beacons. Although dominated by agricultural land and larger fields than in the mid and upper valley, the flood plain also has a significant number of mature hedgerow and fields trees, and the valley slopes, particularly the steeper southern slopes are well wooded. Historic parklands and castles are also a feature of this part of the valley, e.g., Gelli Aur and Dinefwr Park, and Dinefwr and Dryslwyn castles. The castles in the valley have imposing locations on limestone outcrops, over-looking the valley. Traditional farms in the valley have typically expanded and often now include large agricultural buildings. Most of the settlements in this part of the valley have also grown with an element of modern building around a more traditional core. Inappropriate development continues to threaten the conservation of this outstanding landscape, hence the reason for its designation.

Bran Valley (north of Llandovery) - The SLA consists of the flood plain and the valley side. The A483(T) and the Heart of Wales railway line run along this valley making it an important gateway into Carmarthenshire and it is known for the views into the county that these routes provide when travelling from Powys. The railway includes the viaduct at Cynghordy which is a well know landscape feature, and is visible from the main road, giving this area a strong

sense of place. The main road is a feature of the area, while not particularly busy there is a constant stream of traffic and the noise associated with this.

There are few settlements other than Cynghordy and here there is some parkland. The rest of the valley is a mix of agricultural land with hedgerows and trees on the flood plain and flatter areas and significant amounts of woodland on the valley slopes creating an attractive balance. The area includes a number of well wooded tributaries to the Bran.

Llwchwr Valley - The Llwchwr valley on the Carmarthenshire/Swansea boundary has a wide and level flood plain with steeply rising valley sides. The flood plain is open and is characterised by large irregular fields and some drainage channels. In contrast the slopes on the Carmarthenshire side support an attractive mix of woodland and agricultural land, the woodland often being associated with watercourses that run down the slopes. Small irregular fields with a mix of outgrown and cut hedge boundaries are also a feature of these slopes. There is little access to the flood plain other than for farming purposes, there is no settlement in it other than Pontarddulais to the south, and Ammanford to the north. The slopes are sparsely settled with scattered farms. The railway runs along the valley (mostly in Swansea), the track making a strong line in the landscape in contrast to the meandering river. Pylons cross the valley in the south but are partly masked by the wooded slopes to the west.

Cwm Cathan - Cwm Cathan is an impressive and steep sided river valley running from the upland area of Mynydd Betws to the lowland Llwchwr valley. It is well wooded with semi-natural broadleaved woodland - including area of birch woodland, as well as semi-improved grasslands as well as scrub and bracken areas. The variety of vegetation here provides texture in this landscape and creates a network of semi-natural habitats across the area. Some hedgerows are becoming lines of trees, and these also contribute to the enclosed and well-wooded appearance of the area. Holly-rich hedges are a feature. This is an intimate enclosed, unspoilt and natural landscape, and not without views of the surrounding areas. With narrow twisty roads and being sparsely settled, this quiet area feels some distance from Ammanford.

Teifi Valley - The source of the Teifi is in Ceredigion, and the middle course of this river flows along the Carmarthenshire county boundary between Lampeter and Llechryd. Within Ceredigion the Teifi valley is also recognised as a SLA. The Carmarthenshire section of the Teifi runs through a well wooded valley. As the river flows west so the flood plain becomes broader. The valley immediately west of Lampeter is noted for the number of hedgerow and field trees it contains, although there is less woodland in this part of the valley than further downstream.

As the river flows through Maesycrugiau it becomes very narrow and gorge like. The river and its valley dominate this landscape and the area feels secluded. This section of the valley is well wooded. There is little new development in this section of the valley. Small farms and traditional houses including road side cottages are the dominant types of settlement.

The Teifi valley between Maesycrugiau and Llechryd is characterised by a particularly attractive balance between woodland (mostly broadleaved) with some conifer woodland) and open fields, notably in the flood plain, with mature trees. The river is frequently visible and with the roads that run either side of the river and this gives the area a feeling of movement in each direction. Views are restricted to the valley floor and its slopes, so there is a sense of being within the valley at all times. Development consists of scattered farms, some small settlements along the roads, and also includes the larger settlements of Newcastle Emlyn and Pentrecwrt.

Cothi Valley - The Cothi Valley can be described in four parts.

As the Cothi runs between Mynydd Mallaen and the North Eastern Uplands Special Landscape Areas the valley is upland in character. The slopes rise from 160m to just over 400m on Mynydd Mallaen. The valley sides are well wooded with an attractive and balanced mix of broadleaves and some conifers, as well as enclosed and unenclosed grazing, and fridd. Where there is field boundaries these tend to be fairly weak, with some hedge lines becoming

lines of trees. Fences are not uncommon where hedges have disappeared. In contrast the valley floor is more intensively farmed, with frequent views of the fast-flowing river throughout the area. Farms tend to be positioned at the base of the steep valley sides, at the break of slope. Towards Pumsaint the landscape has an estate character to it - visible in some of the building styles. The road is narrow, the farms scattered, and vernacular styles dominate the building design. There is very little new development in the area.

The Llansawel Basin contains the confluence of the Cothi with a few other rivers - the Marlais, Melinddwr and Twrch. The narrow upland valley in the surrounding area opens out in this section into a much larger river basin creating a much more open lowland landscape. Shingle banks are a feature of this section. The area combines gently rolling land with flatter valley bottom land, the majority of which is improved agricultural land, with a small amount of woodland. The hedgerows and hedgerow trees create the impression of a significant amount of tree cover. At the Glan yr Rannell Hotel there are some elements of a planned parkland landscape. Llansawel is the largest settlement and there are numerous scattered farms.

Between Edwinsford and Brechfa the Cothi valley is well wooded, and downstream of Abergorlech it passes through the Brechfa Forest. This section of the valley is more enclosed than the Llansawel Basin. The lower lying pasture land here is characterised by well-developed hedgerows, and hedgerow and field trees. There are few views of the river itself as its banks are frequently tree lined. The B road runs through the area and passes through the small settlements of Abergorlech and Brechfa.

Down-stream of Brechfa the valley is narrower and more V-shaped than the river upstream of the village - rather more like an upland river. It appears that the Cothi changed its course, having previously followed what is now the Gwili valley to the west of Brechfa. South of Brechfa the deeply incised valley rises steeply to the hills on either side. The valley slopes are a mix of bracken, woodland, new woodland planting and farmland. There are views of the river at a number of places along the valley, particularly where the road and footpath run close to it. Farmland and woodland dominate the lower lying land. This area provides a clear contrast with the more open Mid Cothi valley to the north, and the Llansawel Basin and the Tywi Valley to the south, as the river is more gorge-like, and the valley sides steeper. This section of the valley is sparsely settled with few farms. The course of the river is varied and includes open and shallow areas as well as cuttings through dark rocks. Much of the river bank in this stretch is wooded.

Lower Taf Valley - The SLA includes the river valley from the railway crossing east of Whitland to the estuary, so effectively the lower reaches of the Taf. Much of the area is secluded, and there is little access to. Settlements are restricted to the valley sides. The valley feels empty despite being so close to the main roads. The valley sides of this stretch of the river are well wooded and contribute to its scenic qualities. Downstream of the A477 the river is tidal, and at the A4066 it enters the estuary where the slopes are less wooded, and the landscape becomes more open, and the character of the landscape changes from being that associated with a river valley to that of an estuary, with areas of salt marsh mud flats. This SLA abuts the Carmarthen Bay and Estuaries SLA

Drefach Velindre - Both the visual and sensory and the historic environment layers of LANDMAP recognise the distinctive landscape of this area. A network of steep well wooded valleys, with linear settlements with a distinct vernacular style - typically small road side terraced cottages, made from locally quarried stone, and larger riverside mills and chapels that reflect the former woollen industry that was thriving here (and in parts of the Teifi Valley) in the 19th and early 20th century. Narrow roads run along each of these valleys. The area has a sense of being very enclosed, sheltered and tucked away, it has a unique character in Carmarthenshire. Agricultural fields are typically small and surrounded by woodland.

Swiss Valley - The landscape of Swiss Valley is an attractive mix of woodland and water. The reservoirs have a natural feel to them and support a variety of aquatic vegetation, the area

provides an attractive interface between woodland and water. Swiss valley is easily accessible on foot and cycle from Llanelli and is used for recreation but with the minimum of infrastructure (this does include a cycle path). There are very attractive internal views over the water, and along the river. The valley has a sense of enclosure and feels remote from the busier landscapes that surround them. The woodland in Swiss valley is mostly broad-leaved. The valley is peaceful and unspoilt. While there is no settlement in the valley, it is overlooked by farms in the surrounding countryside.

Talley - The historic part of the village of Talley, centred on the abbey, enjoys an attractive lake side setting that is unique in the county. It has an attractive backdrop of fairly steep slopes that are used either for agricultural or forestry. The Special Landscape Area includes the abbey, church and surrounding dwellings, the lakes and the land that surrounds these features and provides a setting for them. The two connected lakes are an unusual feature and known throughout the county. There are very few lakes in Carmarthenshire. The two lakes are designated as a Site of Special Scientific Interest for the aquatic habitats and species they support. The B road runs through the more modern part of the village and traffic on it can be heard most of the time.

Gwendraeth Levels - These are the low-lying flood plain grazing meadows on former marsh land that are often flooded in the winter months. Despite being relatively wet this area continues to be managed largely for agricultural. The rectilinear fields are broken up by wide tall hedges and drainage ditches. In places these tall hedges create a feeling of enclosure, elsewhere these landscapes usually appear very open, and wind swept (e.g. Gwent Levels). There are few dwellings, few roads, other than the main road, and where these occur, they tend to be straight. In addition to the agricultural land, the area includes a variety of wetland habitats, ponds, fens giving the area a more naturalistic appearance, and the capacity to support wildlife. Largely un-spoilt, the area remains rural in character. There is an important historic dimension to this landscape as it was created as a result of draining wetlands and constructing sea defences to hold back the sea water that began in 1609 and continues into the mid 19th century with the enclosure of fields. The Gwendraeth Levels SLA abuts Pembrey Mountain SLA and this area provides an important and unspoilt backdrop to the levels

Uplands

North Eastern Uplands - An extensive area of rolling upland area characterised by unenclosed grazing land and some large coniferous forestry blocks, which are considered to be an integral part of this landscape. The area also includes small pockets of enclosed improved land near the isolated farms, but the majority remains unenclosed. The mix of habitats and vegetation cover within these open unenclosed areas provides texture in this landscape, and includes marshy grasslands, wetland vegetation in the shallow river valleys, bracken on the steeper land, some fridd habitat, small areas of heath land habitat etc. Small rocky outcrops occur throughout the area, adding further variety. There are few broad-leaved trees, and these are more frequent in the shallow river valleys. These different elements add variety to the area. There are only a few small roads in the area and farm tracks, barely any settlement. As an area it feels sparsely populated. North of Ffarmers there are areas where, unusually in Carmarthenshire, some of the field boundaries are stone walls. There is relatively little new development here, other than new agricultural barns. There are extensive views within the area and into the surrounding valleys; there are also longer views to the Brecon Beacons. The area feels remote, exposed, and elevated and largely empty of people. On the county boundary Llyn Brianne forms a part of this Special Landscape Area.

Mynydd Mallaen - Mynydd Mallaen is an exposed area of un-enclosed grazed upland plateau, dominated by heathland and wetland plant communities with, bilberry, heather and wet heath mosaic. The plateau drops down into the surrounding valleys through fridd habitats, grassland, rocky scree in places and woodland. The area is Common Land with open access. The plateau is marked by one or two cairns; otherwise, it creates a very gently almost level skyline. There are tracks across the area. There are no trees, nor field boundaries, but several rocky outcrops

and wet depressions. This area provides extensive views in all directions, and feels extremely exposed, wild, empty and isolated.

Llanllwni Mountain – This is an area of unenclosed heather moorland, positioned on a rolling plateau positioned along the watershed between the Teifi and the Cothi valleys. Bronze aged burial mounds are discernable on the main ridge and provide a sense of our impact on this landscape over millennia. There are extensive views in all directions from the plateau, particularly notable are the views north-west over the Teifi Valley and south east towards the Brecon Beacons. The area is Common Land with open access, and is grazed by sheep and ponies, and regularly burnt. The roads that cross the area are used infrequently, and while they permit easy access to the mountain, it has a feeling of being exposed, and of being wild, and empty. The farms that abut the mountain are positioned below it on the enclosed land. It is one of few areas in the county that is devoid of settlement.

Carmarthenshire Limestone Ridge - This undulating ridge (reaching 280m AOD) of higher exposed upland is the only extensive area of limestone in Carmarthenshire. The ridge has a distinct and varied landscape, which includes unenclosed common land e.g., Mynydd Llangynderine and Mynydd y Garreg, with bracken and heather and rock exposures, the limestone quarries at Crwbin and Cilyrchen, and extensive areas of small fields, mature hedges and woodland e.g. Carmel (which include Carmel Woods NNR). Llyn Lech Owain Country Park lies on the ridge. The ridge provides views over the adjacent valleys and over much of south Carmarthenshire. It is crossed by several roads, the busiest being the A48(T) but is also very tranquil in parts, e.g. Mynydd y Cerrig. Settlements include scattered farms and linear settlements that are often related to the quarries, and this is reflected in the vernacular architecture.

Pembrey Mountain - Pembrey Mountain rises steeply from the Gwendreath Levels forming an important back drop to this area, and hence its recognition as a Special Landscape Area. The slopes are now mostly wooded with a mix of broadleaves and conifers, and from the ridge (100m AOD) there are extensive views over the levels and Carmarthen Bay towards Caldy Island. When the sea encroached further inland over the Gwendreath Levels, the slopes of Pembrey Mountain would have formed the coastal cliffs. The mountain has a rich and diverse archaeology, that includes iron-age hill forts, possible bronze-age barrows, evidence of Medieval ridge and furrow as well as quarries and coal pits.

Mynydd y Betws - This is an extensive area of exposed undulating upland moorland extending into the Swansea. It is an area of unenclosed, grazed common land, with a mix of grasses and some smaller areas of heather, and wetland habitats. There are impressive views from Mynydd y Betws over south-east Carmarthenshire and towards the Brecon Beacons. The area is interrupted by the road that crosses the mountain and where this enters the common on its northern side at Scot's Pine, by the telegraph poles and larger pylons and a mast. These elements detract from the integrity of the area, but this is restricted to this small part of the whole. Elsewhere within the area there is a considerable degree of unity and little interrupts the rest of this landscape. It is one of five extensive areas of unenclosed moorland in the county. There are no trees or shrubs in this area and there is a striking difference between this area and the enclosed land at lower elevations on the northern slopes. Today there are no settlements here, but the area is rich in archaeology, with several sites clearly discernable on the ground, illustrating the history of this area.

Carmarthen Bay and Estuaries

This SLA contains several distinct landscapes, which should be considered as a continuum. The SLA wraps around Carmarthen Bay and includes:

Coastal Hills: Marros – Pendine, Llanybri, Llansaint and Pembrey Coastal hills:

Coastal slopes: Marros to Wharley Point and St Ishmael's coastal slopes:

Estuary slopes: the slopes above the estuaries i.e. the slopes on either side of the Taf and Tywi rivers where they are within the estuary:

River estuaries: the rivers channels, and associated mud flats at low tide:

Coastal grazing marsh: West Marsh, East Marsh south of Laugharne, south of Kidwelly;

Sandy beaches: Marros, Pendine and Cefn Sidan;

Sand dunes: Pendine and part of Cefn Sidan;

Salt marsh: This occurs in several areas within the estuaries, and near the coast e.g Pembrey Saltings;

Settlements: Pendine, Laugharne, Llansteffan and Ferryside.

The Carmarthen Bay and Estuaries SLA includes all the landscapes that contribute to our coastal and estuary landscapes. It is often the juxtaposition of one landscape with another such as salt marsh and the river, or the wooded estuary slope and the river channel that together create a landscape of high scenic quality.

The coastal hills provide the backdrop to the bay and the estuaries, and from them there are fine views over the sea. Being close to the coast, and elevated these hills are exposed, and this is demonstrated by the windswept trees.

The coastal slopes are usually characterised by rough non-agricultural land with bracken and scrub, again often sculpted by the wind. They are exposed, and usually face the sea. They are located between the hills and the lower lying beaches or marshes.

The estuary slopes are the more sheltered slopes between the hills and the river estuaries. In the Tywi estuary they tend to be particularly well wooded, but also include some agricultural land. The river estuaries include the river channel. These are tidal and at low tide include mud flats. East and West Marsh are the largest areas of coastal grazing marsh in Carmarthenshire. West Marsh has been developed for military purposes and so is relatively disrupted and has scrubbed up somewhat because of becoming drier. East Marsh is still managed in a traditional way for grazing but has also been subject to some development. It is more open, windswept, and empty than West Marsh. These landscapes are typically open windswept and empty, are of importance for the biodiversity they support. They are also of historic interest as well as these areas only came into existence once land could be drained. The three beaches are some of the longest in Wales. Pendine and Cefn Sidan are well known as holiday destinations. When the tide is out there are extensive areas of sand, and views out to sea and along the coast.

The sand dunes about the beaches and their landscape is typical of any dune system. Efforts are being made to control the sea buckthorn has been spreading within the Cefn Sidan dune system. The salt marsh is an integral and distinctive part of the estuary and coastal landscape, and one which provides a free and natural sea defence. The salt marsh usually abuts mud flats which are exposed at low tide. The salt marshes are typically dissected by muddy creeks and support plants that can tolerate the saline conditions, and these are two of the features of the salt marsh that make this landscape so distinctive. Salt marshes are exposed and windy places, with no shelter. The three settlements – Laugharne, Llansteffan and Ferryside within the SLA each have a distinct character. Ferryside is the only one on the railway, which is a feature of the Tywi estuary. Laugharne is the most urban of the three, and has developed around its castle, whereas the castle at Llansteffan is in an elevated position above the village.

Predicted Effect Without Implementation of the LDP

As the current LDP allocations are built out and housing land supply falls, development pressure will begin to encroach onto currently designated open countryside in a sporadic and uncoordinated manner. Designated sites and protected habitats and species should be

safeguarded through other legislation. In the absence of LDP policy, multi-functional benefits or ecosystem services of the wider landscape and its connectivity would not necessarily be recognised or safeguarded. This could have significant consequences through jeopardising the effective management of the impacts of climate change and result in habitat fragmentation which is very damaging for biodiversity. Currently, new development should be integrated with the landscape and seascape as this is a requirement of LDP Policy, however the Plan's status weakens once the Plan period expires.

10- Population

Population estimates are produced by the Office for National Statistics (ONS), and consider births, deaths, and an estimate of migration between the last census and the middle of the current year. In 2017, the population of Carmarthenshire is estimated at 186,452, accounting for 5.96 per cent of the Welsh population. By 2020, both these figures increased with the population of Carmarthenshire is estimated at 190,073, accounting for 5.99 per cent of the Welsh population. The age profile of the local population is shown in Table 6.

Table 6. Mid-Year Population Estimates in the County and Wales ⁷⁷.

	2017 (Mid-Year)				2020 (Mid-Year)			
	Carmarthenshire		Wales		Carmarthenshire		Wales	
Age Band (Yrs)	Population	%	Population	%	Population	%	Population	%
0-4	9,621	5.2	170,709	5.5	9,259	4.9	161,341	5.1
5-15	23,274	12.5	388,551	12.4	23,897	12.6	401,389	12.7
16-24	17,520	9.4	359,361	11.5	17,430	9.2	345,604	10.9
25-44	40,302	21.6	742,574	23.8	41,070	21.6	763,589	24.1
45-64	52,264	28.0	827,015	26.5	52,724	27.7	829,073	26.2
65-74	24,224	13.0	356,622	11.4	24,841	13.1	361,841	11.4
75+	19,247	10.3	286,647	9.2	20,852	11.0	306,749	9.7
Total	186,452	100	3,125,165	100	190,073	100	3,169,586	100

Population Projections

Projections estimating the future population of Carmarthenshire vary greatly yet remain an important factor in informing and justifying the preferred growth strategy of the Plan. This ensures that the needs of future generations are considered and properly met. StatsWales states that “*population projections provide estimates of the size of the future population, and are based on assumptions about births, deaths, and migration. The assumptions are based on past trends. Projections only indicate what may happen should the recent trends continue. Projections done in this way do not make allowances for the effects of local or central government policies on future population levels, distribution, and change*” ⁷⁸. The fifth set of population projections published by Welsh Government provides projections from the base year of 2018, through the projection period to 2043 (Figure 29).

⁷⁷

<https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Estimates/nationallevelpopulationestimates-by-year-age-ukcountry>

⁷⁸ <https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Projections/Local-Authority/2018-based/populationprojections-by-localauthority-variant-year>

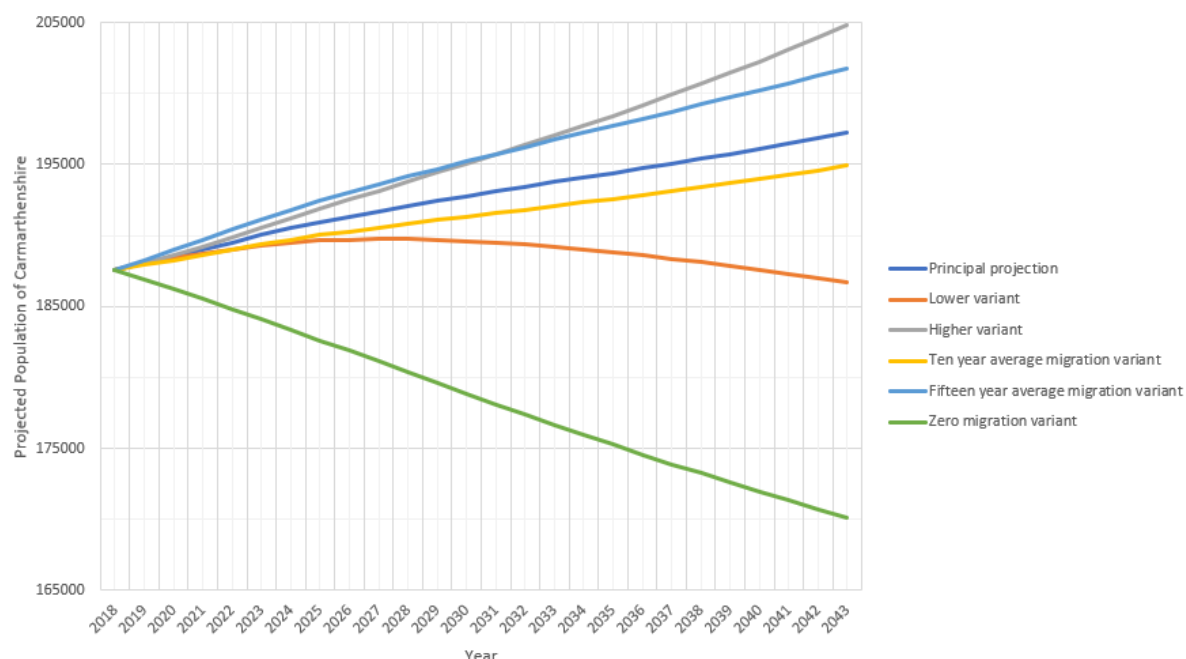


Figure 29. 2018-based population projections for Carmarthenshire, 2018 to 2043, using different variants ⁶⁷.

The publication of the 2014 Local Authority-based population provided the first indication of population change at a sub national level since the 2011 census. Figure # indicates and compares the latest projections for the plan period for the Revised LDP with that produced as part of the current LDP and the original Welsh Government local authority-based projections in 2006. The 2011 and 2014 based projections indicated a projected population of 193,874 and 187,079 respectively at 2021. This limited level of population change is projected to continue through the lifetime of the revised LDP with 2033 indicating a County population of 189,317. These projections indicate a downward trend in population growth compared to the previous 2006-based and 2008-based projections. The future pattern of demographic change will be subject to further evidence gathering as part of the revised LDP ⁷⁹ (Figure 30).

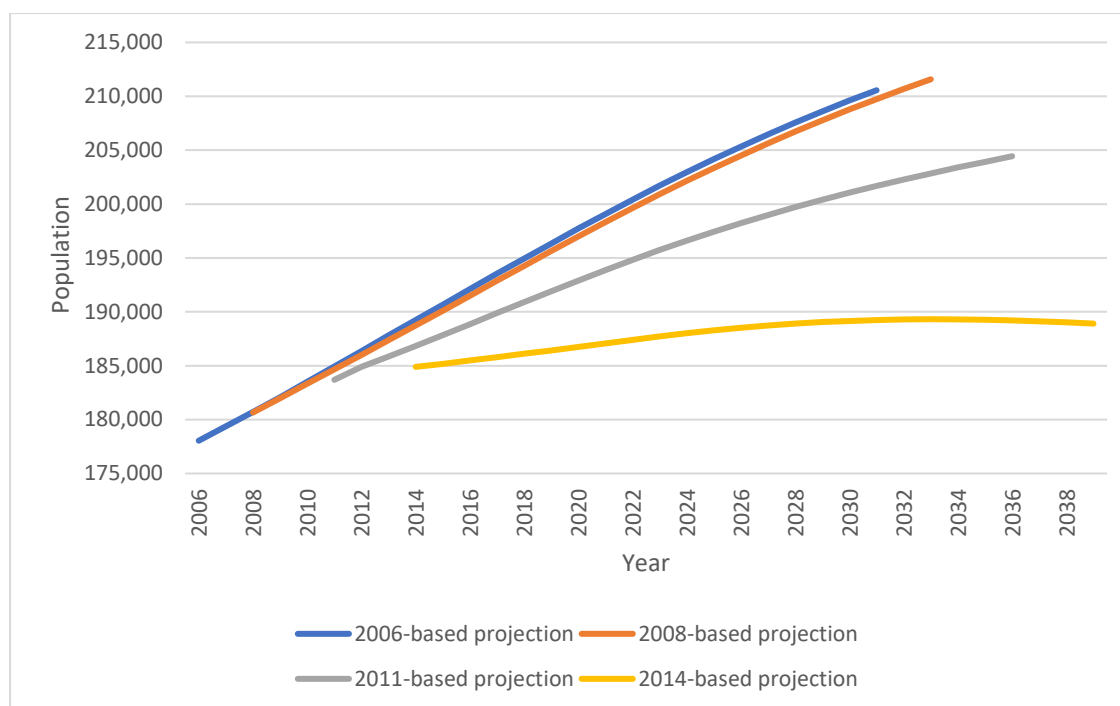


Figure 30. Variance in Carmarthenshire's Population Projections as contained within Carmarthenshire Local Development Plan Review Report.

In consideration of the proposed Plan of 2018–2033, the principal projections within the 2014 based population projection suggests an increase in the population of 3,207 persons. These projections will need to be given careful consideration and reflect other relevant factors which impact upon the future development and housing needs, not least the household projections for the County. The 2011-based and 2014-based household projections have indicated a significant reduction in household numbers from that projected within both the 2006 and 2008 based projections.

NB: Due to the variances described, a specific report has been commissioned by Carmarthenshire County Council to provide further clarity on the matter.

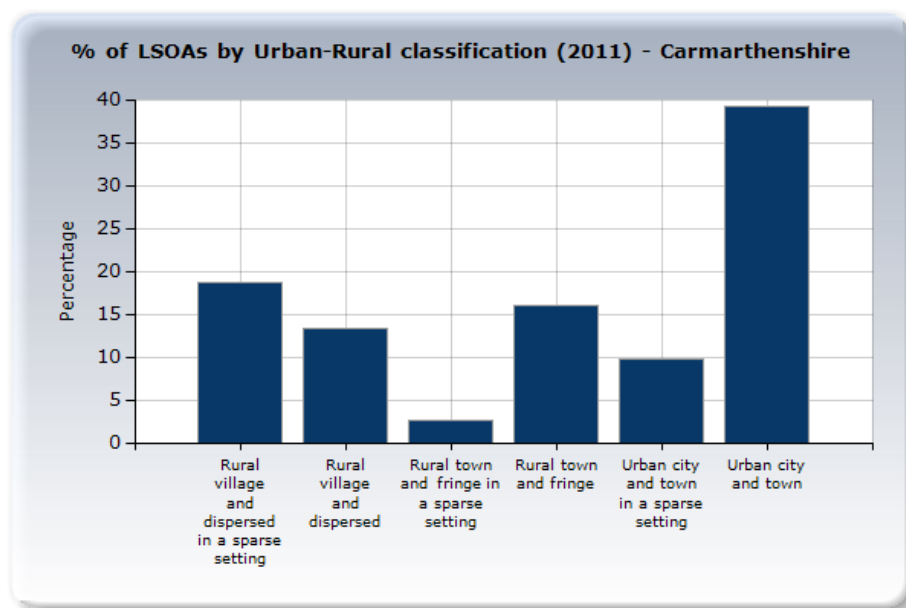
Population Density

Population density provides a measure of the number of people living in an area. This varies across the County with higher densities in the urban areas than the rural areas with Carmarthenshire having a total land area of 2370km². This makes it the third largest local authority by area in Wales. However, the average density for Carmarthenshire is 78.3 persons per square kilometre, which makes it the fifth lowest in Wales. This is significantly lower than the Welsh average of 150.1 persons per kilometre square⁸⁰. There are three major towns in Carmarthenshire which form a pivotal role at the centre of the Plan's Growth Areas. The three towns of Llanelli, Carmarthen and Ammanford are home to 25% of the County's population. 60% of the population live in rural areas, which form 53% of the County⁸¹. 39.3% of Lower Super Output Areas (LSOAs) within the local authority of Carmarthenshire are classed as 'Urban city and town' in the 2011 urban-rural classification of small area geographies, this is

⁸⁰ Stats Wales: <https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Density/populationdensity-by-localauthority-year>

⁸¹ Carmarthenshire Draft Wellbeing Plan: <http://www.thecarmarthenshirewewant.wales/media/8285/carms-well-being-plan-final-draft-051017-english.pdf>

the highest proportion within Carmarthenshire. The County has no LSOAs in Deep-Rooted Deprivation ⁸² (Figure 31).



Source: Office for National Statistics

Figure 31: Migration between Carmarthenshire and the rest of the UK by flow and period of change ⁸³.

Migration

The following illustrates the role migration plays within Carmarthenshire with as a rule in migration from the rest of the UK compensating in numerical terms for ongoing issues in terms of out migration. The following illustrates the migration pattern between 2007 and 2020 (Table 7 and 8).

Table 7: Migration between Carmarthenshire and the rest of the UK by flow and period of change ⁸⁴.

Period	Inward (+)	Outward (-)	Net Migration (-/+)
2006 to 2007	6780	5250	1540
2007 to 2008	6190	5180	1010
2008 to 2009	5920	5520	400
2009 to 2010	5690	5490	200
2010 to 2011	6020	5190	820
2011 to 2012	6472	6001	471
2012 to 2013	6220	5881	339

⁸² <https://statswales.gov.wales/Catalogue/Community-Safety-and-Social-Inclusion/Welsh-Index-of-Multiple-Deprivation/Deep-rooted-Deprivation/Isoasindeeprooteddeprivation>

⁸³ <https://statswales.gov.wales/Catalogue/Population-and-Migration/Migration/Internal/migrationbetweenwalesandrestofuk-by-localauthority-flow-periodofchange>

⁸⁴ <https://statswales.gov.wales/Catalogue/Population-and-Migration/Migration/Internal/migrationbetweenwalesandrestofuk-by-localauthority-flow-periodofchange>

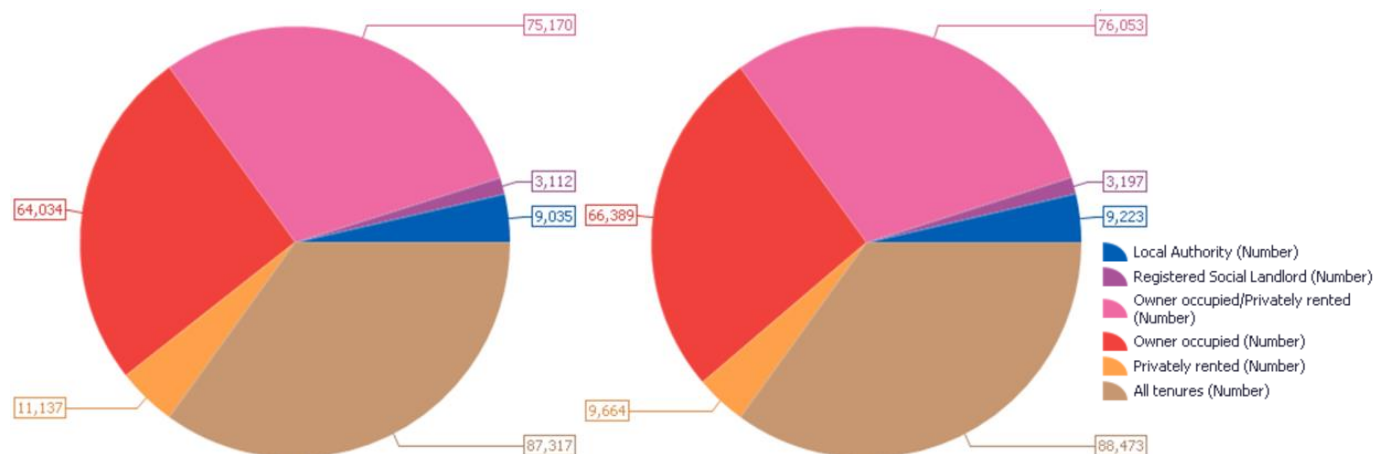
2013 to 2014	6286	6078	208
2014 to 2015	6318	5768	550
2015 to 2016	6702	6080	622
2016 to 2017	6931	6047	884
2017 to 2018	7241	5672	1569
2018 to 2019	7409	5919	1490
2019 to 2020	6609	4847	1762
14-year Total	90788	78923	11865

Table 8: Migration ages within Carmarthenshire in the year 2019–2020 ⁸⁵.

Age	Inward (+)	Outward (-)	Net Migration (-/+)
0 to 14	785	557	228
15 to 29	2360	2063	297
30 to 44	1235	963	272
45 to 64	1484	790	694
65+	745	474	271
2019–2020 Total	6609	4847	1762

Housing Stock

Figure 32 indicates the dwelling stock estimates by tenure within Carmarthenshire.



85

<https://statswales.gov.wales/Catalogue/Population-and-Migration/Migration/Internal/migrationbetweenwalesandrestofuk-by-localauthority-flow-sex-age>

Figure 32. Dwelling stock estimates by local authority and tenure. Left: 31st March 2017; Right: 31st March 2020 ⁸⁶.

Predicted Effect Without Implementation of the LDP

There would be no allocated land for housing, and once the current LDP housing supply is exhausted, development would take place in an uncoordinated piecemeal manner. There would be a lack of adaptation to the predicted changes in population and social structure, which may threaten the cohesion and well-being of communities and the viability of schools, businesses, and services. There would likely be unsustainable housing development on Greenfield sites away from existing education facilities and community services, badly served by public and Active Transport routes which may lead to less social activity and greater social exclusion. It is likely that existing deprived areas would experience little regeneration or any of the community benefits linked to new development. The provision of affordable housing would remain low and the increase in demand for affordable homes, particularly for the elderly would not be met. Increasing population will put pressure on education services and ad hoc development may result in residential areas not being served by existing educational facilities and contributions from developers to fund new provision may not result in facilities being developed at an appropriate stage of development.

⁸⁶ <https://statswales.gov.wales/Catalogue/Housing/Dwelling-Stock-Estimates/dwellingstockestimates-by-localauthority-tenure>

11- The Welsh Language

The Welsh language plays an important role in the social, cultural, and economic life of Carmarthenshire's residents and visitors. The Welsh Language (Wales) Measure 2011 is the legislation that created the Welsh language standards which promote and facilitate the Welsh language, and ensure that the Welsh language is not treated less favourably than the English language in Wales ⁸⁷. The 2011 Census indicated that there were 78,048 Welsh speakers amongst Carmarthenshire's population. Carmarthenshire has the highest number of Welsh speakers in Wales and has the fourth highest proportion of Welsh speakers at 43.9% (2011 Census data). There is a significant variation in the numbers and proportions of Welsh speakers across Wales but on average 29.1% of people aged three or over were able to speak Welsh (as of March 2021) ⁸⁸. During the period between the 1991, 2001 and 2011 Censuses, the percentage of Welsh speakers in Carmarthenshire has decreased from 54.9% to 43.9%. Carmarthenshire also experienced the second largest decrease in the percentage of Welsh speakers between 1991 and 2001 at 4.5% (this was second only to Ceredigion who experienced a decrease of 7.1%). In the time between 2001 and 2011 Carmarthenshire experienced the highest decrease at 6.4%.

The Welsh Language Use Survey 2015 contains information by local authority on Welsh language ability and usage. The survey notes that 80,700 of Carmarthenshire's population noted that they could speak Welsh. This has increased since the 2011 Census results which showed that 78,048 of the population could speak Welsh. The decline in the proportion of Welsh speakers since 1991 is not unique to Carmarthenshire and the decrease in Welsh speakers is a trend witnessed throughout the majority of Wales but in particular in the areas of Wales traditionally known as the Welsh heartlands ('Y Fro Gymraeg'). Other areas in the traditional heartlands such as Anglesey, Gwynedd and Ceredigion have also seen a decrease in Welsh speakers and the Welsh Government have raised concerns over the sustainability of the language in these traditionally Welsh-speaking areas. Avenues of language transmission are explored within the latest Welsh language use survey (Welsh in the home and in education: July 2019 to March 2020) ⁸⁹. For the year ending 31 December 2021, the Annual Population Survey reported that 29.5% of people aged three or older were able to speak Welsh. This number equates to around 892,200 people (Figure 33). This is 0.4 percentage points higher than the previous year (year ending 31 December 2020), equating to around 9,200 more people ⁹⁰.

⁸⁷ <https://www.welshlanguagecommissioner.wales/public-organisations/welsh-language-standards>

⁸⁸ <https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language>

⁸⁹ <https://gov.wales/welsh-home-and-education-welsh-language-use-survey-july-2019-march-2020.html>

⁹⁰ <https://gov.wales/welsh-language-data-annual-population-survey-2021#:~:text=For%20the%20year%20ending%2031%20December%202021%2C%20the,December%202020%29%2C%20equating%20to%20around%209%2C200%20more%20people.>

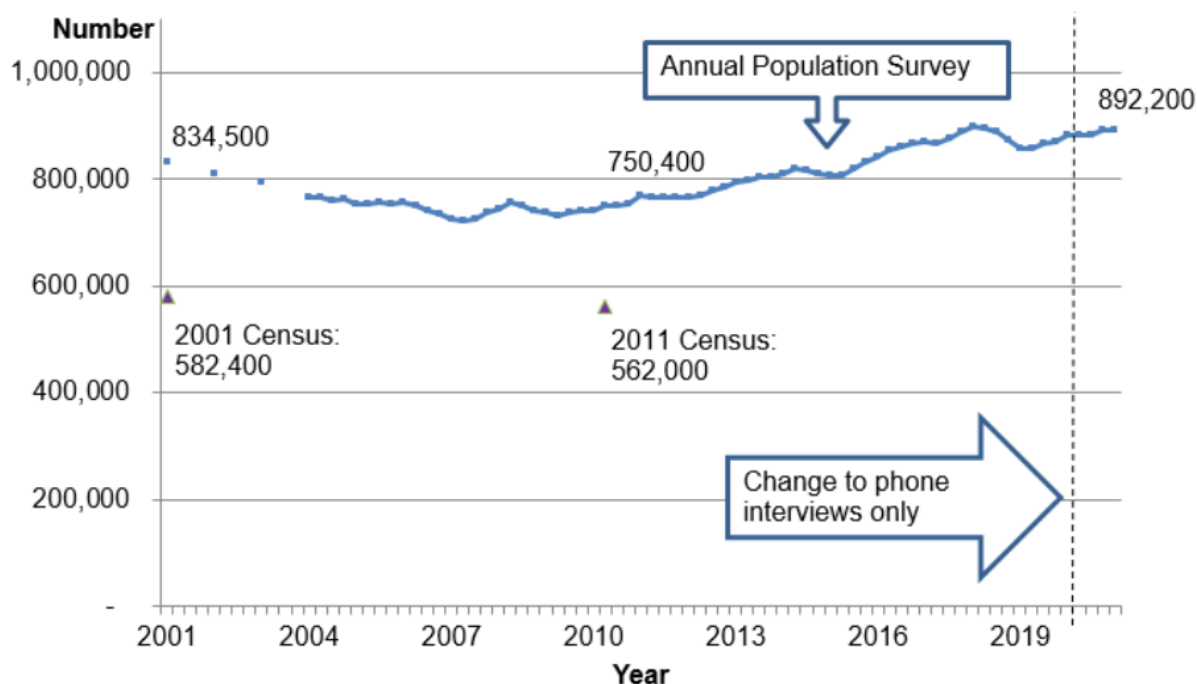


Figure 33. Number of people aged three or older able to speak Welsh, 2001 to December 2021 ⁹¹.

The proportion of Welsh speakers varies across Carmarthenshire. Figure 34 shows a breakdown of the proportion of Welsh speakers in each electoral Ward as indicated in the 2011 Census. NB: At time of writing, the latest data on the Welsh language obtained from the most recent census is yet to be published.

⁹¹<https://gov.wales/welsh-language-data-annual-population-survey-2021#:~:text=For%20the%20year%20ending%2031%20December%202021%2C%20the,December%202020%29%2C%20equating%20to%20around%209%2C200%20more%20people.>

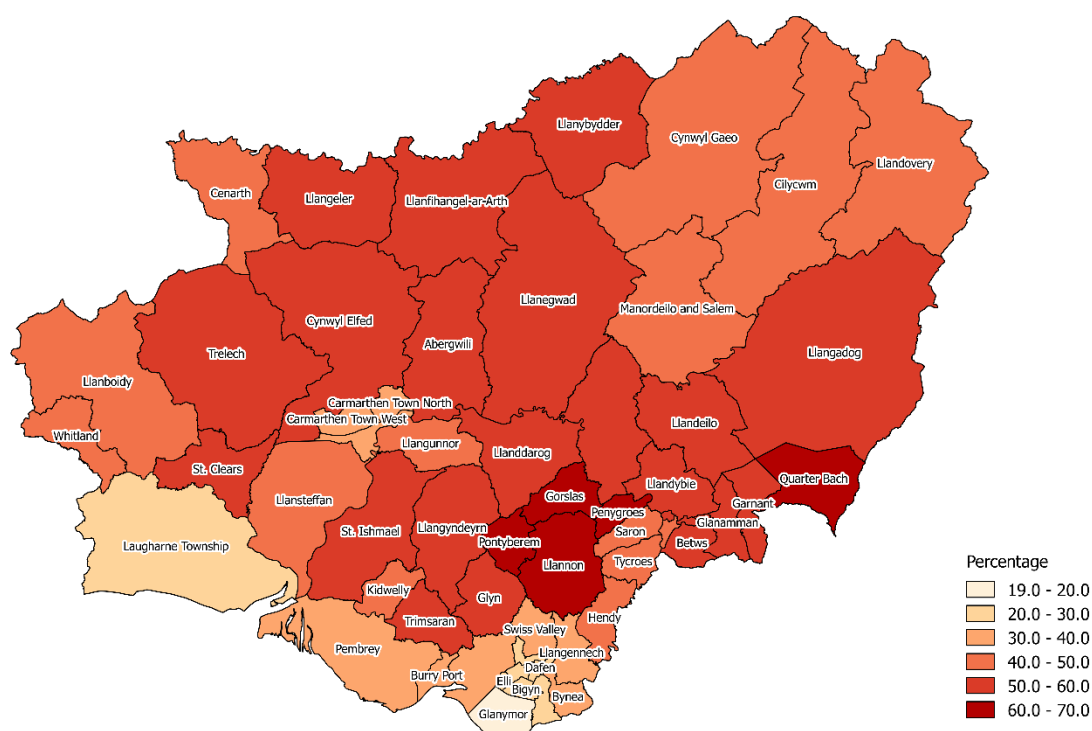


Figure 34. Percentage Welsh speakers by ward ⁹².

The Welsh Government's Welsh language strategy, *Cymraeg 2050: A million Welsh speakers*, notes the Government's ambition of reaching a million Welsh speakers by 2050 ⁹³. A projection of the number of Welsh speakers aged three and over up to 2050 was produced as part of the strategy. In addition to this, a trajectory was developed to demonstrate one possible path of reaching a million Welsh speakers by 2050, based on the policy intentions of the strategy ⁹⁴.

Predicted Effect Without Implementation of the LDP

The adopted LDP defines Language Sensitive Areas which are communities with a significant proportion of Welsh speakers where proposals for the provision of housing and employment will have the most impact upon the future vitality and viability of the Welsh language. The Language Sensitive Areas in the LDP are based on the 2001 Census and do not reflect the most recent Census Data which shows a general decline in areas where there is a high concentration of Welsh speakers, particularly in the traditional Welsh speaking heartlands. There is however an increase in the overall number of Welsh speakers, particularly in school age children. National legislation and PPW ensures the impact of development on the Welsh language is considered when assessing planning applications, but without the Plan there would be no local policy which specifically requires developers to consider the impact of certain proposals in the areas of the County where the Welsh language is an important part of the social fabric.

⁹² <https://statswales.gov.wales/Catalogue/Welsh-Language/Census-Welsh-Language/welshspeakers-by-ediv-2011census>

⁹³ <https://gov.wales/cymraeg-2050-welsh-language-strategy>

⁹⁴ <https://statswales.gov.wales/Download/File?fileId=539>

12- Health and Well-being

Review of the Carmarthenshire Well Being Assessment 2017

Carmarthenshire is the third worst county in Wales for levels of childhood obesity with 30.7% of 4–5-year-olds being overweight or obese, almost 5 percentage points higher than the Welsh average of 26.2%. Projections suggest an increase in trends for childhood obesity going forward with figures showing males between the ages of 2 – 15 being at greatest risk. There is a strong link between childhood and adulthood obesity and many of the associated chronic health problems such as Type 2 diabetes and coronary heart disease are likely to continue to also increase in the future therefore posing threats to the well-being of children now and in later life.

Obesity is more prevalent in disadvantaged communities and European research suggests increased prevalence in rural areas, although research in the UK has found no significant association. However, there is some evidence that people who do engage in the natural environment are less likely to be overweight. Given Carmarthenshire's extensive natural assets and the additional positive effects on psychological and cultural well-being the environment offers, the promotion of opportunities to engage in the natural environment may be an area which can help improve well-being.

A fundamental means of tackling levels of obesity is engaging children in physical activity. Assessment engagement activity with primary school children showed being physically active to be the second most important factor for positive well-being of children aged 6–11, after connections with family and friends. The Carmarthenshire school sports survey 2015 identified similarly high levels of Engagement in sport suggesting a positive relationship with physical activity. It is noted that the Carmarthenshire Play Sufficiency Assessment reported that 90% of children stated that playing makes them feel happy and 49% reported that play made them feel active

It is stated that throughout adolescence, as curiosity meets opportunity, there are various experiences on offer to young people, not all of which can have positive outcomes or effects on well-being. It is noted that the highest reports of young people currently smoking at least weekly in Carmarthenshire were 8 per cent of boys in year 9 and 19 per cent of girls in year 11. Smoking amongst boys was more persistent throughout secondary school. In addition, the highest number of students reporting having tried electronic cigarettes was over a third of girls aged 14–16. Although there has been national concern about levels of alcohol related crimes and incidents involving young people, Carmarthenshire has seen a steady decline in the number of such reported incidents from 87 in 2014 to 49 in 2016. From January to November 2016, 16% of drug offences in Carmarthenshire involved an offender under the age of 18 with most offences (102 crimes) relating to possession of cannabis.

28% of Carmarthenshire's adults suffer from mental health issues, slightly above the Welsh average of 26%. Poor psychological and emotional wellbeing can act as a barrier to full participation in society. For example, issues such as confidence, anxiety, fatigue, and stigma can limit an individual's capacity to interact with others or to find work. It is stated that health has a significant effect on wellbeing. The 2011 census indicates that 16% of Carmarthenshire residents described their health as 'fair', 6% as 'bad' and 2% as 'very bad'. The 2017 survey probed this further by looking at impacts and found that, of those with a health issue affecting their well-being, 64% said they could not do the things they enjoy'; 41% said they need or rely on help to manage day to day and 32% said it 'puts a strain on their personal relationships'. In 2013, the number of Carmarthenshire residents aged 65 and over diagnosed with dementia was 2,783. By 2030, it is predicted that this number will reach 4,371, a rise of 1,588, (57%) in line with the Welsh average.

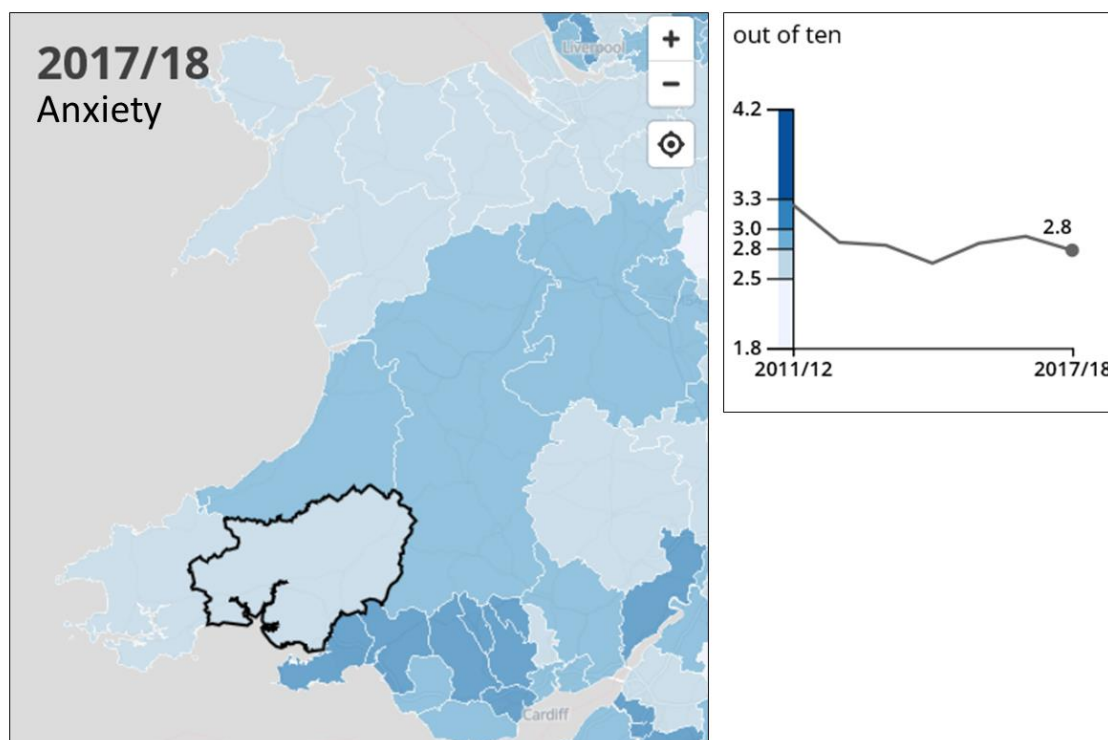
Although the life-expectancy rate in Carmarthenshire is in line with the Wales average, there is a significant gap of 18.5 years between those from the least and most deprived areas. Likewise, as with infant mortality rates, premature death (under the age of 75) is substantially

more common in deprived communities. This is particularly the case for males who have a 33% excess death rate compared to those from affluent communities. This demonstrates the impact of deprivation on physical well-being throughout life. Responses to the assessment survey indicate that good health is the single most important factor to overall happiness, contentment, and life satisfaction. Almost 8 in 10 (79%) respondents said it was important now, and 61% thought it would be important to them in the future.

Since 2011, the Office for National Statistics (ONS) has asked personal well-being questions to adults aged 16 years and over in the UK to better understand how they feel about their lives⁹⁵. The well-being questions are:

- Overall, how satisfied are you with your life nowadays?
- Overall, to what extent do you feel the things you do in your life are worthwhile?
- Overall, how happy did you feel yesterday?
- Overall, how anxious did you feel yesterday?

People are asked to respond on a scale of 0 to 10, where 0 is “not at all” and 10 is “completely”. In Carmarthenshire, 2017/18 survey results show that responses with average response in terms of anxiety has dropped from 3.2 in 2011/12 to 2.8 in 2017/18 (Figure 35). Happiness was shown to increase over the same period from 7.2 to 7.7 (Figure 36). This trend is also mirrored by life satisfaction (7.3 to 7.7) (Figure 37) and feeling things in life were worthwhile (7.6 to 7.9) (Figure 38) over the same period.



95

<https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/bulletins/measuringnationalwellbeing/july2017tojune2018>

Figure 35. Personal well-being map of responses to the question ‘Overall, how anxious did you feel yesterday?’ displaying weighted mean averages March 2018

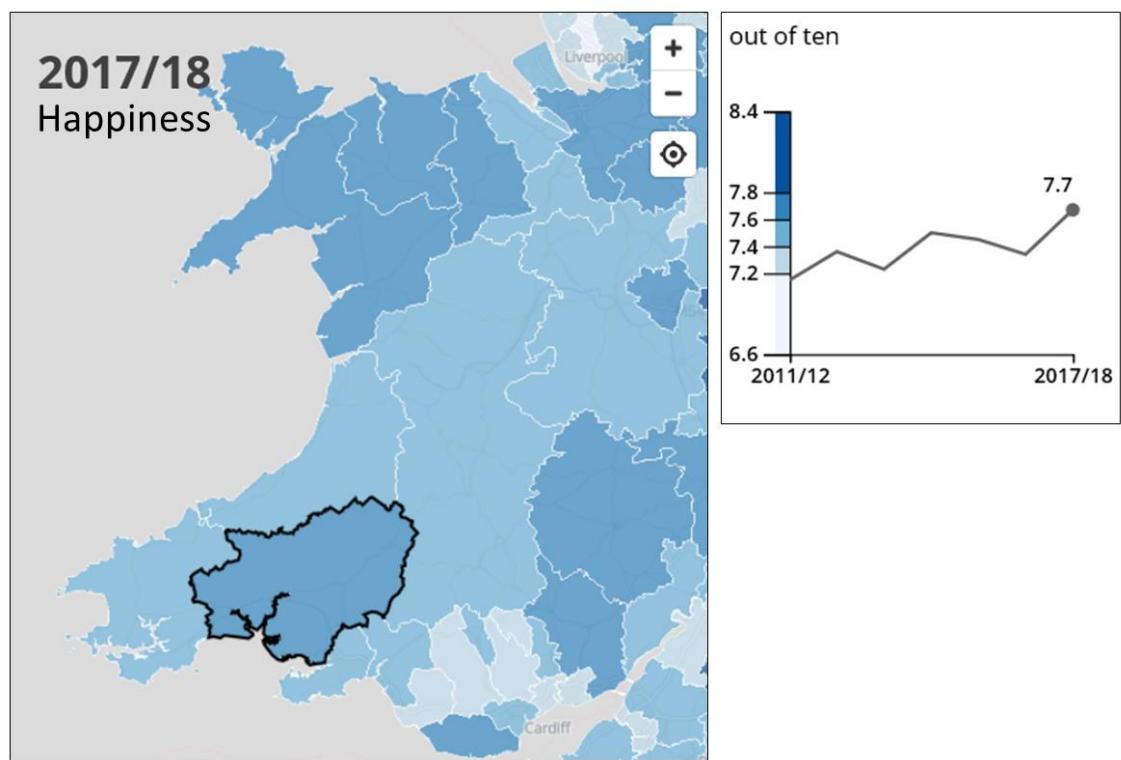


Figure 36. Personal well-being map of responses to the question ‘Overall, how happy did you feel yesterday?’ displaying weighted mean averages March 2018

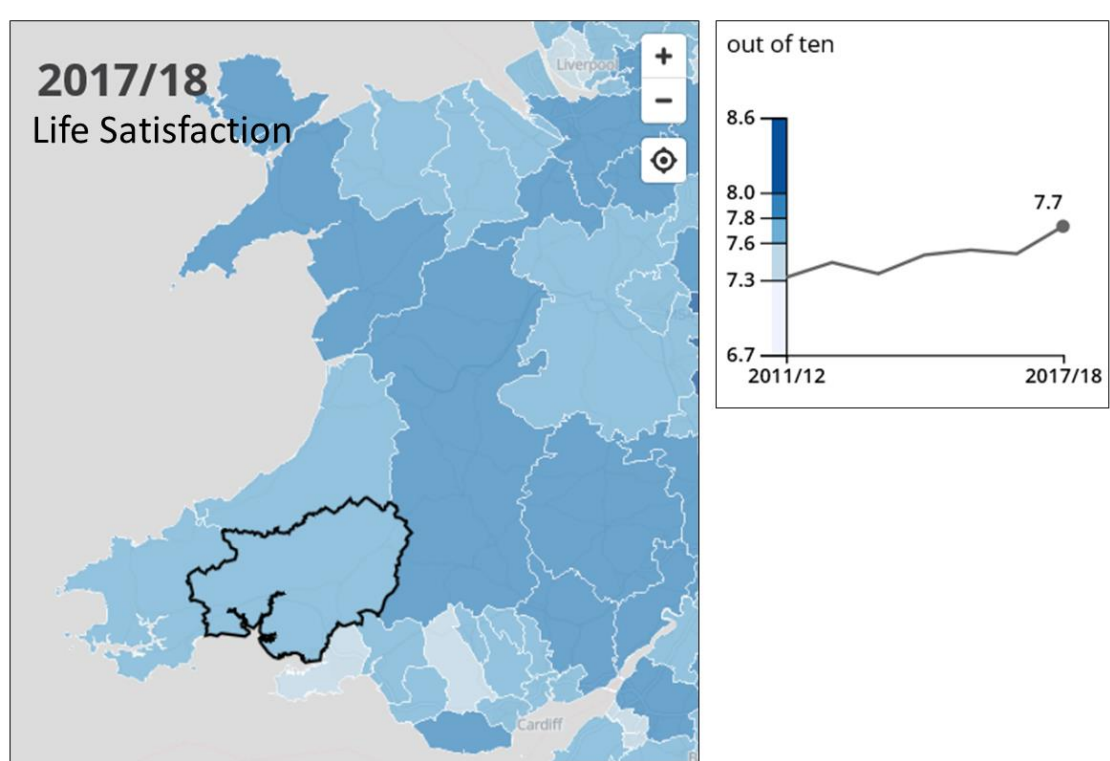


Figure 37. Personal well-being map of responses to the question ‘Overall, how satisfied are you with your life nowadays?’ displaying weighted mean averages March 2018

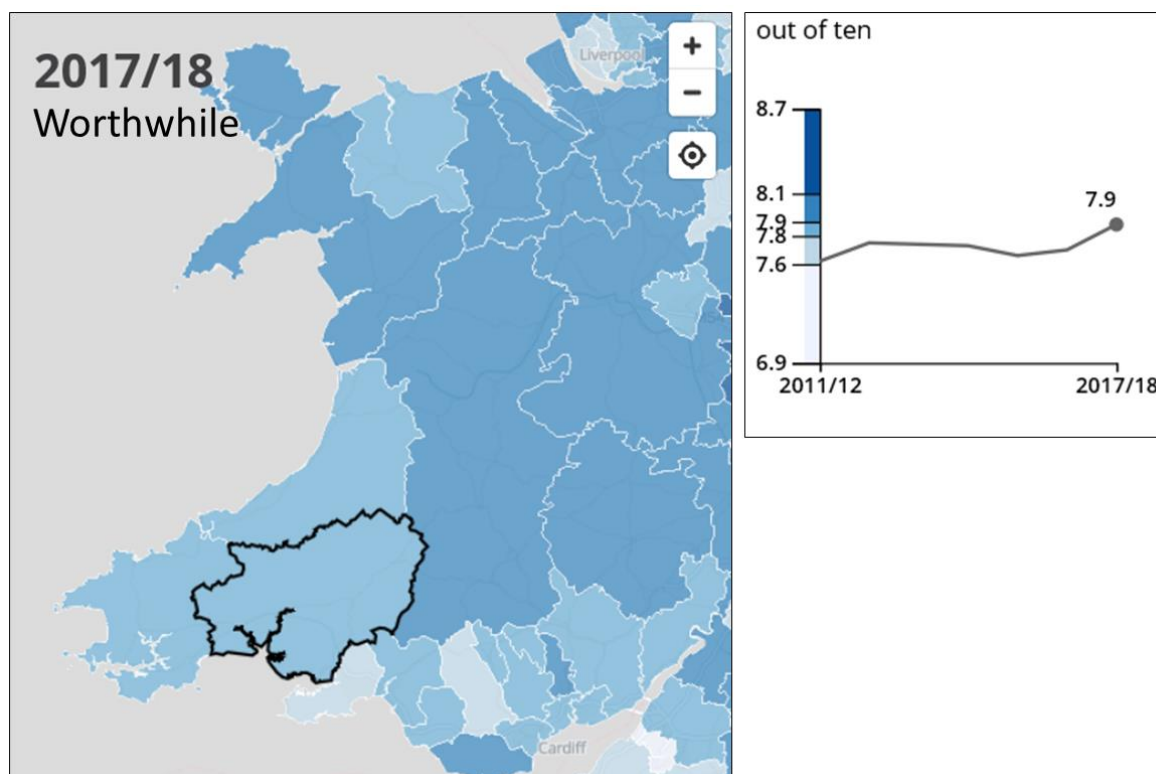


Figure 38. Personal well-being map of responses to the question ‘Overall, to what extent do you feel the things you do in your life are worthwhile?’ displaying weighted mean averages March 2018

South West Area Statement – Mental Health

The south west area statement reports a clear divide in mental health between Pembrokeshire, where most LSOAs are in the lowest score quintile (0 - 0.25), West/Mid Carmarthenshire, where the majority of LSOAs are in the mid score quintile (0.5 - 0.75), and North/South East Carmarthenshire, South West Swansea, and South East Neath Port Talbot where the majority of LSOAs are in the higher score quintile 1. Research and reports on mental health have underlined a strong correlation between low levels of mental health and high levels of deprivation. Research on factors of low mental health have also underlined subjective personal deprivation as an influential factor of low levels of mental health. These studies have also found a negative correlation between high levels of subjective personal deprivation and low levels of education, household earnings and social support. Studies have also shown a correlation between low levels of mental health and other factors, such as low levels of decision latitude and social support in one’s job, and lack of access to greenspace. The prevalence of these factors is higher in more deprived areas, compared to less deprived areas (Figure 39).

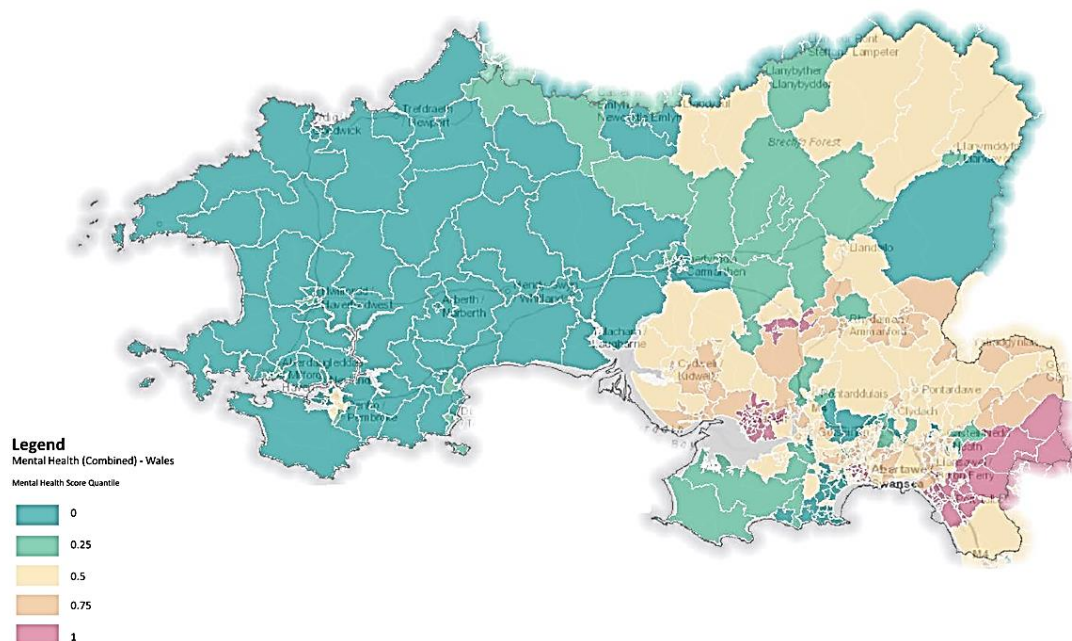


Figure 39. 2 Mental Health Score Quantile for South West Area. Source South West Area Statement, NRW.

South West Area Statement – Physical Health

Maps for both mental health scores and physical health scores follow a similar trend, however, one major difference between mental and physical health scores can be observed in the north of the area, between Llandovery, the Brechfa Forest, and Llanybydder, where two Lower Super Output Areas (LSOAs) which scored in the highest quintile for mental health, now score on the lower quintiles 0 and 0.25 - for physical health score. No discrepancy can be observed between mental health and physical health scores, and both scores seem to be correlated with each other, as studies mentioned earlier suggest (Figure 40).

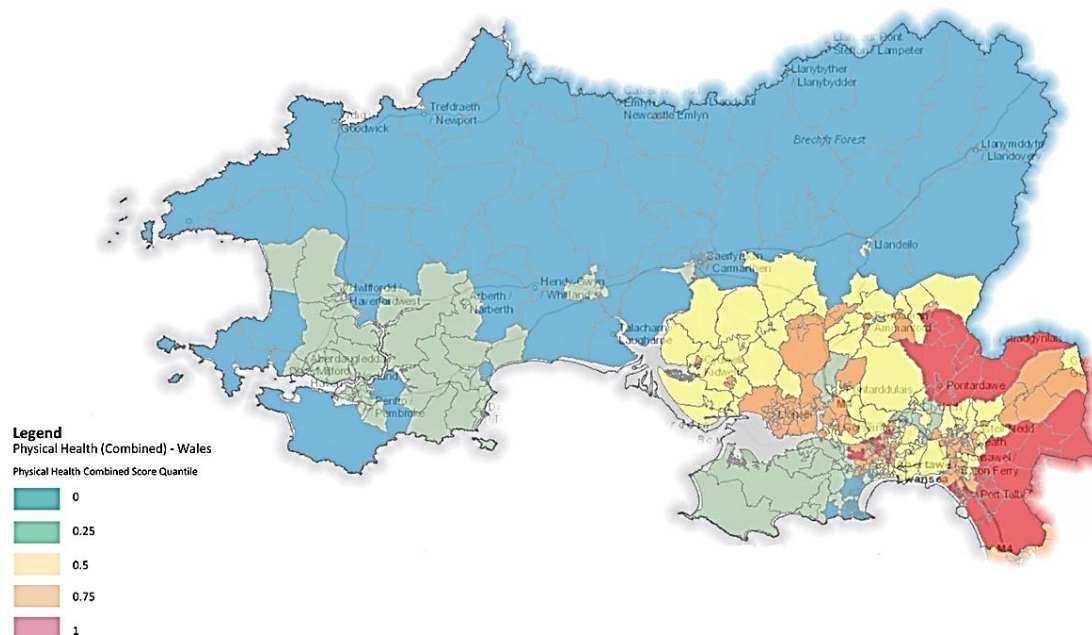


Figure 40. Physical Health Score Quantile for South West Area. Source South West Area Statement, NRW.

Potential reasons for lower for physical health. Potential factors for such low scores include a higher proportion of older population (aged 55+) in Pembrokeshire, compared to the other three local authorities, and the whole of Wales. Studies have shown that morbidity and presence of physical health problems were more prominent in population aged 64+ and increased over time. Other factors include lack of access to greenspace, and rural exclusion linking to 'access to service' deprivation.

Predicted Effect Without Implementation of the LDP

There would be no allocated land for housing, and once the current LDP housing supply is exhausted, development would take place in an uncoordinated piecemeal manner. There would be a lack of adaptation to the predicted changes in population and social structure, which may threaten the cohesion and well-being of communities. There would likely be unsustainable housing development on sites away from existing health facilities, open space provision and community services. There would also be no consideration of access to Active Transport routes which may lead to less physical activity. Increasing population will put pressure on health and well-being services and ad hoc development may result in residential areas not being served by existing facilities and contributions from developers to fund new provision may not result in facilities being developed at an appropriate stage of development.

13- Education and Skills

Review of the Carmarthenshire Well Being Assessment 2017

Research by The Institute of Education suggests that attending a good preschool and primary school can have more impact on children's academic progress than their gender or family background. Three quarters (76%) of Carmarthenshire's primary schools are classed as "green" (best performing in Wales) or "yellow" (effective) schools under the Welsh Government's School Categorisation with none in the red (in need of improvement) category. 87% of children achieved expected outcomes at Foundation phase and 89% at Key Stage Two. Studies have shown that emotional well-being and good attention skills are important factors in academic progression at primary school level and into the future. Carmarthenshire is the 7th highest performing authority in Wales for pupils achieving at least 5 GCSE's A*-C however there continues to be significance in parity between the performance of pupils eligible for Free School Meals (FSM) and the general cohort. Likewise, just 46% of LAC attained the same qualifications. This highlights the potentially negative effect poor socioeconomic and/or adverse childhood circumstances can have on young person's outcomes. 12.5% of Carmarthenshire's working age population currently have no qualifications however in the last three years no children have left compulsory education, training or work-based learning without an approved external qualification in Carmarthenshire. Despite this 69-year 11 school leavers in 2016 were recorded as not in employment, education or training (NEET), which is an increase of 0.4% on the previous year. This demonstrates the importance of linking education to demands of the local labour market; details of which can be found in the Regional Employment and Skills Plan 2016.

Retention of youth is a fundamental cornerstone of a sustainable economy and communities. However, more young people aged 15–29 left Carmarthenshire than entered in 2014-15, despite the County's university and further education campuses. This could be in part due to the sense of a lack of suitable job opportunities for young people in the County identified through the assessment survey. 50% of respondents aged 16–24 disagreed that there were suitable job opportunities for them in the local area. Young people participating in the Youth Council Forum expressed a desire for more apprenticeships and companies taking on young people with a view to developing and training them. This stresses the significance of creating sustainable and progressive jobs in Carmarthenshire to retain and attract young people to the County and which recognise that learning and development doesn't stop when you leave the school environment.

Predicted Effect Without Implementation of the LDP

Increasing population will put pressure on education services and ad hoc development may result in residential areas not being served by existing educational facilities and contributions from developers to fund new provision may not result in facilities being developed at an appropriate stage of development.

14- Economy

In 2016, 84,700 people were employed in Carmarthenshire. This was the second year in succession where the total had risen by 4% compared to the previous year. The trend in total employment is shown in Figure 41.

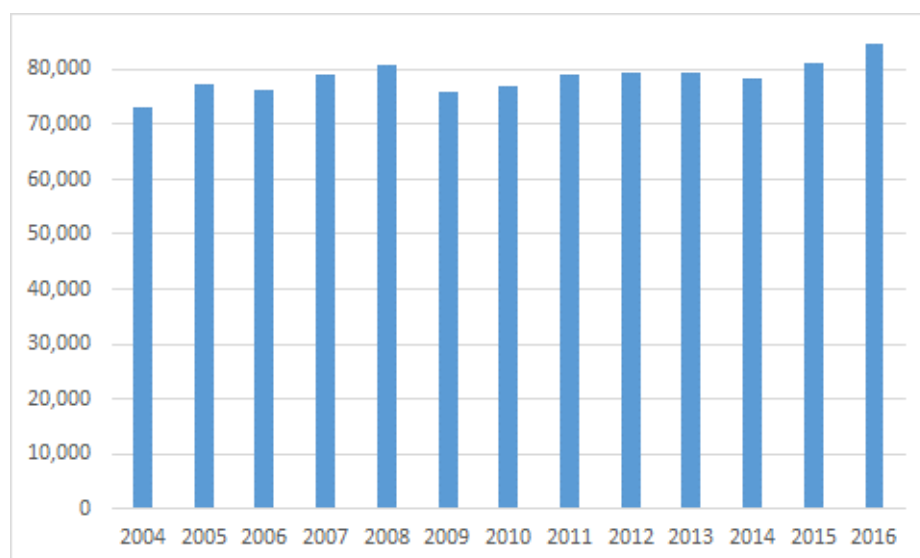


Figure 41. Employment Trends 2004 – 2016. Source: Carmarthenshire Employment Sectoral Needs Study. Years bottom, Employment Left.

The Office for National Statistics data for 2016 on employee jobs by industry for both Carmarthenshire and Wales are set out in Table 9.

Table 9. Employee Jobs by Industry – Carmarthenshire and Wales ⁹⁶

Industry	Carmarthenshire (%)	Wales (%)
B : Mining and quarrying	0.0	0.2
C : Manufacturing	11.9	11.4
D : Electricity, gas, steam and air conditioning supply	0.4	0.6
E : Water supply; sewerage, waste management and remediation activities	0.4	0.9
F : Construction	6.0	5.5
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	16.4	15.1
H : Transportation and storage	3.0	2.9
I : Accommodation and food service activities	9.0	8.9
J : Information and communication	1.2	2.3

⁹⁶ <https://www.nomisweb.co.uk/reports/lmp/la/1946157392/report.aspx>

K : Financial and insurance activities	0.9	2.3
L : Real estate activities	1.3	1.6
M : Professional, scientific and technical activities	3.0	4.2
N : Administrative and support service activities	5.2	6.6
O : Public administration and defence; compulsory social security	6.7	6.8
P : Education	10.4	10.1
Q : Human health and social work activities	19.4	16.1
R : Arts, entertainment and recreation	2.2	2.5
S : Other service activities	1.3	1.5

In 2016, over 30% of the total were employed in the public sector (e.g., in public administration, education, health and social services). 8,000 positions (11.9% of the total) were in the manufacturing sector and 11,000 (16.4% of the total) were employed in the wholesale and retail sector. Self-employment also forms a high proportion of the total in Carmarthenshire with over 15,200 people categorised as self-employed in both 2015 and 2016. This trend towards small or 'micro' businesses is reflected in the ONS NOMIS data. The figure clearly shows that over 90% of private sector businesses / enterprise in the county have 9 or fewer employees. Statistics collated on the types of businesses in Carmarthenshire indicate that 'agriculture, forestry and fishing' still dominates with 28% of all businesses being in this category.

The Visitor Economy

Tourism is a key component of Carmarthenshire's economy and a major source of employment and revenue supporting over 5,600 full time equivalent jobs either directly or indirectly and generating over £369m revenue to the County's economy annually (STEAM (Scarborough Tourism Economic Activity) Trend Report 2016⁹⁷) (Table 10).

Table 10. Employee Jobs by Industry – Carmarthenshire and Wales⁹⁸

% Change on 2015 (£'s 2016)	2.7%
Total visitor days (Millions)	5.72
% change on 2015	1.2%
Staying visitor days (Millions)	3.57
% change on 2015	2.9%
Total visitor numbers (Millions)	3.08
% change on 2015	0.1%
Number of staying visitors (Millions)	0.93
% change on 2015	3.6%

⁹⁷

[http://rlp.infobasecymru.net/IAS/themes/economy/tourism/scarboroughtourismeconomicactivitymonitor\(steam\)assessment](http://rlp.infobasecymru.net/IAS/themes/economy/tourism/scarboroughtourismeconomicactivitymonitor(steam)assessment)

⁹⁸ <https://www.nomisweb.co.uk/reports/lmp/la/1946157392/report.aspx>

Number of day visitors (Millions)	2.15
% change on 2015	-1.3%
Number of FTE jobs supported by tourism spend	5,638
% change on 2015	2.3%

In terms of tourism challenges for Carmarthenshire, the Destination Management Plan (DMP) outlines a range of issues, including a lack of a reasonable range of wet weather and entertainment facilities. The DMP outlines a range of opportunities, including the fact that Carmarthenshire is a strategic location as the gateway to the West of Wales and it has potential as a tourism base for South West Wales. The DMP sets realistic targets for economic impact and seeks to prioritise scarce resources so that they can be used to best effect. It sets out a phased programme of projects and actions that are needed to overcome the weaknesses and threats, whilst capitalising on the strengths and opportunities to achieve sustainable growth in tourism. The steering group have responsibilities and accountabilities to deliver the 4 key priorities:

Cycling – The cycling market is growing rapidly and as demand rises, Carmarthenshire is taking advantage by providing new routes and facilities for potential visitors and has made significant developments in improving the opportunities for cyclists.

Heritage and Culture – Carmarthenshire coast and country is steeped in heritage and culture.

Skills and training – As part of the South West Wales Tourism Business Skills & Development Programme the Carmarthenshire Tourism Association (CTA) are arranging a wide range of workshops, one-to-one sessions, and events – all tailored to the needs of the region's tourism industry.

Events – The County works hard to address seasonality and encourage tourism in shoulder season periods. The vast proportion of economic impact stated in the county's 2015 STEAM figure of £355 million was generated during peak holiday months rather than spread over twelve months.

Tourism has a spatial dimension within Carmarthenshire, with the post – industrial coastal area (including access to the All-Wales Coastal Path) being home to larger scale regional attractions such as the Millennium Coastal Park and further inland, Ffos Las Racecourse and the northern ruralised areas such as the Brechfa Forest renowned for smaller scale high quality outdoor activity offers such as mountain biking. The south west (e.g., Pendine/Llansteffan) is characterised by coastal accommodation offer.

Predicted Effect Without Implementation of the LDP

To meet local and regional economic objectives, a step change in the economy is required. Without the LDP, existing rates of employment growth in the same sectors would be likely to continue without the positive intervention of policies encouraging growth in higher value sectors. There would also be no long-term coordination of housing provision to support employment growth and no coordination of new attractive employment space provision with supporting infrastructure to accommodate and attract inward investment. This would jeopardise the economic objectives of the wider City Region.

15- Social Fabric

Review of the Carmarthenshire Well Being Assessment 2017

Of the 22 local authority areas in Wales, Carmarthenshire continues to have one of the lowest number of crimes per 1,000 population, ranking 5th again with a rate of 43.78 crimes per 1,000 population. Feeling safe was considered a very important factor for social well-being by assessment survey respondents with 93% stating that feeling safe in their home was ‘very important’ to well-being and 89% that feeling safe in the community was likewise. The survey identified a strong relationship between residents’ well-being and their surrounding environment although the exact nature of the relationship varies across age groups and community areas from providing recreational opportunities, to psychological positivity, health benefits and a connection to heritage and culture, all of which will be explored throughout this report. However, rurality can also pose challenges to wellbeing such as access to services and digital access which can impact both social and economic well-being. 36% of households across the county can be said to be living in poverty based on the Welsh Government definition of poverty as “households with less than 60% of the GB median income”, making Carmarthenshire levels the 8th highest in Wales. In addition, measures of the Wales Index of Multiple Deprivation (WIMD) 2019 indicate significant variance in the level of deprivation experienced across community areas.

Wales Index of Multiple Deprivation 2014

The WIMD 2014 is based on fine-grained geography of Lower Super Output Areas (LSOAs) and compiled from eight domains: Income; Employment; Health, Education; Housing; Access to Services; Physical Environment; and Community Safety and is published at LSOAs of which there are 112 in Carmarthenshire. 59 of these 112 LSOAs are within the 50% most deprived within Wales. Of the 10% most deprived wards within Wales, 5 are within Carmarthenshire – namely Tyisha 2, Bigyn 4, Llwynhendy 3, Glanymor 4 and Tyisha 3. WIMD maps have been updated in 2019⁹⁹.

⁹⁹ <https://statswales.gov.wales/Catalogue/Community-Safety-and-Social-Inclusion/Welsh-Index-of-Multiple-Deprivation/WIMD-maps-2019>

Ward Profiles

Carmarthenshire is a diverse County in terms of its people and its geography. Historically, the county has been made up of 58 electoral wards with 74 elected members. However, following a significant review of electoral boundaries conducted by the Boundary Commission for Wales from the May 2022 local elections the county will consist of 51 wards and 75 members ¹⁰⁰. Electoral Ward & County Profiles ¹⁰¹ provide a summary of the key characteristics of the ward as well as valuable local information. They draw upon a wide array of data sources, and their standardised layout enables the quick and easy comparison of areas, an investigation of patterns, and identification of variations. The latest versions of the profiles published May 2021 incorporate several new or updated information sources, including:

- 2019 Mid-Year Population Estimates (Office of National Statistics, ONS)
- Population characteristics, household composition and economic activity status (2011 Census)
- Housing type and tenure statistics (2011 Census)
- Household Income estimates (CACI 'Paycheck' data 2020)
- Ns-SeC data (socio-economic position based on occupation, 2011 Census)
- Updated labour market and benefit statistics
- Recorded crime statistics for 2020-2021 (Dyfed Powys Police)

A summary containing the above on a County level was published by the Research and Information Unit ¹⁰².

Fuel Poverty

Information from the Department of Energy and Climate Change shows that 21% of households in Carmarthenshire are not connected to a mains gas supply which is traditionally used as a measure of fuel poverty. This is particularly prevalent in rural areas of the county. In some smaller, more remote rural communities this increases to 98% of households ¹⁰³. As a result, rural residents often have higher dependency on more expensive sources of fuel such as oil, which is still the main source of fuel for 20,194 homes across the county (Census, 2011) and can be particularly expensive in older homes with insufficient insulation. In addition, 1821 households in Carmarthenshire are without any central heating system (Census, 2011). It is stated that living in fuel poverty can not only have detrimental impact on economic well-being but also on physical health with increasing numbers of excess winter deaths relating to cardiovascular and respiratory diseases being predominantly linked to the cold.

Predicted Effect Without Implementation of the LDP

There would be no allocated land for housing, and once the current LDP housing supply is exhausted, development would take place in an uncoordinated piecemeal manner. There would be a lack of adaptation to the predicted changes in population and social structure, which may threaten the cohesion and well-being of communities and the viability of schools, businesses, and services. There would likely be unsustainable housing development on Greenfield sites away from existing education facilities and community services, badly served

¹⁰⁰ https://www.carmarthenshire.gov.wales/home/council-services/in-my-area/?map=Electoral_Divisions

¹⁰¹ <https://www.carmarthenshire.gov.wales/home/council-democracy/research-statistics/electoral-ward-county-profiles/#.Yz6tutjMI2x>

¹⁰² <https://www.carmarthenshire.gov.wales/media/1224912/county-profile.pdf?v=202103251255350000>

¹⁰³ <https://www.carmarthenshire.gov.wales/media/1212315/rdp-local-development-strategy-summary.pdf>

by public and Active Transport routes which may lead to less social activity and greater social exclusion. It is likely that existing deprived areas would experience little regeneration or any of the community benefits linked to new development. The provision of affordable housing would remain low and the increase in demand for affordable homes, particularly for the elderly would not be met. Increasing population will put pressure on education services and ad hoc development may result in residential areas not being served by existing educational facilities and contributions from developers to fund new provision may not result in facilities being developed at an appropriate stage of development.

16- Sources of Baseline Information

The tables below list the sources of information that were referred upon to inform the baseline. Planning officers were consulted to ensure that all possible sources of information were considered, alongside those responsible for undertaking the SA. Within Table 11, the first section contains sources that cover multiple topics (general), whereas the preceding sources specifically cover topics that mirror the headings used above. Table 12 refers to the evidence base that was specifically created to help identify emerging policy areas and best inform the policies within the Plan.

NB: Website addresses were correct at time of deposit. Whilst comprehensive, this list does not claim to be exhaustive.

Table 11 - Sources of baseline information	
Source of Information	Description of relevant information obtained
General	
Comisiwn Dylunio Cymru / Design Commission for Wales https://dcfw.org/	Publications, case studies, and reports on a range of topics including sustainable design, renewable energy, practical guidance, and annual report. Also produced Placemaking charter (in collaboration with the Placemaking Wales Partnership).
Cyfoeth Naturiol Cymru / Natural Resources Wales https://naturalresourceswales.gov.uk/ Also see: https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/?lang=en	Guidance, statements, and planning advice on issues concerning the environment (e.g., waste management, flood mapping for planning/development (TAN15), and wildlife and biodiversity). Business sector advice for forestry, fisheries, farming, development (including marine), and education. NB: NRW is also a statutory consultee within the planning system.
Cyngor Sir Gaerfyrddin / Carmarthenshire County Council https://www.carmarthenshire.gov.wales/ Also see: https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/	Official council website containing published strategies, relevant plans, annual reports, and corporate policies.
Department for Environment Food & Rural Affairs (DEFRA) http://www.defra.gov.uk/ Also see: https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site https://magic.defra.gov.uk/	Information on assessing environmental impact, access and rights of way, climate change agreements (UK level), energy infrastructure, environmental planning (inc. biodiversity metrics) and risk management, land management (habitats regulations assessment), and more. MagicMap also provides geospatial data (GB level).
Gymdeithas Llywodraeth Leol Cymru / Welsh Local Government Association https://www.wlga.wales/	Publications on relevant topics (e.g., communities, economic growth, housing and planning, transport and social care, health, and integration) in Wales.
Legislation.gov.uk https://www.legislation.gov.uk/ Also see: https://senedd.wales/senedd-business/legislation/	Collation of legislation (e.g., Acts, Bills, Statutory Instruments) and their accompanying explanatory documents relevant to Wales, the UK and EU. Progress of Senedd Bills alongside Acts of Senedd Cymru which have received Royal Assent.

<p>Lle Geo-Portal http://lle.gov.wales/</p> <p>Also see: https://datamap.gov.wales/</p>	<p>Through Welsh Government and NRW, Lle is a hub for data and information covering a myriad of topics including active travel, climate change, agriculture, flooding, protected sites, soils, heritage, waste, and forestry. From 2022, Lle is being migrated to DataMapWales.</p>
<p>Llywodraeth Cymru / Welsh Government https://gov.wales/</p> <p>Also see: https://law.gov.wales/</p>	<p>Official national government website which includes the provision of guidance on laws related to planning, health, and well-being. Numerous relevant sub-topics (e.g., land management, guidance for professionals)</p> <p>Official guidance for Welsh law.</p>
<p>Local Government Association https://www.local.gov.uk/</p>	<p>Publications on relevant topics (e.g., communities, economic growth, housing and planning, transport and social care, health and integration) (UK-level).</p>
<p>Office for National Statistics (ONS) https://www.ons.gov.uk/</p>	<p>Social (e.g., population trends, census data) and economic (e.g., inflation, employment) data.</p> <p>Official statistics and research for UK.</p>
<p>Royal Town Planning Institute https://www.rtpi.org.uk/</p>	<p>Publications on current planning-related topics and research.</p>
<p>Sefydliad Materion Cymreig / Institute of Welsh Affairs https://www.iwa.wales/</p>	<p>Publications including scoping reports on a range of issues (e.g., Landscape, Decarbonising, Places Charter, and Economics)</p>
<p>StatsCymru / StatsWales https://statswales.gov.wales/</p> <p>Also see: https://gov.wales/statistics-and-research?lang=en https://www.gov.uk/search/research-and-statistics</p>	<p>Detailed official data on Wales including the National Survey for Wales, housing, sustainable development, and population and migration.</p> <p>Official statistics and research for Wales.</p>
<p>The National Archives: Case Law https://www.nationalarchives.gov.uk/</p> <p>Also see: https://www.gov.uk/courts-tribunals/planning-court</p>	<p>Case law and judicial reviews of decisions made by planning authorities, and other challenges to planning decisions including appeals/applications relating to planning permission, development consent, compulsory purchase orders, highways and other rights of way, and decisions under EU environmental legislation.</p>
<p>Sustainable Development</p>	
<p>Comisiwn Seilwaith Cenedlaethol Cymru / National Infrastructure Commission https://gov.wales/national-infrastructure-commission-wales</p>	<p>Annual report supplying advice on the infrastructure which Wales needs.</p>
<p>Comisiynydd Cenedlaethau'r Dyfodol Cymru / Future Generations Commissioner for Wales https://www.futuregenerations.wales/</p> <p>Also see: https://gov.wales/sustainable-development-legislation</p>	<p>The Well-being of Future Generations Act, Five Ways of Working, The Future Generations Report, and Priority Areas where the Commissioner decided it would be best to dedicate additionally resources.</p>
<p>Food and Agriculture Organization https://www.fao.org/</p>	<p>Global statistics on a range of topics (e.g., Climate Change, SDG indicators, trade, investment, agriculture, and food production).</p>

<p>Also see: https://www.fao.org/climate-smart-agriculture-sourcebook/production-resources/module-b7-soil/chapter-b7-1/en/</p>	For defining key concepts in sustainable soil and land management.
<p>Institute of Environmental Management & Assessment https://www.iema.net/</p>	Professional body supplying resources, tools, knowledge, and research for those interested in environment and sustainability.
<p>United Nations Department of Economic and Social Affairs Sustainable Development https://sdgs.un.org/goals</p>	The 2030 Agenda for Sustainable Development, 17 Sustainable Development Goals (SDGs), Implementation Progress.
Biodiversity	
<p>Aderyn http://aderyn.lercwales.org.uk/ Also see: https://www.lercwales.org.uk/</p>	Aderyn is a Local Environmental Records Centres (LERC) Wales system, developed and supported by the Biodiversity Information Service (BIS). Species distribution maps (nationally).
<p>Association of Local Government Ecologists (ALGE) https://www.alge.org.uk/</p>	Biodiversity reports and publications.
<p>Bartneriaeth Bioamrywiaeth Cymru / Wales Biodiversity Partnership https://www.biodiversitywales.org.uk/</p>	Carmarthenshire Biodiversity Partnership Report. Objectives of stakeholders concerned with wildlife, and list of current projects being undertaken locally.
<p>Bat Conservation Trust (BCT) https://www.bats.org.uk/ Also see: https://cdn.naturalresources.wales/media/5436/qpg-3-nrw-approach-to-bats-and-planning-english.pdf</p>	Information related to bats. Guidance on planning and bat species (EPS)
<p>Botanical Society of the Britain & Ireland (BSBI) https://bsbi.org/</p>	Information related to flora.
<p>British Trust for Ornithology (BTO) https://www.bto.org/</p>	Information related to birds.
<p>Buglife - The Invertebrate Conservation Trust https://www.buglife.org.uk/</p>	Information related to invertebrate.
<p>Butterfly Conservation Society https://butterfly-conservation.org/</p>	Information related to butterflies.
<p>Canolfan Gwybodaeth Bioamrywiaeth Gorllewin Cymru / West Wales Biodiversity Information Centre https://www.wwbic.org.uk/</p>	Biodiversity records (locally).
<p>Conservation Evidence https://www.conservationevidence.com/</p>	Authoritative information resource that supports decision-making whilst maintaining/restoring biodiversity.
<p>Grŵp Llywio Iechyd Coed Cymru / Wales Tree Health Steering Group https://gov.wales/wales-tree-health-steering-group</p>	Advise on pests and diseases affecting trees (i.e., Chalara Dieback of Ash)
<p>Menter ar Gyfer Cadwraeth Natur Cymru / Initiative for Nature Conservation Cymru (INCC)</p>	Information on protected species and habitat conservation projects. Associated links.

https://www.natureconservation.wales/	
Joint Nature Conservation Committee (JNCC) https://jncc.gov.uk/ Also see: https://www.eea.europa.eu/ds_reso/veuid/MHWUY6J40Z	Advisory on nature conservation to UK and devolved governments. Provision of advice on UK Biodiversity Indicators, evaluating land-use/Climate Change, and monitoring species and habitats. European Protected Species (EPS).
National Biodiversity Network Trust https://nbn.org.uk/	Biodiversity records (UK).
The Royal Society for the Protection of Birds (RSPB) https://www.rspb.org.uk/	Information related to birds.
Air Quality	
Ansawdd Aer Cymru / Air Quality in Wales https://airquality.gov.wales/ Also see: https://gov.wales/air-pollution https://uk-air.defra.gov.uk/air-pollution/ https://naturalresources.wales/about-us/what-we-do/air-quality/air-quality-modelling-and-risk-assessment-team	Related reports and seminars, maps, trends, emissions (greenhouse gases, National Air Quality), Local Area Quality Management Areas (LAQM). Air Quality Modelling and Risk Assessment Team (AQMRAT) within NRW, air modelling and risk assessment.
Environmental Protection UK https://www.environmental-protection.org.uk/	Charity with published information and research on air quality and planning, alongside its associated issues on transport, public health and well-being, and review of legislations.
Institute of Air Quality Management https://iaqm.co.uk/	Guidance and resources on air quality.
UK Air Pollution Information System (APIS) https://www.apis.ac.uk/	Database and information on pollutants and their impacts on habitats and species.
Climactic Factors	
Air Information Resource (AIR) UK https://uk-air.defra.gov.uk/	Concentrations of air pollutants, research, and modelling. Air Quality Management Areas (AQMAS).
Climate Change Committee (CCC) https://www.theccc.org.uk/	Publications relating to Climate Change risk assessment, Net Zero, carbon budget, Wales specific reports, and more.
Climate Cymru https://climate.cymru/	Information promoting local council advocacy, and Welsh nature as a solution towards Climate Change.
Intergovernmental Panel on Climate Change (IPCC) https://www.ipcc.ch/ Also see: https://gov.wales/climate-change	The IPCC is the United Nations body for assessing the science related to climate change. Synthesis reports, technical papers, and other world-leading materials containing future projections (and likelihoods), impacts and risks, and measures/targets needed, and more. Welsh government policy and guidance on Climate Change.
National Atmospheric Emissions Inventory (NAEI) UK https://naei.beis.gov.uk/	Greenhouse Gas Inventories, UK emission data, information about pollutants and important trends.
Water	
Afonydd Cymru	Umbrella organisation representing river trusts within Wales

https://afonyddcymru.org/	
British Geological Survey https://www.bgs.ac.uk/	Catchment (catchment stability) and sub-catchment level (geological runoff potential, morphology, designated sites, flood accommodation, urban coverage) geographical, riverine-based datasets.
Canolfan Ecoleg a Hydroleg y DU / UK Centre for Ecology & Hydrology https://www.ceh.ac.uk/	Relevant scientific research and case studies on natural resource management, flood resilience, impact of climate change.
Dŵr Cymru / Welsh Water https://www.dwrcymru.com/ Also see: https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/advice-to-planning-authorities-for-planning-applications-affecting-phosphorus-sensitive-river-special-areas-of-conservation/?lang=en	Drainage And Wastewater Management Plan (DWMP), Water Resources Management Plan (WRMP), information and trends on housing, development, and pollution related to the provision of drinking water and waste management. NRW's advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation.
The Chartered Institution of Water and Environmental Management (CIWEM) https://www.ciwem.org/publications/	Chartered body for professionals dedicated to sustainable environmental management. Published guidance and information on flood risk management, water quality, river pollution, storm overflows, development, and more.
West Wales Rivers Trust https://westwalesrivertrust.org/	River mapping and biodiversity issues.
Y Pwyllgor Llifogydd ac Erydu Arfordirol / Flood and Coastal Erosion Committee https://gov.wales/flood-coastal-erosion-committee See also: https://gov.wales/planning-policy-and-guidance-water-air-soundscape-and-light https://gov.wales/planning-policy-and-guidance-flooding	Advice on flood and coastal risk management in Wales. Welsh government planning policy and guidance on water (in addition to air, soundscape, and light). Welsh government planning policy and guidance on flooding.
Material Assets	
Carbon Trust https://www.carbontrust.com/	Strategy and advice on Net Zero and local climate action planning.
Digest of UK Energy Statistics (DUKES): renewable sources of energy https://www.gov.uk/government/statistics/renewable-sources-of-energy-chapter-6-digest-of-united-kingdom-energy-statistics-dukes Also see: https://gov.wales/planning-policy-and-guidance-waste https://gov.wales/planning-policy-and-guidance-minerals-and-mining	Renewable energy sites, capacity, and generation within the UK (both on and offshore). Welsh government planning policy and guidance on waste management. Welsh government planning policy and guidance on minerals and mining.

Datblygwr Ynni Adnewyddadwy i Gymru / Renewable Energy Developer for Wales https://gov.wales/renewable-energy-developer-wales	Welsh Government plans to establish a Renewable Energy Developer for Wales to develop large scale solar and wind projects on public land.
Soil	
British Society for Soil Science https://soils.org.uk/ Also see: https://gov.wales/sites/default/files/publications/2020-11/assessment-soil-issues-in-context.pdf	Scientific research and publications on soil science/conservation (UK). Soil Policy Evidence Programme (Assessment of Welsh Soil Issues in Context) describing the impact which development places on soils (amongst other pressures).
European Society for Soil Conservation (ESSC) http://www.soilconservation.eu/	Publications, guidance, and science notes on soil science/conservation (internationally).
National Soil Resources Institute (NSRI) https://www.cranfield.ac.uk/centres/centre-for-soil-agrifood-and-biosciences/research-groups/national-soil-resources-institute Also see: https://cdn.cyfoethnaturiol.cymru/media/693310/sonarr2020-theme-land-use-and-soils.pdf	Sustainable management of soil and land resources (including Soilscape mapping) NRW SoNaRR2020 Land-use and soil chapter assesses sustainable management of natural resources by considering the pressures/threats to soils within agriculture, woodland, and urban land uses.
UK Soil Observatory (UKSO) http://www.ukso.org/	A collaboration of institutions supplying information and geo-resources on UK soils.
Cultural Heritage	
Cadw https://cadw.gov.wales/ Also see: https://gov.wales/planning-policy-and-guidance-historic-environment	Advice and support on historical assets (including Cof Cymru), placemaking, climate change, and legislation. Laws relating to Conservation Areas.
Comisiwn Seilwaith Cenedlaethol Cymru / Royal Commission on the Ancient and Historical Monuments of Wales https://rcahmw.gov.uk/ Also see: https://gov.wales/planning-policy-and-guidance-advertisements	Record of Welsh archaeological sites, architecture, monuments (Coflein), strategic frameworks, planning legislation and historic environment strategy, and more. Welsh government planning policy and guidance on advertisement (including Conservation Areas).
Visit Wales https://www.visitwales.com/ Also see: https://gov.wales/planning-policy-and-guidance-tourism	History and heritage attractions, tourism, top places to visit within Wales. Welsh Government planning policy and guidance on tourism.
Landscape	
Monitro a Modelu'r Amgylchedd a Materion Gwledig / Environment and Rural Affairs Monitoring & Modelling Programme (ERAMMP) https://erammp.wales/	Reports on the Welsh landscape and monitoring/modelling any changes to their impact.

Sefydliad Tirwedd / Landscape Institute https://www.landscapeinstitute.org/	<p>Chartered body for landscape professionals, advice on green infrastructure, conservation of the natural and built environmental, alongside relevant technical notes.</p>
The James Hutton Institute https://www.hutton.ac.uk/	<p>Scientific research and publications on issues affecting upon the natural landscape.</p>
Population	
Census 2021 (ONS) https://census.gov.uk/census-2021-results Also see: https://statswales.gov.wales/Catalogue/Population-and-Migration/Population	<p>Data and supporting commentary on the population and households in England and Wales from Census 2021.</p> <p>Demographic data for Wales.</p>
The Welsh Language	
Comisiynydd y Gymraeg / Welsh Language Commissioner https://www.welshlanguagecommissioner.wales/ Also see: https://gov.wales/planning-policy-and-guidance-welsh-language https://gov.wales/subnational-population-projections https://statswales.gov.wales/Catalogue/Welsh-Language	<p>Welsh language standards, policy and advice, annual reports, and position statements.</p> <p>Welsh government planning policy and guidance on the Welsh Language.</p> <p>Subnational population projections for local authorities within Wales.</p>
laith https://www.laith.cymru/en Also see: https://gov.wales/cymraeg-2050-work-programme-2021-2026-html	<p>Information on the development of the Language Policy and Planning. Relevant projects include the Welsh Language Planning Wales.</p>
Health and Well-being	
Bwrdd Gwasanaethau Cyhoeddus Sir Gâr / Carmarthenshire Public Services Board https://www.thecarmarthenshirewewant.wales/ Also see: https://gov.wales/public-services-boards	<p>Our local PSB. Published Well-being Assessment and Well-being Plan.</p>
Chief Medical Officer (Wales) https://gov.wales/chief-medical-officer-annual-report-2021-2022 Also see: https://gov.wales/health-social-care-strategy	<p>Statistics on health (e.g., mortality, respiratory diseases, sexual health, physical activity), life expectancy and population change (including post-COVID).</p> <p>Welsh government strategy, reports, projects, and assessments relating to health.</p>
Fields in Trust https://www.fieldsintrust.org/ Also see: https://gov.wales/planning-policy-and-guidance-green-infrastructure	<p>Knowledge base, policy, and research on open spaces, Green Infrastructure (GI), recreation, and sport. Statistics (Green Space Index) on Great Britain's green space provision.</p> <p>Welsh government planning policy and guidance on GI.</p>

https://lucmaps.co.uk/CarmarthenshireDigitalReport/	Carmarthenshire County Council GI Strategy (8 Towns)
<p>GIG Cymru / NHS Wales http://www.wales.nhs.uk/researchandresources</p> <p>Also see: https://naturalresourceswales.gov.uk/about-us/area-statements/south-west-wales-area-statement/reducing-health-inequalities/?lang=en</p>	<p>Links to resources and research (including strategies, policy, health, well-being).</p> <p>NRW Area statement – reducing health inequalities.</p>
<p>Iechyd Cyhoeddus Cymru / Public Health Wales https://phw.nhs.wales/</p>	Health data, statistics, health-related publications, and links.
<p>Uned Gymorth Asesu'r Effaith ar Iechyd Cymru / Wales Health Impact Assessment Support Unit (WHIASU) https://phwwhocc.co.uk/whiasu/</p>	Information and evidence relating to Health Impact Assessment (HIA).
<p>Yr Awdurdod Gweithredol Iechyd a Diogelwch / Health and Safety Executive (HSE) https://www.hse.gov.uk/statistics/regions/wales-statistics.pdf</p>	Workplace health and safety statistics for Wales.
Education and Skills	
<p>Cyngor Cyllido Addysg Uwch Cymru / Higher Education Funding Council for Wales (HEFCW) https://www.hefcw.ac.uk/</p> <p>Also see: https://gov.wales/tertiary-education-and-research-commission</p>	<p>Statistics and data on higher education within Wales. Publications on innovating Welsh higher education, graduate employment sector, and economic and social prosperity.</p> <p>The Commission for Tertiary Education and Research (CTER) will replace HEFCW in 2023.</p>
Economy	
<p>Pwyllgor yr Economi, Masnach a Materion Gwledig / Economy, Trade, and Rural Affairs Committee</p> <p>Also see: https://gov.wales/local-development-plans-guidance-economic-development</p>	<p>Committee minutes and bulletin containing reviews and reports on business, economic development, skills, international trade, agriculture, fisheries, and food.</p> <p>Local development plans: guidance on economic development</p>
<p>Sefydliad Ymchwil Cymdeithasol ac Economaidd a Data Cymru / Wales Institute of Social and Economic Research and Data https://wiserd.ac.uk/research/</p>	Interdisciplinary research on economics, sociology, geography, and political science within Wales. Links to other research centres.
Social Fabric	
<p>Onward UK https://www.ukonward.com/reports/the-state-of-our-social-fabric/</p>	Thinktank supplying information on the changing nature of communities within the UK, and advice on how to measure the strength of the social fabric (via relationships, civic institutions, norms and behaviours, physical infrastructure, and economic value)

Table 12 lists documents that were commissioned to inform the policies within the Plan and, together, form the Plan's evidence base. Relevant baseline information which is more topical and specialised to our locality (and the challenges it faces) can also be found within these documents, alongside a substantive number of related plans, data sources, and policies which should also be considered.

NB: The collective reports, topic papers and other strategies will be finalised and published upon examination. Many have cross-cutting themes and, therefore, do not follow the baseline headings mentioned above.

[illegible]

Appendix C: The Integrated Sustainability Appraisal Framework

Appendix C: The Integrated Sustainability Appraisal Framework

This document forms the Integrated Sustainability Appraisal (ISA) Framework for Carmarthenshire County Council's Deposit Revised Local Development Plan (rLDP) 2018–2033. It draws together the sustainability themes, related objectives, and assessment questions which will be used to inform decision-making and evaluate the potential socio-economic and environmental issues associated with the vision, strategic objectives, options, and specific policies contained within the rLDP.

Whilst the context of the ISA Framework remains unchanged following the consultation of the SA Scoping Report¹⁰⁴, an *integrated* approach now highlights the pre-existing overlap between the joint Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), and the Well-being of Future Generations Act (WBFGA) 2015, Equality Impact Assessment (EqIA), Health Impact Assessment (HIA), and Welsh Language requirements under TAN 20¹⁰⁵. A Habitats Regulations Assessment (HRA) is undertaken parallel to the SA process but is not integrated within the ISA as it uses a different precautionary testing mechanism. However, the ISA will summarise the HRA findings as part of its assessment of the effects placed on biodiversity.

¹⁰⁴ Carmarthenshire Draft SA Scoping Report. July 2018.

¹⁰⁵ <https://gov.wales/technical-advice-note-tan-20-planning-and-welsh-language>

ISA Objectives	Decision Making Influences	Relevant Wellbeing Goals
1 Sustainable Development		
<p>1-1 To live within environmental limits.</p> <p>1-2 To ensure a strong, healthy, and just society.</p> <p>1-3 To achieve a sustainable economy.</p> <p>1-4 To remove barriers and promoting opportunities for behavioural change.</p>	<p>Will the LDP contribute to reducing resource consumption?</p> <p>Will the LDP encourage needs to be met locally?</p> <p>Will the LDP encourage individuals, companies, and businesses to make more sustainable choices?</p>	<p>A prosperous Wales.</p> <p>A resilient Wales.</p> <p>A healthier Wales.</p> <p>A more equal Wales.</p> <p>A Wales of cohesive communities.</p> <p>A globally responsible Wales.</p>
2 Biodiversity		
<p>2-1 To maintain and enhance and promote resilience of ecosystems by avoiding the damage or fragmentation of designated sites, habitats, and protected species and to encourage connectivity.</p>	<p>Are there any designated or non-statutory nature conservation sites that may be affected by the LDP?</p>	<p>A healthier Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p>

<p>2-2 To maintain, protect, enhance, and create appropriate wildlife habitats and wider biodiversity in urban and rural areas.</p>	<p>Is there monitoring to meet the requirements of the Environment Act Section 6 duty to maintain and enhance section 7 Habitats and Species?</p> <p>Is there any evidence of protected species that may be affected?</p> <p>Will there be any opportunities for enhancing or recovering wildlife resources?</p> <p>Will there be any opportunities to create new habitats?</p> <p>Is the implementation of the proposed policy likely to have any significant direct positive or negative effects on the expected future state of the environment in the study area?</p> <p>Is the implementation of the proposed policy likely to significantly alter drivers or trends in the key issues?</p>	<p>A globally responsible Wales.</p>
<p>3 Air Quality</p>		

<p>3-1 To maintain and improve the levels of the UK National Air Quality pollutants.</p> <p>3-2 To improve levels of ground level ozone.</p> <p>3-3 To reduce the need to travel, through appropriate siting of new developments and provision of public transport infrastructure.</p>	<p>Will the LDP have a positive or negative impact on the existing air quality baseline?</p> <p>Will the LDP increase or decrease the emissions of air pollutants from developments?</p> <p>Will the LDP increase or decrease the emissions of air pollutants from transport?</p>	<p>A more equal Wales.</p> <p>A healthier Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p> <p>A globally responsible Wales.</p>
<p>4 Climactic Factors</p>		
<p>4-1 To reduce the emission of greenhouse gases.</p> <p>4-2 To minimise the vulnerability of Carmarthenshire to the effects of climate change through making space for water, coastal retreat and shifting habitat distribution patterns.</p> <p>4-3 To encourage all new developments to be climate resilient.</p>	<p>Will the LDP have a positive or negative impact on the emissions of carbon dioxide from new development in the County?</p> <p>Will the LDP contribute to a reduction in carbon dioxide emissions from traditional forms of energy generation?</p> <p>Will the LDP put a larger number of residents at risk of flooding?</p> <p>Are new developments climate resilient?</p>	<p>A more equal Wales.</p> <p>A healthier Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p> <p>A globally responsible Wales.</p>

<p>4-4 To encourage energy conservation and higher energy efficiency.</p> <p>4-5 To minimise energy consumption and promote renewable energy sources.</p>	<p>Does the LDP leave room for habitat adjustment and coastal and fluvial flood water?</p> <p>Is the implementation of the proposed policy likely to have any significant direct positive or negative effects on the expected future state of the environment in the study area?</p> <p>Is the implementation of the proposed policy likely to significantly alter drivers or trends in the key issues?</p>	
5 Water		
<p>5-1 To ensure water quality of rivers, lakes, groundwater, and coastal areas is improved and ensure that the hydromorphological quality of water bodies is maximised.</p> <p>5-2 To protect and maintain water resources in the public supply chain and ensure enough</p>	<p>Will there be an increase or decrease in the discharge of pollutants to water?</p> <p>Will there be an increase or decrease in water consumption from development?</p> <p>Will the LDP have a positive or negative effect on water quality and hydromorphology?</p>	<p>A more equal Wales.</p> <p>A healthier Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p> <p>A globally responsible Wales.</p>

<p>water is available for the environment at all times of year.</p> <p>5-3 To minimise diffuse pollution from urban and rural areas.</p> <p>5-4 To increase water efficiency in new and refurbished developments.</p> <p>5-5 To make space for water and minimise and reduce flood risk.</p>	<p>Will it contribute to an increase in flood risk?</p> <p>Will it contribute to a reduction in flood risk?</p>	
6 Material Assets		
<p>6-1 Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials.</p> <p>6-2 Promote the waste hierarchy of reduce, reuse, and recycle.</p> <p>6-3 Encourage needs to be met locally.</p>	<p>Will the LDP contribute to increased rates of recycling and higher resource efficiency?</p> <p>Will the LDP ensure that needs can be met locally?</p> <p>Will the LDP allow people to make more sustainable transport choices?</p>	<p>A Wales of vibrant culture and thriving Welsh language.</p> <p>A prosperous Wales.</p> <p>A more equal Wales.</p> <p>A healthier Wales.</p> <p>A resilient Wales.</p>

<p>6-4 Promote the use of more sustainable resources.</p> <p>6-5 Improve the integration of different modes of transport.</p> <p>6-6 Promote the use of more sustainable modes of transport (e.g., cycling and walking).</p>		<p>A Wales of cohesive communities.</p> <p>A globally responsible Wales.</p>
7 Soil		
<p>7-1 To promote the regeneration of contaminated land.</p> <p>7-2 To avoid loss of soils to non-permeable surfaces and minimise soil erosion.</p> <p>7-3 To reduce SO₂ and NO_x emissions and nitrate pollution from agriculture.</p>	<p>Will the LDP increase or decrease land contamination?</p> <p>Will the LDP result in an increase or loss of good quality soil resources?</p> <p>Will the LDP improve or degrade soil quality?</p> <p>Will the LDP involve development on previously used land?</p>	<p>A healthier Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p> <p>A globally responsible Wales.</p>
8 Cultural Heritage and Historic Environment		

<p>8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development/regeneration and support their enhancement.</p> <p>8-2 To promote high quality design reflecting local character and distinctiveness.</p>	<p>Are there any sites of archaeological importance that can be positively or negatively affected by the LDP?</p> <p>Are there any historic landscapes that can be positively or negatively affected by the LDP?</p> <p>Are there any listed buildings that can be positively or negatively affected by the LDP?</p>	<p>A Wales of vibrant culture and thriving Welsh language.</p> <p>A prosperous Wales.</p> <p>A Wales of cohesive communities.</p> <p>A globally responsible Wales.</p>
<p>9 Landscape</p>		
<p>9.1 To protect and enhance landscape/townscape from negative effects of land use change.</p> <p>9-2 To take sensitive locations into account when siting development and to promote high quality design.</p> <p>9-3 To encourage appropriate future use of derelict land.</p>	<p>Will the LDP have a positive or negative impact on landscapes or townscapes?</p> <p>Will the LDP have a positive or negative impact on designated landscapes?</p> <p>Will the LDP encourage the redevelopment of previously developed land?</p>	<p>A Wales of vibrant culture and thriving Welsh language.</p> <p>A prosperous Wales.</p> <p>A more equal Wales.</p> <p>A healthier Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p>

		A globally responsible Wales.
10 Population		
10-1 Ensure suitable, affordable housing stock with access to education and employment facilities.	Will the LDP increase the provision of affordable housing in Carmarthenshire?	A Wales of vibrant culture and thriving Welsh language.
10-2 Promote the retention of younger people.	Will the LDP contribute to promoting the retention of young people in the county?	A prosperous Wales.
10-3 Promote inclusion of disadvantaged and minority groups into society.	Will the LDP contribute to social inclusion?	A more equal Wales.
		A healthier Wales.
		A resilient Wales.
		A Wales of cohesive communities.
		A globally responsible Wales.
11 The Welsh language		
11-1 Encourage growth of the Welsh language and culture.	Will the LDP encourage the growth of the Welsh language and culture?	A Wales of vibrant culture and thriving Welsh language.

		A Wales of cohesive communities.
12 Health and Well-being		
12-1 Create opportunities for people to live active, healthy lifestyles through planning activities.	Will there be a positive or negative impact on human health?	A Wales of vibrant culture and thriving Welsh language.
12-2 Provide access to health and recreation facilities and services.	Will access to health services and recreation facilities including natural heritage features be increased?	A more equal Wales. A healthier Wales.
12-3 Encourage walking or cycling as alternative means of transportation.	Will the LDP increase opportunities for walking and cycling?	A resilient Wales. A Wales of cohesive communities.
12-4 Promote access to Wales' natural and cultural heritage.		
13 Education and Skills		
13-1 Provide accessible educational and training facilities which meet the future needs of the area.	Will the LDP contribute to increasing attainment levels amongst young people?	A Wales of vibrant culture and thriving Welsh language.

<p>13-2 Increase levels of literacy (in English and Welsh) and numeracy.</p> <p>13-3 Promote lifelong learning.</p>	<p>Will the LDP promote access to education facilities for all members of the community?</p> <p>Will the LDP contribute to increasing literacy and numeracy levels?</p>	<p>A prosperous Wales.</p> <p>A more equal Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p>
14 Economy		
<p>14-1 To promote sustainable economic growth.</p> <p>14-2 To provide good quality employment opportunities for all sections of the population.</p> <p>14-3 To promote sustainable businesses in Wales.</p>	<p>Will there be any adverse economic impacts on land and premises in employment use?</p> <p>Will there be a positive or negative impact on jobs opportunities because of the LDP?</p>	<p>A prosperous Wales.</p> <p>A more equal Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p>
15 Social Fabric		
<p>15-1 Improve safety and security for people and property.</p>	<p>Will the LDP contribute to making housing more affordable?</p>	<p>A Wales of vibrant culture and thriving Welsh language.</p>

<p>15-2 Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions.</p> <p>15-3 Promote the delivery of affordable housing.</p> <p>15-4 Improve accessibility to services, particularly for disadvantaged sections of society.</p>	<p>Will the LDP contribute to creating settlements that are safe and of a high-quality urban fabric?</p> <p>Will the LDP contribute to creating healthier homes?</p> <p>Will the LDP maximise access to services and facilities for all members of the community by different modes of transport?</p>	<p>A prosperous Wales.</p> <p>A more equal Wales.</p> <p>A healthier Wales.</p> <p>A resilient Wales.</p> <p>A Wales of cohesive communities.</p>
--	---	---

Appendix D: ISA of rLDP Strategic Objectives

rLDP Strategic Objectives	ISA Commentary
Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.	
<p>SO1 To ensure that the natural environment, including habitats and species, are safeguarded and enhanced.</p>	<p>Directly supports the protection of biodiversity, habitats and species (ISA2).</p> <p>Aligns positively with improving air quality (ISA3) and resilience to climatic factors (ISA4) by safeguarding green spaces, trees and other natural vegetation that contribute to air purification and reduction of greenhouse gases.</p> <p>Ensuring the safeguarding and enhancement of species and habitats, of which there are many riverine, estuarine, coastal and marine examples in Carmarthenshire. Their protection should require that water quality be improved which aligns positively with ISA5.</p> <p>Encouraging sustainability and sustainable modes of transport (ISA6) aligns positively with reducing transport and congestion related impacts on species and habitats.</p> <p>Protection of the natural environment increases access to green spaces for the purposes of wellbeing (ISA12) and urban fabric (therefore influencing social fabric, ISA15), however this could encourage unsustainable recreational pressures to habitats and species that are highly sensitive to external pressures.</p> <p>Aligns positively with ISA7 considering the secondary effect from the protection of natural spaces (of which soil is typically a major component). The promotion of regeneration of contaminated land as assess in the framework would safeguard soil assets (including high rated ALC).</p> <p>The natural environment is strongly linked with cultural heritage (ISA8) and tourism (ISA14).</p>

<p>SO2 To assist with widening and promoting wellbeing opportunities through access to community, leisure and recreational facilities as well as the countryside.</p>	<p>Biodiversity and its protection and enhancement in rural and urban areas (ISA2) increases access to the natural environment for recreational and wellbeing purposes. However, this may lead to unsustainable recreational pressures to habitats and species that are highly sensitive to external pressures. Similar issue is raised with ISA8.</p> <p>Maintaining a high level of water quality (ISA5) ensures water based community, leisure and recreational facilities are accessible at a high standard. However, increased recreational use of water resources could place increase pollution pressures on sensitive water bodies.</p> <p>Promotion and integration of different modes of transport (in particular cycling and walking) (ISA6) is positively aligned with SO2.</p> <p>SO2 contributes positively to promoting social inclusion of disadvantaged and minority groups in society thorough promotion of access to wellbeing opportunities and facilities (ISA10/ISA15).</p> <p>This objective directly aligns with ISA12.</p> <p>Increased provision or service of recreational facilities (and alike) by the community may increase skillset and knowledge (including that of the countryside and the wider natural environment) (ISA13).</p>
<p>SO5 To safeguard and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.</p>	<p>This objective directly aligns with ISA8.</p> <p>Both SO4 and ISA9 promote the reuse of derelict land and redundant buildings and the enhancement of local townscapes.</p> <p>This objective also aligns with ISA7 as it offers potential to ensure brownfield sites are redeveloped, and minimises development of greenfield sites and river corridors where soils of high agricultural value are located</p>

	<p>Safeguarding and enhancement of the built and historic environment ensures that Welsh cultural assets are protected (ISA11) and are accessible to people in Carmarthenshire for wellbeing purposes (ISA12).</p> <p>The natural environment is strongly linked with the historic environment (ISA2). A potential secondary effect through protection of the historic environment may increase access to green spaces for the purposes of wellbeing (ISA12) and urban fabric (therefore influencing social fabric, ISA15), however this could encourage unsustainable recreational pressures to habitats and species that are highly sensitive to external pressures. Additionally, safeguarding the historic environment provides opportunities for associated education (ISA13) and tourism (ISA14).</p>
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.	<p>Aligns positively with the inclusion of disadvantaged and minority groups, as well as promoting the retention of young people in the community (ISA10/ISA12/ISA15) by promoting access to education and skills training opportunities for all.</p> <p>Carmarthenshire supports both Welsh and English medium learning facilities, and their promotion will align positively with the promoting of the Welsh Language throughout the County (ISA11).</p> <p>The objective directly aligns with ISA13.</p> <p>Supporting a more educated and skilled population positively supports a sustainable economy with good employment opportunities (ISA14).</p>
SO4 To ensure that the principles of equal opportunities and social	<p>Ensuring services and facilities are accessible as well as promoting vibrant town centres encourages needs to be met locally, reducing the distances people will be required to travel and increasing access to public transport (ISA3/ISA4/ISA6)</p>

<p>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.</p>	<p>Equal opportunities and social inclusion align positively with ISA10 and ISA15. Additional promotes access to healthcare (ISA12)</p> <p>Establishing vibrant town centres with a diverse mix of facilities supports the enhancement of townscapes (ISA9).</p> <p>Access to services and facilities provides encouragement for the retention of young people (ISA10) and Welsh speakers (ISA11) within the County, and supports sustainable economic growth throughout Carmarthenshire (ISA14).</p>
<p>Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.</p>	
<p>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.</p>	<p>Limits the potential for extensive rural development and resulting habitat fragmentation (ISA2) as development is concentrated in sustainable locations (in addition to impacting upon the historical assets (ISA8)).</p> <p>Needs provided locally reduces the distances people are required to travel and increases access to public transport (ISA4, ISA6), contributing to reducing the reliance on the private car which leads to positive impacts on air quality (ISA3).</p> <p>It also ensures that development is focussed in areas with existing infrastructure to support development e.g water resources (ISA5), access to health, education and training facilities (ISA12,ISA13, ISA15).</p> <p>Encouraging the reuse of previously developed land aligns positively with ISA9 and ISA7.</p>
<p>SO7 To make a significant contribution towards tackling the cause and adapting to the effect of</p>	<p>The objective directly aligns with ISA4.</p>

<p>climate change, including promoting renewable energy and the efficient use and safeguarding of resources.</p>	<p>Tackling the causes of climate change aligns positively with promoting access to alternative transportation and public transport infrastructure (ISA6) and as a result can have positive effects on other elements such as air quality (ISA3).</p> <p>Adapting to the effects of climate change includes making space for water and minimising flood risks (ISA5).</p> <p>Promotion of efficient use and safeguarding of resources also aligns positively with ISA6.</p> <p>Climate change and the natural environment are strongly linked (ISA2), and there are possible linked to soil carbon (ISA7).</p> <p>Tackling climate change has a positive impact upon the physical and mental health (ISA12) of present and future generations. As a secondary effect, this may promote more green jobs (ISA13, ISA14), and increase the resilience of the urban fabric (and therefore, ISA15).</p>
<p>SO8 To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.</p>	<p>Establishing an accessible and sustainable transport system, including alternative transport methods aligns positively with improving air quality (ISA3) and reducing greenhouse gas emissions (ISA4)</p> <p>The objective aligns directly with ISA6</p> <p>Access to public transport promotes the inclusion of disadvantaged groups in society (ISA10, ISA15), allowing them to access facilities and services regardless of social situation.</p> <p>Encouragement of alternative methods of transportation such as walking and cycling aligns positively with ISA12.</p>
<p>Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.</p>	

<p>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.</p>	<p>Carmarthenshire's biodiversity, natural environment (ISA2), cultural heritage (ISA8) and unique landscape (ISA9) all contribute to a sense of place and should be protected.</p> <p>Creating a strong sense of place and vibrant communities within Carmarthenshire are important the retention of young people in the county (ISA10).</p> <p>The County has a strong Welsh identity that must be protected and enhanced (ISA11) to maintain Carmarthenshire's distinctiveness and character.</p> <p>Placemaking should improve social fabric by removing barriers and creating opportunities for positive interactions, especially for disadvantaged and minority groups in society (ISA10, ISA15). This would synergistically benefit mental and physical health through create opportunities for people to live active, healthy lifestyles (ISA12).</p>
<p>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.</p>	<p>Provision for a mix of high quality homes across the county aligns positively with both ISA8 and ISA9.</p> <p>Equality of opportunities will ensure that disadvantaged and minority groups as well as young people are given the opportunity to access suitable housing across the county (ISA10, ISA15), which may also lead to the retention of Welsh speaking residents in the County (ISA11).</p> <p>Provision of new homes and the economy are strongly linked (ISA14).</p>
<p>SO11 To assist in protecting, enhancing and promoting the Welsh Language and the County's unique</p>	<p>This objective directly aligns with ISA8, ISA11 and ISA15.</p> <p>Aligns positively with ISA10, as Carmarthenshire's population has a strong Welsh identity, with a high proportion of the population born in Wales.</p>

<p>cultural identity, assets and social fabric.</p>	<p>Promotion of the Welsh language will positively impact on levels of Welsh literacy (ISA13).</p> <p>There is a potential link between ‘unique... assets’ and biodiversity (ISA2)</p>
<p>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.</p>	<p>Proposed plans for the support the regional delivery of the Swansea Bay City deal focusses new developments in Llanelli and Carmarthen, both of which have a number of sensitive biodiversity (ISA2) and air quality (ISA3) and water quality (ISA5) areas which could be negatively impacted. Soil and cultural heritage could also be affect in this manner (ISA7, ISA8)</p> <p>Creation of employment opportunities in both rural and urban areas throughout the county may lead to a positive reduction in the requirement for private car use for outward commuting (ISA4/ISA6). However, initial plans for developments situated in Carmarthen and Llanelli do not currently support this.</p> <p>It is difficult to determine what effect this objective will have on ISA11 as economic development and the resulting job creation has the potential to retain skilled Welsh speaking residents in the County. However, this may also encourage an inward migration of non-Welsh speakers to the county, which could dilute the Welsh speaking culture in Carmarthenshire.</p> <p>This objective will have a positive effect on job creation, which in turn will promote economic growth and sustainable business in Wales (ISA14).</p> <p>This will also contribute towards the education, upskilling and retention of young people and professionals within Carmarthenshire (ISA10/ISA13) as good quality employment opportunities are made available for all sections of the population (ISA15).</p>

	<p>The plans for a life science and wellbeing village as part of the Swansea Bay City deal will be a strong positive driver of Health and wellbeing throughout Carmarthenshire.</p>
<p>SO13 To make provision for sustainable & high quality all year round tourism related initiatives.</p>	<p>Increasing levels of tourism in the county has the potential to increase recreational pressure on some of Carmarthenshire's biodiversity and cultural heritage designated sites, in particular coastal and marine sites with high recreational value (ISA2/ISA5/ISA8).</p> <p>The increasing traffic pressures associated with tourism is likely to have a negative impact on areas with existing air quality issues (potentially increase greenhouse gases ISA4) as well as habitats/species that are sensitive to such pressures (ISA2/ISA3).</p> <p>Provision for year round tourism related initiatives is likely to result in an increase in employment and associated education, skills and training opportunities (ISA13), which in turn will have a positive effect on the local economy (ISA14) and the retention of young people in the county (ISA10)</p>
<p>SO14 To reflect the requirements associated with the delivery of new development, both in terms of hard and soft infrastructure (including broadband).</p>	<p>Ensuring new development is supported by sufficient hard and soft infrastructure ensures that water resources are used sustainably and that systems have sufficient capacity to deal with sewerage and diffuse pollution. (ISA5)</p> <p>It is also likely that SO14 will positively align with ISA3, ISA4 and ISA6 in encouraging needs to be met locally and reducing the need to travel to access facilities and services.</p> <p>This objective is likely to have a positive alignment with increased access to services, in particular for those disadvantaged or minority groups in society (ISA10/ISA15).</p>

	It is also likely to support access to wellbeing facilities and services (ISA12) as well as education, skills and training facilities and quality employment opportunities (ISA14).
--	---

List of Appendices

Appendix E: ISA of Growth Options	2
Appendix F: ISA of Strategic Policies	26
Appendix G: ISA of Specific Policies	87
Appendix H: Welsh Language Impact Assessment (WLIA)	88
Appendix I: Equalities Impact Assessment (EqIA)	156

Appendix E: ISA of Growth Options

Appendix 5 ISA of rLDP Growth Options

Symbol	Predicted Effect (Compared to the current situation)	Suggestions for Policy Response
++	Very positive effect – likely to result in substantial progress towards the ISA objective.	Consider whether very positive effect can be further enhanced through policies
+	Positive effect - likely to result in some progress towards the ISA objective.	Consider whether positive effect can be further enhanced through policies
+/-	Positive and negative effects – the subject of the appraisal would help some elements of the ISA objective whilst hindering others.	Policies should look to mitigate negative effects and enhance those positive effects
-	Negative effect – likely to be somewhat detrimental to achieving the ISA objective.	Mitigation measures will be needed to reduce severity or effect of growth option.
--	Very negative effect – likely to be substantially detrimental to achieving the ISA objective.	Significant mitigation measures will be needed to reduce severity or effect of growth option.
0	Neutral effect compared to the current baseline situation	Consider whether policy interventions could bring positive effects
?	Uncertain effect (more information needed)	Consider where this will come from – who has it? What will be done about collecting it? When will it be collected?

1st Deposit LDP Preferred Growth Option		
PG 10 Year (2019 Addendum Report)		
Internal migration rates and international migration flow assumptions are based on a ten-year historical period, ignoring the anomalous years around the immediate aftermath of the financial crash.		
ISA Objective	Appraisal	Comments
ISA1 – Sustainable Development	+	This option is likely to contribute positively to supporting a sustainable economy and a healthy, balanced society.
ISA2 – Biodiversity	+/-	Development of any form has the potential for negative effects on biodiversity, depending on the choice of site and the manner in which they are developed. However this option sees a decrease in the number of dwellings required in the current plan, from 1,013 to 589 which would reduce the need for development on greenfield land and resulting pressure on biodiversity assets.
ISA3 – Air Quality	+/-	Any level of growth infers an increase in transport and economic activity which will potentially lead to increased gaseous emissions. Whilst the number of dwellings required under this option is significantly lower than the current LDP requirement and (slightly) lower than previous preferred Growth Option (PG 10 Year), this level of growth is unlikely to alleviate pressure on areas of poor air quality (AQMZs). Policies will need to mitigate potential impact upon achieving WBFGA Goals (Specifically Globally Responsible & Healthier), human health and well-being (increased traffic potentially causing secondary mental health issues), Area Statement (Cross-cutting theme: Climate Change) and upholding the Socio-Economic Duty given the unequal manner in which air quality can affect communities.
ISA4 – Climatic Factors	+/-	Any level of growth infers increasing transport and economic activity and associated greenhouse gas emissions. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so may result in less carbon emissions. New development, situated

		appropriately and designed to current WG standards, are likely to be more climate resilient and energy efficient than existing housing.
ISA5 – Water	+	This growth option projects a household growth of 10.6% over the plan period, which is within the 14.6% capacity provided for in the Dwr Cymru Welsh Water (DCWW) Resource Management Plan.
ISA6 – Material Assets	0	No direct link
ISA7 - Soil	+	Any level of development infers the loss of soil/permeable surfaces to hard standing. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so will reduce the need for greenfield land.
ISA8 – Cultural Heritage and Historic Environment	+/-	Whilst the effect of this option on ISA8 will be dependent on how growth is implemented, this level of growth may have secondary effects (both positive and negative) upon resources of cultural/historic significance (e.g., renovation of listed building protecting heritage for future generations).
ISA9 – Landscape	+/-	Development of any form has the potential for negative effects upon landscape interest, depending on the choice of site and the manner in which they are developed. This proposed number of dwellings may require changes in land-use and adversely impact the landscape, however, development could also regenerate urban/rural areas and derelict land.
ISA10 – Population	++	This option will go some way to addressing the balance of the population, with a likely increase in the younger age cohorts.
ISA11 – Welsh Language	+/-	This level of growth would likely increase in the numbers of young persons and, as a proportion will be Welsh speakers, have positive effects upon the Welsh Language. This would be supported by Carmarthenshire's Welsh in Education Strategic Plan which aims to increase the provision of Welsh-medium education. Whilst these factors are proposed to provide an overall likely positive effect, additional information is needed to determine if this level of growth is likely to lead to a sustainable balance between employment opportunities, inward-mitigation, and the Welsh Language.

ISA12 – Health and Well-being	+/-	This option sees a projected increase in the 65+ age cohort, coupled with some growth in the labour workforce age groups which could result in significant challenges in the funding and delivery of health and social care services throughout the County.
ISA13 – Education and Skills	+/-	This option sees a projected increase in the population of school going ages which, depending on where growth is distributed, could increase pressure on education services in densely populated areas, or may result in the retention of school facilities in rural areas.
ISA14 – Economy	+	This option sees the creation of 354 jobs per annum over the plan period which aligns with the Council's Regeneration ambitions.
ISA15 – Social Fabric	+	This option sees growth in the 65+ age cohort coupled with some growth in the labour workforce age groups which would go some way to balancing the County's population. Higher growth levels also supports the delivery of affordable housing.

2nd Deposit rLDP Growth Options		
Principal 2018-Based WG Projection (2018) 4,359 dwellings		
ISA Objective	Appraisal	Comments
ISA1 – Sustainable Development	+	This option is likely to contribute positively to supporting a sustainable economy and a healthy, balanced society.
ISA2 – Biodiversity	+/-	Development of any form has the potential for negative effects upon biodiversity, depending on the choice of site and the manner in which they are developed. However, this option sees a decrease in the number of dwellings required in the current plan and previous preferred Growth Option (PG 10 Year) which would reduce the need for development on greenfield land and resulting pressure on biodiversity assets. Development at this scale could provide opportunities to create new habitats or/and enhance wildlife resources (including section 7 priority Habitats and Species) through mitigate/compensating policies.
ISA3 – Air Quality	+/-	Any level of growth infers increasing transport and economic activity which have the potential to increase gaseous emissions. However, the number of dwellings required under this option is significantly lower than the current LDP requirement and previous preferred Growth Option (PG 10 Year), so may alleviate some pressure on areas of poor air quality. Additionally, growth at this level could reduce the need to travel through appropriate siting.
ISA4 – Climatic Factors	+/-	Any level of growth infers increasing transport and economic activity and associated greenhouse gas emissions. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so may result in less carbon emissions. New development, situated

		appropriately and designed to current WG standards, are likely to be more climate resilient and energy efficient than existing housing.
ISA5 – Water	+	This growth option projects a household growth within the 14.6% capacity provided for in the Dwr Cymru Welsh Water (DCWW) Resource Management Plan.
ISA6 – Material Assets	0	No direct link
ISA7 - Soil	+	Any level of development infers the loss of soil/permeable surfaces to hard standing. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so will reduce the need for greenfield land.
ISA8 – Cultural Heritage and Historic Environment	+/-	Whilst the effect of this option on ISA8 will be dependent on how growth is implemented, this level of growth may have secondary effects (both positive and negative) upon resources of cultural/historic significance (e.g., renovation of listed building protecting heritage for future generations).
ISA9 – Landscape	+/-	Development of any form has the potential for negative effects upon landscape interest, depending on the choice of site and the manner in which they are developed. This proposed number of dwellings may require changes in land-use and adversely impact the landscape, however, development could also regenerate urban/rural areas and derelict land. The number of dwellings required under this option is significantly lower than the current LDP requirement and previous preferred Growth Option (PG 10 Year) which reduce the scale of impact upon the landscape.
ISA10 – Population	+	This option will go some way to addressing the balance of the population, with a likely increase in the younger age cohorts.
ISA11 – Welsh Language	+/-	This level of growth would likely increase in the numbers of young persons and, as a proportion will be Welsh speakers, have positive effects upon the Welsh Language. This would be supported by Carmarthenshire's Welsh in Education Strategic Plan which aims to increase the provision of Welsh-medium education. Whilst these factors are proposed to provide an overall likely positive effect, additional information is needed to determine if this level of growth is likely to lead to a sustainable balance between employment opportunities, inward-mitigation, and the Welsh Language.

ISA12 – Health and Well-being	+/-	This option sees a projected increase in the 65+ age cohort, coupled with some growth in the labour workforce age groups which could result in significant challenges in the funding and delivery of health and social care services throughout the County.
ISA13 – Education and Skills	+/-	This option sees a projected increase in the population of school going ages which, depending on where growth is distributed, could increase pressure on education services in densely populated areas, or may result in the retention of school facilities in rural areas.
ISA14 – Economy	+	This option sees the highest creation jobs over the plan period which aligns with the Council's Regeneration ambitions. This would support COVID-19 and economic recovery, and allow businesses to expand in line with their needed.
ISA15 – Social Fabric	+/-	This option sees growth in the 65+ age cohort coupled with some growth in the labour workforce age groups which would go some way to balancing the County's population. Higher growth levels also support the delivery of affordable housing. However, this level of growth may reduce the proportion of developments in rural areas and consequently reduce accessibility to services.

WG 2018-based “High Population” Variant (2018) 5,670 dwellings		
ISA Objective	Appraisal	Comments
ISA1 – Sustainable Development	+	This option is likely to contribute positively to supporting a sustainable economy and a healthy, balanced society.
ISA2 – Biodiversity	+/-	Development of any form has the potential for negative effects upon biodiversity, depending on the choice of site and the manner in which they are developed. However, this option sees a decrease in the number of dwellings required in the current plan and previous preferred Growth Option (PG 10 Year) which would reduce the need for development on greenfield land and resulting pressure on biodiversity assets. Development at this scale could provide opportunities to create new habitats or/and enhance wildlife resources (including section 7 priority Habitats and Species) through mitigate/compensating policies.
ISA3 – Air Quality	+/-	Any level of growth infers increasing transport and economic activity which have the potential to increase gaseous emissions. However, the number of dwellings required under this option is significantly lower than the current LDP requirement and previous preferred Growth Option (PG 10 Year), so may alleviate some pressure on areas of poor air quality. Additionally, growth at this level could reduce the need to travel through appropriate siting.
ISA4 – Climatic Factors	+/-	Any level of growth infers increasing transport and economic activity and associated greenhouse gas emissions. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so may result in less carbon emissions. New development, situated appropriately and designed to current WG standards, are likely to be more climate resilient and energy efficient than existing housing.

ISA5 – Water	+	This growth option projects a household growth within the 14.6% capacity provided for in the Dwr Cymru Welsh Water (DCWW) Resource Management Plan.
ISA6 – Material Assets	0	No direct link
ISA7 - Soil	+	Any level of development infers the loss of soil/permeable surfaces to hard standing. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so will reduce the need for greenfield land.
ISA8 – Cultural Heritage and Historic Environment	+/-	Whilst the effect of this option on ISA8 will be dependent on how growth is implemented, this level of growth may have secondary effects (both positive and negative) upon resources of cultural/historic significance (e.g., renovation of listed building protecting heritage for future generations).
ISA9 – Landscape	+/-	Development of any form has the potential for negative effects upon landscape interest, depending on the choice of site and the manner in which they are developed. This proposed number of dwellings may require changes in land-use and adversely impact the landscape, however, development could also regenerate urban/rural areas and derelict land. The number of dwellings required under this option is significantly lower than the current LDP requirement and previous preferred Growth Option (PG 10 Year) which reduce the scale of impact upon the landscape.
ISA10 – Population	+	This option will go some way to addressing the balance of the population, with a likely increase in the younger age cohorts.
ISA11 – Welsh Language	+/-	This level of growth would likely increase in the numbers of young persons and, as a proportion will be Welsh speakers, have positive effects upon the Welsh Language. This would be supported by Carmarthenshire's Welsh in Education Strategic Plan which aims to increase the provision of Welsh-medium education. Whilst these factors are proposed to provide an overall likely positive effect, additional information is needed to determine if this level of growth is likely to lead to a sustainable balance between employment opportunities, inward-mitigation, and the Welsh Language.

ISA12 – Health and Well-being	+/-	This option sees a projected increase in the 65+ age cohort, coupled with some growth in the labour workforce age groups which could result in significant challenges in the funding and delivery of health and social care services throughout the County.
ISA13 – Education and Skills	+/-	This option sees a projected increase in the population of school going ages which, depending on where growth is distributed, could increase pressure on education services in densely populated areas, or may result in the retention of school facilities in rural areas.
ISA14 – Economy	+	This option sees the highest creation jobs over the plan period which aligns with the Council's Regeneration ambitions. This would support COVID-19 and economic recovery, and allow businesses to expand in line with their needed.
ISA15 – Social Fabric	+/-	This option sees growth in the 65+ age cohort coupled with some growth in the labour workforce age groups which would go some way to balancing the County's population. Higher growth levels also support the delivery of affordable housing. However, this level of growth may reduce the proportion of developments in rural areas and consequently reduce accessibility to services.

Ten-Year Trend-Based Projection (2022) 8,822 dwellings		
ISA Objective	Appraisal	Comments
ISA1 – Sustainable Development	+	This option is likely to contribute positively to supporting a sustainable economy and a healthy, balanced society.
ISA2 – Biodiversity	+/-	Development of any form has the potential for negative effects upon biodiversity, depending on the choice of site and the manner in which they are developed. However, this option sees a decrease in the number of dwellings required in the current plan and previous preferred Growth Option (PG 10 Year) (albeit small) which would reduce the need for development on greenfield land and resulting pressure on biodiversity assets. Development at this scale could provide opportunities to create new habitats or/and enhance wildlife resources (including section 7 priority Habitats and Species) through mitigate/compensating policies.
ISA3 – Air Quality	-	Any level of growth infers an increase in transport and economic activity which will potentially lead to increased gaseous emissions. Whilst the number of dwellings required under this option is significantly lower than the current LDP requirement and (slightly) lower than previous preferred Growth Option (PG 10 Year), this level of growth is unlikely to alleviate pressure on areas of poor air quality (AQMZs). Policies will need to mitigate potential impact upon achieving WBFGA Goals (Specifically Globally Responsible & Healthier), human health and well-being (increased traffic potentially causing secondary mental health issues), Area Statement (Cross-cutting theme: Climate Change) and upholding the Socio-Economic Duty given the unequal manner in which air quality can affect communities.
ISA4 – Climatic Factors	+/-	Any level of growth infers increasing transport and economic activity and associated greenhouse gas emissions. However, whilst the number of dwellings required under this option is significantly lower than the current LDP requirement, any increase in energy efficient will not offset the increased emission of greenhouse gasses responsible for Climate Change. This would impact upon the same of the same

		components stated above. Nevertheless, new development situated appropriately and designed to current WG standards are likely to be more climate resilient.
ISA5 – Water	+	This growth option projects a household growth within the 14.6% capacity provided for in the Dwr Cymru Welsh Water (DCWW) Resource Management Plan.
ISA6 – Material Assets	0	No direct link
ISA7 - Soil	+	Any level of development infers the loss of soil/permeable surfaces to hard standing. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so will reduce the need for greenfield land.
ISA8 – Cultural Heritage and Historic Environment	+/-	Whilst the effect of this option on ISA8 will be dependent on how growth is implemented, this level of growth may have secondary effects (both positive and negative) upon resources of cultural/historic significance (e.g., renovation of listed building protecting heritage for future generations).
ISA9 – Landscape	+/-	Development of any form has the potential for negative effects upon landscape interest, depending on the choice of site and the manner in which they are developed. This proposed number of dwellings may require changes in land-use and adversely impact the landscape, however, development could also regenerate urban/rural areas and derelict land. The number of dwellings required under this option is significantly lower than the current LDP requirement and slightly lower than the previous preferred Growth Option (PG 10 Year), which may reduce the scale of impact upon the landscape.
ISA10 – Population	++	This option will go some way to addressing the balance of the population, with a likely increase in the younger age cohorts.
ISA11 – Welsh Language	+/-	This level of growth would likely increase in the numbers of young persons and, as a proportion will be Welsh speakers, have positive effects upon the Welsh Language. This would be supported by Carmarthenshire's Welsh in Education Strategic Plan which aims to increase the provision of Welsh-medium education. Whilst these factors are proposed to provide an overall likely positive effect, additional information is needed to determine if this level of growth is likely to lead to a sustainable

		balance between employment opportunities, inward-mitigation, and the Welsh Language. The WLIA determined that this level of growth may slightly reduce the proportion of Welsh speakers.
ISA12 – Health and Well-being	+/-	This option sees a projected increase in the 65+ age cohort, coupled with some growth in the labour workforce age groups which could result in significant challenges in the funding and delivery of health and social care services throughout the County.
ISA13 – Education and Skills	+/-	This option sees a projected increase in the population of school going ages which, depending on where growth is distributed, could increase pressure on education services in densely populated areas, or may result in the retention of school facilities in rural areas.
ISA14 – Economy	+	This option sees the highest creation jobs over the plan period which aligns with the Council's Regeneration ambitions. This would support COVID-19 and economic recovery, and allow businesses to expand in line with their needed.
ISA15 – Social Fabric	+	This option sees growth in the 65+ age cohort coupled with some growth in the labour workforce age groups which would go some way to balancing the County's population. Higher growth levels also supports the delivery of affordable housing.

Fifteen-Year Trend-Based Projection (2022) 9,272 dwellings		
ISA Objective	Appraisal	Comments
ISA1 – Sustainable Development	+/-	This option is likely to contribute positively to supporting a sustainable economy and a healthy, balanced society, however, as determined by the likely significant adverse impacts upon biodiversity and the wider environment, this level of growth may be outside of environmental limits.
ISA2 – Biodiversity	-	Development of any form has the potential for negative effects upon biodiversity, depending on the choice of site and the manner in which they are developed. However, this proposed number of dwellings would significantly increase the need for development on greenfield land and resulting pressure on biodiversity assets.
ISA3 – Air Quality	-	Any level of growth infers an increase in transport and economic activity which will potentially lead to increased gaseous emissions. Whilst the number of dwellings required under this option is significantly lower than the current LDP requirement and (slightly) lower than previous preferred Growth Option (PG 10 Year), this level of growth is unlikely to alleviate pressure on areas of poor air quality (AQMZs). Policies will need to mitigate potential impact upon achieving WBFGA Goals (Specifically Globally Responsible & Healthier), human health and well-being (increased traffic potentially causing secondary mental health issues), Area Statement (Cross-cutting theme: Climate Change) and upholding the Socio-Economic Duty given the unequal manner in which air quality can affect communities.
ISA4 – Climatic Factors	-	Any level of growth infers increasing transport and economic activity and associated greenhouse gas emissions. However, whilst the number of dwellings required under this option is significantly lower than the current LDP requirement, any increase in energy efficient will not offset the increased emission of greenhouse gasses responsible for Climate Change. This would impact upon the same of the same components stated above.

ISA5 – Water	+/-	This growth option projects a household growth within the 14.6% capacity provided for in the Dwr Cymru Welsh Water (DCWW) Resource Management Plan, although provides little headroom. Developments may lead to an increase in pollutant discharged to watercourse.
ISA6 – Material Assets	0	No direct link
ISA7 - Soil	+/-	Any level of development infers the loss of soil/permeable surfaces to hard standing. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so will reduce the need for greenfield land. Nevertheless, this proposed number of dwellings would significantly increase the need for development on greenfield land/land with high ALC rating, resulting the loss of finite soil assets.
ISA8 – Cultural Heritage and Historic Environment	-	Whilst the effect of this option on ISA8 will be dependent on how growth is implemented, this level of growth may have significant adverse impacts upon associated cultural resources.
ISA9 – Landscape	-	Development of any form has the potential for negative effects upon landscape interest, depending on the choice of site and the manner in which they are developed. However, this proposed number of dwellings may require changes in land-use and adversely impact the landscape (inc. secondary effects such as increased facilitates and infrastructure).
ISA10 – Population	+	This option will go some way to addressing the balance of the population, with a likely increase in the younger age cohorts.
ISA11 – Welsh Language	-	Increased employment opportunities may cause substantial inward migration of non-Welsh speakers and indirectly reduce the proportion of Welsh speakers (especially in the short term).
ISA12 – Health and Well-being	+/-	This option sees a projected increase in the 65+ age cohort, coupled with some growth in the labour workforce age groups which could result in significant challenges in the funding and delivery of health and social care services throughout the County.

ISA13 – Education and Skills	+/-	This option sees a projected increase in the population of school going ages which, depending on where growth is distributed, could increase pressure on education services in densely populated areas, or may result in the retention of school facilities in rural areas.
ISA14 – Economy	+	This option sees the highest creation jobs over the plan period which aligns with the Council's Regeneration ambitions. This would support COVID-19 and economic recovery, and allow businesses to expand in line with their needed.
ISA15 – Social Fabric	+	This option sees growth in the 65+ age cohort coupled with some growth in the labour workforce age groups which would go some way to balancing the County's population. Higher growth levels also supports the delivery of affordable housing.

Baseline Employment-Led Scenario (2022) 9,933 dwellings		
ISA Objective	Appraisal	Comments
ISA1 – Sustainable Development	+/-	This option is likely to contribute positively to supporting a sustainable economy and a healthy, balanced society, however, as determined by the likely significant adverse impacts upon biodiversity and the wider environment, this level of growth may be outside of environmental limits.
ISA2 – Biodiversity	--	Development of any form has the potential for negative effects upon biodiversity, depending on the choice of site and the manner in which they are developed. However, this proposed number of dwellings would significantly increase the need for development on greenfield land and resulting pressure on biodiversity assets. It would likely conflict with the Area Statement (Reversing the decline of, and enhancing, biodiversity)
ISA3 – Air Quality	--	Any level of growth infers an increase in transport and economic activity which will potentially lead to increased gaseous emissions. Whilst the number of dwellings required under this option is significantly lower than the current LDP requirement and (slightly) lower than previous preferred Growth Option (PG 10 Year), this level of growth is unlikely to alleviate pressure on areas of poor air quality (AQMZs). Policies will need to mitigate potential impact upon achieving WBFGA Goals (Specifically Globally Responsible & Healthier), human health and well-being (increased traffic potentially causing secondary mental health issues), Area Statement (Cross-cutting theme: Climate Change) and upholding the Socio-Economic Duty given the unequal manner in which air quality can affect communities. Additionally, it is likely that growth at this level would lead to inappropriate siting which will lead to increased need transport.
ISA4 – Climatic Factors	-	Any level of growth infers increasing transport and economic activity and associated greenhouse gas emissions. However, whilst the number of dwellings required under this option is significantly lower than the current LDP requirement, any increase in energy efficient will not offset the increased emission of

		greenhouse gasses responsible for Climate Change. This would impact upon the same of the same components stated above.
ISA5 – Water	+/-	This growth option projects a household growth within the 14.6% capacity provided for in the Dwr Cymru Welsh Water (DCWW) Resource Management Plan, although provides little headroom. Developments may lead to an increase in pollutant discharged to watercourse.
ISA6 – Material Assets	-	This level of growth is likely to place pressure on recycling services and may increase use of finite resources.
ISA7 - Soil	+/-	Any level of development infers the loss of soil/permeable surfaces to hard standing. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so will reduce the need for greenfield land. Nevertheless, this proposed number of dwellings would significantly increase the need for development on greenfield land/land with high ALC rating, resulting the loss of finite soil assets.
ISA8 – Cultural Heritage and Historic Environment	-	Whilst the effect of this option on ISA8 will be dependent on how growth is implemented, this level of growth may have significant adverse impacts upon associated cultural resources.
ISA9 – Landscape	--	Development of any form has the potential for negative effects upon landscape interest, depending on the choice of site and the manner in which they are developed. However, this proposed number of dwellings may require changes in land-use and adversely impact the landscape (inc. secondary effects such as increased facilitates and infrastructure).
ISA10 – Population	++	This option will go some way to addressing the balance of the population, with a likely increase in the younger age cohorts.
ISA11 – Welsh Language	--	Increased employment opportunities may cause substantial inward migration of non-Welsh speakers and indirectly reduce the proportion of Welsh speakers (especially in the short term).

ISA12 – Health and Well-being	+/-	This option sees a projected increase in the 65+ age cohort, coupled with some growth in the labour workforce age groups which could result in significant challenges in the funding and delivery of health and social care services throughout the County.
ISA13 – Education and Skills	+/-	This option sees a projected increase in the population of school going ages which, depending on where growth is distributed, could increase pressure on education services in densely populated areas, or may result in the retention of school facilities in rural areas.
ISA14 – Economy	++	This option sees the highest creation jobs over the plan period which aligns with the Council's Regeneration ambitions. This would support COVID-19 recovery and allow businesses to expand in line with their needed.
ISA15 – Social Fabric	+	This option sees growth in the 65+ age cohort coupled with some growth in the labour workforce age groups which would go some way to balancing the County's population. Higher growth levels also supports the delivery of affordable housing.

Rebased Principal Projection (2022) 10,461 dwellings		
ISA Objective	Appraisal	Comments
ISA1 – Sustainable Development	+/-	This option is likely to contribute positively to supporting a sustainable economy and a healthy, balanced society, however, as determined by the likely significant adverse impacts upon biodiversity and the wider environment, this level of growth may be outside of environmental limits.
ISA2 – Biodiversity	--	Development of any form has the potential for negative effects upon biodiversity, depending on the choice of site and the manner in which they are developed. However, this proposed number of dwellings would significantly increase the need for development on greenfield land and resulting pressure on biodiversity assets. It would likely conflict with the Area Statement (Reversing the decline of, and enhancing, biodiversity)
ISA3 – Air Quality	--	Any level of growth infers an increase in transport and economic activity which will potentially lead to increased gaseous emissions. Whilst the number of dwellings required under this option is significantly lower than the current LDP requirement and (slightly) lower than previous preferred Growth Option (PG 10 Year), this level of growth is unlikely to alleviate pressure on areas of poor air quality (AQMZs). Policies will need to mitigate potential impact upon achieving WBFGA Goals (Specifically Globally Responsible & Healthier), human health and well-being (increased traffic potentially causing secondary mental health issues), Area Statement (Cross-cutting theme: Climate Change) and upholding the Socio-Economic Duty given the unequal manner in which air quality can affect communities. Additionally, it is likely that growth at this level would lead to inappropriate siting which will lead to increased need transport.
ISA4 – Climatic Factors	-	Any level of growth infers increasing transport and economic activity and associated greenhouse gas emissions. However, whilst the number of dwellings required under this option is significantly lower than the current LDP requirement, any increase in energy efficient will not offset the increased emission of

		greenhouse gasses responsible for Climate Change. This would impact upon the same of the same components stated above.
ISA5 – Water	+/-	This growth option projects a household growth within the 14.6% capacity provided for in the Dwr Cymru Welsh Water (DCWW) Resource Management Plan, although provides little headroom. Developments may lead to an increase in pollutant discharged to watercourse.
ISA6 – Material Assets	-	This level of growth is likely to place pressure on recycling services and may increase use of finite resources.
ISA7 - Soil	+/-	Any level of development infers the loss of soil/permeable surfaces to hard standing. However, the number of dwellings required under this option is significantly lower than the current LDP requirement so will reduce the need for greenfield land. Nevertheless, this proposed number of dwellings would significantly increase the need for development on greenfield land/land with high ALC rating, resulting the loss of finite soil assets.
ISA8 – Cultural Heritage and Historic Environment	-	Whilst the effect of this option on ISA8 will be dependent on how growth is implemented, this level of growth may have significant adverse impacts upon associated cultural resources.
ISA9 – Landscape	--	Development of any form has the potential for negative effects upon landscape interest, depending on the choice of site and the manner in which they are developed. However, this proposed number of dwellings may require changes in land-use and adversely impact the landscape (inc. secondary effects such as increased facilitates and infrastructure).
ISA10 – Population	++	This option will go some way to addressing the balance of the population, with a likely increase in the younger age cohorts.
ISA11 – Welsh Language	--	Increased employment opportunities may cause substantial inward migration of non-Welsh speakers and indirectly reduce the proportion of Welsh speakers (especially in the short term).

ISA12 – Health and Well-being	+/-	This option sees a projected increase in the 65+ age cohort, coupled with some growth in the labour workforce age groups which could result in significant challenges in the funding and delivery of health and social care services throughout the County.
ISA13 – Education and Skills	+/-	This option sees a projected increase in the population of school going ages which, depending on where growth is distributed, could increase pressure on education services in densely populated areas, or may result in the retention of school facilities in rural areas.
ISA14 – Economy	++	This option sees the highest creation jobs over the plan period which aligns with the Council's Regeneration ambitions. This would support COVID-19 recovery and allow businesses to expand in line with their needed.
ISA15 – Social Fabric	+	This option sees growth in the 65+ age cohort coupled with some growth in the labour workforce age groups which would go some way to balancing the County's population. Higher growth levels also supports the delivery of affordable housing.

Appendix F: ISA of Strategic Policies

Appendix F: ISA of rLDP Strategic Policies

This document contains the amended policies and the ISA commentary of the reassessment of the strategic policies contained with the rLDP. It should be read in conjunction with Chapter 6.4 of the ISA report. A summary of the results of the re-assessment against the IISA Framework are presented in Table 15 of the ISA report.

The table below contains the assessment criteria for draft policies and reasonable alternatives, as adapted from Welsh Government Development Plans Manual Edition 3 (2020).

Symbol	Predicted Effect	Suggested action/response
++	Very positive effect – the subject of the appraisal would significantly help in achieving the Sustainability objective.	Consider whether very positive effect can be further enhanced
+	Positive effect - the subject of the appraisal would help in achieving the Sustainability objective.	Consider whether positive effect can be further enhanced
+/-	Positive and negative effects – the subject of the appraisal would help some elements of the Sustainability objective whilst hindering others.	Consider mitigation for negative effects and whether positive effects can be enhanced
-	Negative effect - the subject of the appraisal would conflict with the Sustainability objective.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.
--	Very negative effect - the subject of the appraisal would be in significant conflict with the Sustainability objective.	Significant mitigation measures to reduce severity or effect; reconsider the policy or proposed use
I	Effect on the Sustainability objective depends on how the policy and allocation are implemented	Suggestions for implementation
0	Neutral effect compared to the current situation	Consider whether intervention could bring positive effects
?	Uncertain effect – more information needed	Consider where this will come from – who has it? What will be done about collecting it? When will it be collected?

SP1: Strategic Growth			
ISA Objective	Appraisal	Commentary	Mitigating Plan Policies
ISA1 – Sustainable Development	I	This policy looks to support a sustainable economy by providing opportunities for needs to be met locally. However, as a matter of principle, all development is likely to increase localised pollution (air, water, or land (soil contamination) which will need to be appropriately addressed in accordance with the mitigation hierarchy (avoid, minimise, mitigate/compensate) to counter the adverse environmental effects. Consequently, this conflicts with 1-1 of ISA1 and, therefore, the effect is predicted to be dependent on the implementation of policy/allocations.	See all relevant policies below.
ISA2 – Biodiversity	-	Growth in rural areas is likely to impact on greenfield land and undisturbed areas of biodiversity.	SP12: Placemaking and Sustainable Places SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks, and Features Of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4 Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	-	This policy supports population and economic growth, both of which are likely to lead to a significant increase in transport (domestic and economic) and associated traffic related air pollution.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network

ISA4 – Climatic Factors	-	This policy supports population and economic growth, both of which are likely to lead to a significant increase in transport (domestic and economic) and associated carbon emissions.	SP12: Placemaking and Sustainable Places CCH3: Electric Vehicle Charging Points CCH5: Flood Risk Management and Avoidance TRA2: Active Travel
ISA5 – Water	I	This policy provides for a housing growth within the 14.6% capacity provided for in Dŵr Cymru Welsh Water's (DCWW) Resource Management Plan. Nevertheless, development would lead to an increase in diffuse pollution and wastewater which could adversely impact SACs catchments. Therefore, the alignment of this policy with IISA5 is dependent on the choice of sites and manner in which they are developed.	CCH4: Water Quality and Protection of Water Resources CCH5: Flood Risk Management and Avoidance SP 12: Placemaking and Sustainable Places SP 16: Climate Change NE1: Regional and Local Designations NE2: Biodiversity
ISA6 – Material Assets	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support facilities and services leading to needs being met locally.	
ISA7 - Soil	I	The alignment of this policy with ISA7 is dependent on the choice of sites and manner in which they are developed	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment PSD1: Effective Design Solutions: Sustainability and Placemaking
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed	SP15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character NE1: Regional and Local Designations SP 12: Placemaking and Sustainable Places

			<p>PSD1: Effective Design Solutions: Sustainability and Placemaking</p> <p>PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods.</p>
ISA9 – Landscape	I	The alignment of this policy with ISA9 is dependent on the choice of sites and manner in which they are developed.	<p>PSD1 : Effective Design Solutions: Sustainability and Placemaking</p> <p>BHE2: Landscape Character</p>
ISA10 – Population	++	This supports a level of growth that will provide a significant number of affordable homes, in both urban and rural areas. Also, the creation of new jobs is likely to help retain young people in the county.	
ISA11 – Welsh Language	+/-	Alignment of this policy with ISA11 is difficult to determine. Growth and inward migration at this scale is assumed to potentially dilute Welsh language and culture in certain areas. However, it does increase the potential for retaining young Welsh speakers in the county and so may also have a positive effect.	<p>WL1: Welsh Language and New Developments</p> <p>PSD9: Advertisements</p>
ISA12 – Health and Well-being	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support new, accessible leisure and health care facilities.	PSD6: Community Facilities
ISA13 – Education and Skills	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support new, accessible educational and training facilities.	

ISA14 – Economy	++	Supports growth at a level that will create a minimum of 5,307 jobs over the plan period, in line with the Council's core ambitions.	
ISA15 – Social Fabric	+	This supports a level of growth that will provide a significant number of affordable homes in both urban and rural areas.	
IISA Comments and recommendations			
<ul style="list-style-type: none"> Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies. 			

SP 2: Retail and Town Centres			
ISA Objective	Appraisal	Comments	Mitigating Plan Policies
ISA1 – Sustainable Development	+		
ISA2 – Biodiversity	I	Any development has potential for negative impacts on biodiversity, but at a strategic level, it is difficult to determine more specific impacts. The choice of sites and the manner in which they are developed would determine the way in which biodiversity would be affected.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4 Green Infrastructure – Trees, woodlands, and hedgerows PSD12: Light and Air Pollution
ISA3 – Air Quality	+/-	This policy does encourage attractiveness of town centres which may increase access via public car, in particular to towns such as Carmarthen, Llanelli and Llandeilo which currently all have AQMA's. However, town centres are well serviced by public transport meaning that they are accessible by alternative transport networks. The policy does make explicit reference to evidencing a sites access to sustainable modes of transport if sited outside of town centres.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	+/-	This policy does encourage attractiveness of town centres which may increase access via public car and associated carbon emissions. However, town centres are well serviced by public transport meaning that they are accessible by alternative transport networks. The policy does make explicit reference to evidencing a sites	SP 16: Climate Change CCH3: Electric Vehicle Charging Points TRA2: Active Travel PSD12: Light and Air Pollution

		access to sustainable modes of transport if sited outside of town centres.	
ISA5 – Water	I	Effects on water quality and supply is largely dependent on the choice of sites and manner in which they are developed.	SP9: Infrastructure SP16: Climate Change CCH4: Water Quality and Protection of Water Resources
ISA6 – Material Assets	0		
ISA7 - Soil	I	The alignment of this policy with ISA7 is dependent on the choice of sites and manner in which they are developed	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	+	This policy supports the protection and enhancement of existing townscapes.	
ISA10 – Population	+	Protecting and enhancing the vibrancy, viability and attractiveness of our retail centres is likely to contribute to the retention of young people in the County.	
ISA11 – Welsh Language	+/-	Protecting and enhancing the vibrancy, viability and attractiveness of our retail centres is likely to contribute to the retention of young people in the County, which in turn is likely to have positive effects on the Welsh	WL1: Welsh Language and New Developments PSD9: Advertisements

		Language. Provisions have also been made for new rural retail facilities which may serve Welsh language strongholds. However, large developments are likely to lead to workforce changes which may impact adversely upon the language.	
ISA12 – Health and Well-being	0		
ISA13 – Education and Skills	0		
ISA14 – Economy	++	Protecting and enhancing the vibrancy, viability and attractiveness of our retail centres will have strong positive effects on the County's economy.	
ISA15 – Social Fabric	+	This policy promotes the accessibility to services and considers the needs of the population	
ISA Comments and Recommendations			
<ul style="list-style-type: none"> Mitigation for any air quality impacts could be further strengthened by making a specific reference to the protection and enhancement of GI within and adjacent to AQMA's in policy PSD12 Light and Air Quality. Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies. 			

SP 3: Sustainable Distribution – Settlement Hierarchy			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+/-	The division of the settlement hierarchy into clusters provides a framework for sustainable development, allowing needs to be addressed locally and supporting a sustainable economy, in both rural and urban areas of the County. Nevertheless, the provision of growth and development to rural areas is likely to impact on greenfield land and undisturbed areas of biodiversity. Alongside negative factors outlined in ISA3 and ISA4, this is likely to be contrary to living within environmental limits 1-1.	See relevant policies below.
ISA2 – Biodiversity	-	Provision of growth and development to rural areas is likely to impact on greenfield land and undisturbed areas of biodiversity.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	+/-	Directing growth to sustainable locations with sufficient access to facilities, services and public transport links is likely to reduce private car use and associated air pollution. Whilst the majority of development will be directed to the top tiers of the settlement hierarchy, growth in rural area may be contrary to this.	TRA2: Active Travel CCH3: Electric Vehicle Charging Points
ISA4 – Climatic Factors	+/-	Directing growth to sustainable locations with sufficient access to facilities, services and transport is likely to	CCH6: Renewable and Low Carbon Energy in New Developments

		reduce private car use and associated carbon emissions. The policy does make explicit reference to evidencing a sites access to sustainable modes of transport if sited outside of town centres. It is largely dependent on the choice of sites and manner in which they are developed – the policy does make explicit reference to evidencing (AQMZs). However, widespread distribution across both urban and rural area is likely to increase vulnerability of Carmarthenshire to the effects of climate change (4-2), and adversely impact upon climate resilience.	SP 16: Climate Change CCH3: Electric Vehicle Charging Points TRA2: Active Travel PSD12: Light and Air Pollution
ISA5 – Water	I	The alignment of this policy with ISA5 is dependent on the choice of sites and manner in which they are developed. Information required from DCWW Review of Consents as to site specific capacity for growth with respect to water abstraction and waste water treatment.	SP 9: Infrastructure SP 12: Placemaking and Sustainable Places CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance INF5: Rural Allocations outside Public Sewerage System Catchments (SG3)
ISA6 – Material Assets	+/-	Directing growth to sustainable locations with sufficient access to facilities and services is likely to allow needs to be met locally. It is also likely to maximise access to public transport.	CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA7 - Soil	I	The alignment of this policy with ISA7 is dependent on the choice of sites and manner in which they are developed.	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking

			PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	I	The alignment of this policy with ISA9 is dependent on the choice of sites and manner in which they are developed	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	++	Distribution of development to sustainable locations in both urban and rural settlements is likely to result in vibrant and viable communities, which will in turn help to retain and attract young people	
ISA11 – Welsh Language	?	Alignment of this policy with ISA11 is difficult to determine. Growth and inward migration at this scale is assumed to potentially dilute Welsh language and culture in certain areas. However, it does increase the potential for retaining young Welsh speakers in the county and so may also have a positive effect. With limited data to make an informed appraisal, providing monitoring data on the relationship between Growth Distribution and impact on Welsh language communities will help future understanding.	WL1: Welsh Language and New Developments
ISA12 – Health and Well-being	+	Growth in line with the settlement hierarchy has the potential to create and/or retain communities with population densities high enough to support new, accessible leisure and health care facilities.	
ISA13 – Education and Skills	+	Growth in line with the settlement hierarchy has the potential to create and/or retain communities with	

		population densities high enough to support new, accessible educational and training facilities.	
ISA14 – Economy	++	Growth in line with the settlement hierarchy provides opportunity to support sustainable rural and urban economies across the county.	
ISA15 – Social Fabric	++	Growth in line with the settlement hierarchy provides opportunity to address needs locally and to promote the design of vibrant, inclusive settlements.	
ISA Comments and Suggestions			
<ul style="list-style-type: none"> Thoughts should be made to paragraph 4.2.24 (PPW) relating to the potential cumulative effects of development occurring throughout the plan period within the open countryside (and tier 4 settlements). Multiple developments permitted under local needs housing could have a permanent adverse effect upon the landscape, and limit accessibility to services, sustainable travel, and community facilities. Local needs should have a locational and/or resource requirement aspects, and help to ensure the viability of the local community - providing benefits for support socio-economic ISA objectives. 			

SP 4: A Sustainable Approach to Providing New Homes			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	I	This policy looks to support a sustainable economy by providing opportunities for needs to be met locally (ISA1). However, as a matter of principle, all development is likely to increase localised pollution (air, water, or land (soil contamination) which will need to be appropriately addressed in accordance with the mitigation hierarchy (avoid, minimise, mitigate/compensate) to counter the adverse environmental effects. Consequently, this conflicts with 1-1 of ISA1 and, therefore, the effect is predicted to be dependent on the implementation of policy/allocations.	See all relevant policies below.
ISA2 – Biodiversity	-	Housing provision, in particular in rural areas, is likely to impact on greenfield land and undisturbed areas of biodiversity.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows INF5: Rural Allocations outside Public Sewerage System Catchments
ISA3 – Air Quality	-	This policy supports the provision of new homes, which is likely to lead to a significant increase in transport (domestic and economic) and associated traffic related air pollution.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network CCH6: Renewable and Low Carbon Energy in New Developments SP 16: Climate Change CCH3: Electric Vehicle Charging Points TRA2: Active Travel

			PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	-	This policy supports the provision of new homes which is likely to lead to a significant increase in transport (domestic and economic) and associated carbon emissions.	CCH6: Renewable and Low Carbon Energy in New Developments SP 16: Climate Change CCH3: Electric Vehicle Charging Points TRA2: Active Travel PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA5 – Water	I	This policy provides for a housing growth within the 14.6% capacity provided for in Dŵr Cymru Welsh Water's (DCWW) Resource Management Plan. Nevertheless, development would lead to an increase in diffuse pollution and wastewater which could adversely impact SACs catchments. Therefore, the alignment of this policy with ISA5 is dependent on the choice of sites and manner in which they are developed.	INF5: Rural Allocations outside Public Sewerage System Catchments CCH4: Water Quality and Protection of Water Resources SP 16: Climate Change NE1: Regional and Local Designations NE2: Biodiversity
ISA6 – Material Assets	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support facilities and services leading to needs being met locally.	
ISA7 - Soil	I	The alignment of this policy with ISA7 is dependent on the choice of sites and manner in which they are developed	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.

ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	+/-	The policy specifically outlines criteria for sustainable development, including a presumption against inappropriate development outside of development limits (except where they are subject to other policies of this Plan, e.g., BHE2).	BHE2: Landscape Character BHE1: Listed Buildings and Conservation Areas
ISA10 – Population	++	This supports a level of growth that will provide a significant number of affordable homes, in both urban and rural areas. Also, the creation of new jobs is likely to help retain young people in the county.	
ISA11 – Welsh Language	+/-	Alignment of this policy with ISA11 is difficult to determine. Growth and inward migration has the potential to dilute Welsh language and culture in certain areas, although may also provide housing in rural areas with a high proportion of Welsh Speakers. However, it does increase the potential for retaining young Welsh speakers in the county and so may also have a positive effect.	WL1: Welsh Language and New Developments PSD9: Advertisements

ISA12 – Health and Well-being	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support new, accessible leisure and health care facilities.	
ISA13 – Education and Skills	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support new, accessible educational and training facilities.	
ISA14 – Economy	++	Supports growth at a level that will create a minimum of 4,140 jobs over the plan period, in line with the Council's core ambitions.	
ISA15 – Social Fabric	+	This supports a level of growth that will provide a significant number of affordable homes in both urban and rural areas.	
ISA Comments and Recommendations			
<ul style="list-style-type: none"> Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies. 			

SP 5: Affordable Homes Strategy			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	I	This policy looks to support a sustainable economy by providing opportunities for needs to be met locally (ISA1). However, as a matter of principle, all development is likely to increase localised pollution (air, water, or land (soil contamination) which will need to be appropriately addressed in accordance with the mitigation hierarchy (avoid, minimise, mitigate/compensate) to counter the adverse environmental effects. Consequently, this conflicts with 1-1 of ISA1 and, therefore, the effect is predicted to be dependent on the implementation of policy/allocations.	See all relevant policies below.
ISA2 – Biodiversity	-	Housing provision, particularly in rural areas, is likely to impact on greenfield land and undisturbed areas of biodiversity.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3 Corridors, networks, and features of distinctiveness PSD3: Green and Blue Infrastructure Network PSD4 Green Infrastructure – Trees, woodlands, and hedgerows
ISA3 – Air Quality	-	Affordable housing located in rural areas may result in an increase in private car use and associated air quality issues if not located near good public transport networks and active travel routes.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network CCH6: Renewable and Low Carbon Energy in New Developments SP 16: Climate Change CCH3: Electric Vehicle Charging Points TRA2: Active Travel PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network

ISA4 – Climatic Factors	-	Affordable housing located in rural areas may result in an increase in private car use and associated CO ² emissions if not located near good public transport networks and active travel routes.	CCH6: Renewable and Low Carbon Energy in New Developments SP 16: Climate Change CCH3: Electric Vehicle Charging Points TRA2: Active Travel PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA5 – Water		This policy provides for a housing growth within the 14.6% capacity provided for in Dŵr Cymru Welsh Water's (DCWW) Resource Management Plan. Nevertheless, development would lead to an increase in diffuse pollution and wastewater which could adversely impact SACs catchments. Therefore, the alignment of this policy with ISA5 is dependent on the choice of sites and manner in which they are developed.	INF5: Rural Allocations outside Public Sewerage System Catchments CCH4: Water Quality and Protection of Water Resources SP 16: Climate Change NE1: Regional and Local Designations NE2: Biodiversity
ISA6 – Material Assets	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support facilities and services leading to needs being met locally.	
ISA7 - Soil		The alignment of this policy with ISA7 is dependent on the choice of sites and manner in which they are developed	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment		The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods

ISA9 – Landscape	I	The alignment of this policy with ISA9 is dependent on the choice of sites and manner in which they are developed	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	++	Residents who otherwise may not be able to afford to live and work in the County are able to access affordable housing and remain in the County. In particular, this policy supports disadvantaged groups in society as well as young persons.	
ISA11 – Welsh Language	+	The delivery of a minimum 1700 affordable homes to reflect the LHMA and support the delivery of balanced and sustainable communities should in principle be helpful in encouraging the growth of the Welsh language. However, growth and inward migration may still have the potential to dilute Welsh language and culture in certain areas. Carmarthenshire has a large proportion of Welsh speakers, and this policy will support residents who otherwise may not be able to afford to live and work in the County are able to access affordable housing and remain in the County. However, this policy does increase the potential for retaining young Welsh speakers in the county and is, therefore, considered to have a minor positive effect.	WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support new, accessible leisure and health care facilities.	

ISA13 – Education and Skills	+	Growth, especially in rural areas, has the potential to create and/or retain communities with population densities high enough to support new, accessible educational and training facilities.	
ISA14 – Economy	+	Residents who otherwise may not be able to afford to live and work in the County are able to access affordable housing and remain in the County.	
ISA15 – Social Fabric	++	Policy facilitates the delivery of affordable housing, which in turn, removes barriers and creates opportunities for disadvantaged sections of society.	
ISA Comments and Recommendations			
<ul style="list-style-type: none"> Suggested that due to likely need for affordable housing in rural as well as urban areas of Carmarthenshire, policy SP5 make specific reference be made in the supporting text to the protection of the natural environment when locating affordable housing and sensitivity to Welsh language resilience. Suggested that policy SP5 make specific reference in the supporting text to locating affordable housing in locations with good access to public transport networks as well as active travel routes. Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies, and access to facilities should be enhanced through PSD6: Community Facilities. 			

SP 6: Strategic Sites			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+	This policy looks to support a sustainable economy, and provides opportunity for needs to be met locally.	
ISA2 – Biodiversity	I	Any development infers potential for negative impacts on biodiversity, but at a strategic level, it is difficult to determine more specific impacts. These will be assessed at a planning application. It should be noted that Llanelli Life Science and Well-being village is immediately adjacent to the Carmarthen Bay and Estuaries European Marine Site.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	+/-	Both sites are outside of the established AQMA's in both Carmarthen and Llanelli, however, have the potential to increase traffic and related air pollution. Both sites are strategic and well serviced by public transport networks.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	+/-	Both sites have the potential to increase traffic and related air pollution. Both sites are strategic and well serviced by public transport networks.	CCH3: Electric Vehicle Charging Points TRA2: Active Travel

ISA5 – Water	0	Both sites have been through the planning process and DCWW have Review of Consents as to site specific capacity for growth with respect to water abstraction and waste water treatment. The need for any additional provision will be subject to consultation with DCWW.	SP9: Infrastructure CCH4: Water Quality and Protection of Water Resources
ISA6 – Material Assets	+	Both sites are well serviced and have access to facilities, allowing need to be met locally. They are also well serviced by public transport.	
ISA7 - Soil	I	Any development infers the loss of soil/permeable surfaces to hard standing. However, it is difficult to predict impacts at a strategic level. The alignment of this policy with ISA7 is dependent on the choice of sites and manner in which they are developed	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	I	The alignment of this policy with ISA9 is dependent on the choice of sites and manner in which they are developed	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	++	This policy would contribute towards aligning development with significant, skilled employment opportunities which is likely to	

		encourage the retention of young people in the county. The Llanelli Life Science and Well-being village is also in an area of high deprivation and so is likely to create opportunities for disadvantaged communities.	
ISA11 – Welsh Language	++	Yr Egin is the base for the Welsh language broadcaster S4C and is a new development space for creative and digital companies with promotion of the Welsh language at the heart of the development. The significant job creation as a result of both strategic sites is likely to create opportunities for young people in the county, a proportion of which are Welsh speaking. Pentre Awel, Llanelli, is a partnership between several organisations (local colleges, universities, and health board) which promote the Welsh Language. However, uncertainty remains as to the effects of in migration of non-Welsh speakers to the county as a result of these developments.	This scoring was upheld through: WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	++	Llanelli Life Science and Well-being village is to be a wellness hub where multiple services will be available in one location. Aligning development with this will have positive effects on health and wellbeing.	
ISA13 – Education and Skills	++	Both facilities create opportunities for shared learning, inward investment and inflow of skills to the county, all of which are predicted to have strong positive effects.	
ISA14 – Economy	++	Both facilities are part of significant inward investment to the county and have the potential to create thousands of high quality jobs.	

ISA15 – Social Fabric	++	This policy would contribute towards aligning development with significant, skilled employment opportunities and in the case of Llanelli, in areas of high deprivation and so is likely to create opportunities for disadvantaged	
ISA Comments and Recommendations			
<ul style="list-style-type: none"> Any potential for negative impacts on the water quality of the Carmarthen Bay and Estuaries European Marine Site is further mitigated by the Burry Inlet SPG and accompanying Memorandum of Understanding, which requires developers to undertake compensatory water removal in catchments which drain into CBEEMS. Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies. 			

SP 7: Employment and the Economy			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+	Allocation of employment land in both urban and rural areas, as well as in support of the Swansea Bay City deal is likely to create numerous high quality employment opportunities which will contribute positively to a sustainable economy and social inclusion.	
ISA2 – Biodiversity	-	Any development infers potential for negative impacts on biodiversity, but at a strategic level, it is difficult to determine more specific impacts. These will be assessed at a site appraisal stage. It is likely that employment land will be allocated in rural areas which is likely to impact on greenfield land.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	+/-	Allocation of employment land in line with the plans' spatial strategy/settlement framework and sustainability principles is likely to reduce the need to travel, and as a result car related emissions. However, employment land will inevitably increase numbers and frequencies of HGV's which are likely to contribute to existing air quality issues.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	+	Allocation of employment land in line with the plans' spatial strategy/settlement framework is likely to decrease the need to travel.	
ISA5 – Water	?	Employment development will increase the level of demand for water supply and sewerage discharge, but	SP9: Infrastructure CCH4: Water Quality and Protection of Water Resources

		at a strategic level it is difficult to determine more specific impacts. These will be assessed at the planning application stage and will be subject to consultation with DCWW.	
ISA6 – Material Assets	+	Allocation of employment land in line with the plans' spatial strategy/settlement framework is likely to reduce the need to travel.	
ISA7 - Soil	I	Any development infers the loss of soil/permeable surfaces to hard standing. However, it is difficult to predict impacts at a strategic level. The alignment of this policy with ISA7 is dependent on the choice of sites and manner in which they are developed	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	I	The alignment of this policy with ISA9 is dependent on the choice of sites and manner in which they are developed.	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	++	Allocation of employment land in both urban and rural areas, as well as in support of the Swansea Bay City deal is likely to create numerous high quality employment opportunities which will contribute positively to promoting the retention of young people and social inclusion.	

ISA11 – Welsh Language	+	The allowance of appropriate small scale employment opportunities in rural areas to support rural communities, as well as those larger employment sites, is likely to create a mix of employment choices across the county which may in turn encourage the retention of young people. This would result in positive impacts on the Welsh Language.	
ISA12 – Health and Well-being	0		
ISA13 – Education and Skills	+	Creating a diverse range of employment opportunities across the county in both rural and urban areas increases the potential and accessibility of education and skills facilities.	
ISA14 – Economy	++	Allocation of employment land in both urban and rural areas, as well as in support of the Swansea Bay City deal is likely to create numerous high quality employment opportunities which will contribute positively to a sustainable economy.	
ISA15 – Social Fabric	+	Increasing employment land in both urban and rural areas will contribute positively to promoting the retention of young people and social inclusion.	
ISA Comments and Suggestions			
<ul style="list-style-type: none"> Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies. Make provision to highlight the fact that employment developments may also include landscaping, buffer zones, and GBI. 			

SP 8: Welsh Language and Culture			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+	This policy looks to protect and enhance the social fabric of the County's communities.	
ISA2 – Biodiversity	0		
ISA3 – Air Quality	0		
ISA4 – Climatic Factors	0		
ISA5 – Water	0		
ISA6 – Material Assets	0		
ISA7 - Soil	0		
ISA8 – Cultural Heritage and Historic Environment	+	This policy looks to protect local cultural distinctiveness from potential negative effects as a result of development.	
ISA9 – Landscape	0		

ISA10 – Population	++	Promoting Welsh language and ensuring sufficient employment and housing opportunities are likely to help retain young Welsh speakers within the County.	
ISA11 – Welsh Language	++	This Policy encourages the growth of the Welsh Language and directly related with ISA11.	
ISA12 – Health and Well-being	0		
ISA13 – Education and Skills	+	Protecting and enhancing Welsh Language and Culture is likely to have a positive effect on Welsh literacy.	
ISA14 – Economy	+	Promoting Welsh language and ensuring sufficient employment and housing opportunities are likely to help retain young Welsh speakers within the County.	
ISA15 – Social Fabric	++	This policy looks to protect and enhance the social fabric of the County's communities.	
ISA Comments and Recommendations			
<ul style="list-style-type: none"> There are no negative impacts predicted as a result of this policy To strengthen this policy further, specific reference should be made to the motion that was passed by council in July 2019 that called for the whole county to be considered as linguistically sensitive and to be a material planning consideration in all developments of 10 houses or more, and in 5+ rural areas. 			

SP 9: Infrastructure			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+	This policy underpins the ability to deliver develop sustainably, ensuring access to services and facilities and creating sustainable economic centres.	
ISA2 – Biodiversity	+/-	Siting development in areas with sufficient infrastructure capacity may be at the detriment of biodiversity. However, encouraging needs to be catered for locally will reduce private car use and associated air pollution which currently impact on some European designated sites in Carmarthenshire.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	+	This policy will direct development to areas with capacity for growth including access to services and facilities which will reduce reliance on private car use.	
ISA4 – Climatic Factors	+	This policy will direct development to areas with capacity for growth including access to services and facilities which will reduce reliance on private car use.	
ISA5 – Water	+	Directing development to areas with sufficient or potential capacity for growth will ensure water resources are protected. The policy also makes specific reference to compliance with the Burry Inlet SPG which is in place to protect the water quality of the Carmarthen Bay and Estuaries European Marine Site.	

ISA6 – Material Assets	+	This policy will direct development to areas with capacity for growth including access to services and facilities which will encourage needs to be met locally.	
ISA7 - Soil	-	Development directed to locations with sufficient infrastructure may reduce flexibility to promote regeneration of land.	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment	+/-	Development directed to locations with sufficient infrastructure may reduce flexibility to avoid sensitive cultural heritage and historic environment features. Nevertheless, well designed facilities could reflect local character and distinctiveness, and also provide further access to assets.	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	-	Development directed to locations with sufficient infrastructure may reduce flexibility to avoid sensitive landscape areas.	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	++	This policy will direct development to areas with capacity for growth including access to services and facilities which will maximise access to services and facilities, especially for disadvantaged members of society.	
ISA11 – Welsh Language	I	The alignment of this policy with ISA11 is dependent on the type of infrastructure, its' situation, and manner in which they are developed.	WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	+	This policy will increase accessibility to services and facilities including health and leisure facilities.	

ISA13 – Education and Skills	+	This policy will increase accessibility to services and facilities including education and skills facilities. This policy also considers education support in its definition of infrastructure. Development proposals must consider the provision of such infrastructure prior to development.	
ISA14 – Economy	+	Development directed to locations with sufficient infrastructure is likely to create viable economic centres supported by a local workforce and market. This policy also supports digital infrastructure which is often essential to support employment development.	
ISA15 – Social Fabric	++	This policy will direct development to areas with capacity for growth including access to services and facilities which will maximise access to services and facilities, especially for disadvantaged members of society.	
ISA Comments and Suggestions			
<ul style="list-style-type: none"> Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies. 			

SP 10: Gypsy and Traveller Provision			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+	This policy promotes the inclusion of Gypsy and Traveller community by allocating land to specifically address their housing need.	
ISA2 – Biodiversity	I	The boundary of the Pen-y-fan site has some scrub habitat which has biodiversity value. The SA recommends that this is retained as a buffer to the adjoining railway line. The proposed extension to the existing Pen-y-bryn site as well as the new site will both be subject to planning permission and a HRA carried out if required.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	0		
ISA4 – Climatic Factors	-	Gypsy and Traveller Sites are categorised as Highly Vulnerable development under Planning Policy Wales Technical Advice Note 15 (2004). It is noted that the 3 locations listed under SP10 are affected to varying degrees in relation to the Development Advice Map Zone C1.	SP9: Infrastructure CCH4: Water Quality and Protection of Water Resources CCH5: Flood Risk Management and Avoidance SP16: Climate Change
ISA5 – Water	I	To ensure no water quality impacts on the Carmarthen Bay and Estuaries European Marine site, both the new site and the extension to the existing site will be required to comply with the Burry Inlet MOU, which requires the removal of surface water in order to protect water quality in the Burry Inlet.	SP9: Infrastructure CCH4: Water Quality and Protection of Water Resources CCH5: Flood Risk Management and Avoidance PSD3: Green and Blue Infrastructure Networks

		It is noted that the 3 locations listed under SP9 are affected to varying degrees in relation to the Development Advice Map Zone C1.	
ISA6 – Material Assets	+	Both sites are in sustainable locations with good access to facilities and services as well as public transport routes.	
ISA7 - Soil	-	The development of both sites will involve the loss of soils to non-permeable surfaces.	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment	0	The proposed sites have no impact on any sites of archaeological importance, historic landscapes, or listed buildings.	
ISA9 – Landscape	I	The location of the newly proposed site is in close proximity to existing residential and commercial development. Buffer zones of existing green infrastructure should be kept to mitigate any negative impacts on landscape.	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	+	This policy promotes the inclusion of Gypsy and Traveller community by allocating land to specifically address their housing need.	
ISA11 – Welsh Language	?	Alignment of this policy with ISA11 is difficult to determine. Growth and inward migration have the potential to dilute Welsh language and culture in certain areas. However, it does increase the potential for retaining young Welsh speakers in the county and so may also have a positive effect. Insufficient data to make prediction.	

ISA12 – Health and Well-being	+	Both sites are located in good proximity to health facilities and services as well as active travel routes and open space provision.	
ISA13 – Education and Skills	+	Both sites are located in good proximity to education facilities and services.	
ISA14 – Economy	+	Both sites are located in good proximity to existing employment sites.	
ISA15 – Social Fabric	+	This policy promotes the inclusion of Gypsy and Traveller community by allocating land to specifically address their housing need.	
ISA Comments and Suggestions			
<ul style="list-style-type: none"> The boundary of the proposed Pen-y-fan site has some scrub habitat which has biodiversity value as well as providing some screening of noise/air pollution from the adjacent railway line. The SA recommends that this is retained as a buffer to the adjoining railway line. Existing green Infrastructure corridors should also be maintained as buffer zones to mitigate any negative impacts on landscape. It is recommended that the Council give due consideration as to whether SP9 complies with the policy requirements contained in Policy CCH5: Flood Risk Management and Avoidance in relation to flood risk. Such consideration should be further informed by any detailed / project level Flood Consequences Assessments (FCA). An FCA could assist in clarifying the likelihood and severity of flood risk on the 3 locations listed under Strategic Policy 9 to the Council. 			

SP 11: The Visitor Economy			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	I	This policy contributes positively towards maintaining a sustainable economy in the County and promotes health and wellbeing. However, the alignment of this policy with ISA1 is dependent on the choice of sites and manner in which they are developed	See relevant policies below
ISA2 – Biodiversity	I	Any development infers potential for negative impacts on biodiversity, but at a strategic level, it is difficult to determine more specific impacts. The choice of sites and the manner in which they are developed would determine the way in which biodiversity would be affected.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	+/-	Increasing numbers of tourism related visitors to the county will potentially increase access via private car. However, the policy stipulates that tourism related development must be sustainably located, which should ensure that developments are located in areas that are accessible by public transport. It also states that developments should contribute to the protection and enhancement of the natural environment and green infrastructure which, in turn, will have air quality benefits.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	+/-	Increasing numbers of tourism related visitors to the county will potentially increase access via private car. However, the policy stipulates that tourism related development to be sustainably	CCH3: Electric Vehicle Charging Points TRA2: Active Travel PSD12: Light and Air Pollution

		located will ensure that developments are located in areas that are accessible by public transport.	
ISA5 – Water	I	There is potential for tourism related activities may extend to riverine and coastal environments, which may have repercussions for water quality, however the policy expressly states that developments should not have any significant impact on the natural environment. The choice of sites and the manner in which they are developed would determine the way in which water would be affected.	CCH4: Water Quality and Protection of Water Resources
ISA6 – Material Assets	+	Ensuring tourism related development that reflects the Plan's settlement framework supports the intention to meet needs locally and reduce the need to travel. The policy states that proposals must be sustainably located.	
ISA7 - Soil	I	The alignment of this policy with ISA7 is dependent on the choice of sites and manner in which they are developed	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	I	Development has the potential to impact of features of landscape importance however the policy expressly states that developments should exhibit high quality design and placemaking principles. Effects will depend on the implementation of the policy.	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character

ISA10 – Population	+	Tourism is a key component of Carmarthenshire's economy and a major source of employment. Increasing tourism jobs is likely to contribute to the retention of young people in the county.	
ISA11 – Welsh Language	?	Alignment of this policy with ISA11 is difficult to determine. Economic growth and resulting inward migration have the potential to dilute Welsh language and culture in certain areas. However, it does increase the potential for retaining young Welsh speakers in the county and so may also have a positive effect. Insufficient data to make prediction.	WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	++	Tourism facilities aligned with corporate policies such as the County's cycling aspirations has the potential to encourage walking/cycling, access to natural and cultural heritage and access to health and recreation facilities.	
ISA13 – Education and Skills	+	Provision for year round tourism related initiatives is likely to result in an increase in employment and associated education, skills and training opportunities.	
ISA14 – Economy	++	This policy looks to facilitate tourism related development, which is a key component of Carmarthenshire's economy and a major source of employment.	
ISA15 – Social Fabric	+	Tourism is a key component of Carmarthenshire's economy and a major source of employment. Increasing tourism jobs is likely to contribute to the retention of young people in the county.	
ISA Comments and Suggestions			
<ul style="list-style-type: none"> Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies. 			

SP 12: Placemaking and Sustainable Places			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	++	This policy supports sustainable development and includes regard to Well-being and integration of communities.	
ISA2 – Biodiversity	+	Retention and creation of green infrastructure creates opportunities to protect and enhance biodiversity and ecological connectivity.	
ISA3 – Air Quality	++	Retention and creation of green infrastructure will contribute to the filtering and removal of pollutants from the air. Incorporation of active travel routes and access to public transport into development will also encourage less private car use.	
ISA4 – Climatic Factors	++	Retention and creation of green infrastructure can mitigate effects of climate change by recycling CO ₂ and also providing cooling effects and absorption of rain water which can reduce risk of flooding. This policy encourages development to be adaptable to climate change and encourages regard to be had to incorporating SuDS into development where feasible.	
ISA5 – Water	+	Encouraging the incorporation of SUDS into future development as well as retention and creation of green infrastructure aligns positively with ISA5.	
ISA6 – Material Assets	+	This policy encourages new development to have regard for generation, treatment and disposal of waste.	
ISA7 - Soil	+	Retention and creation of green infrastructure aligns positively with the avoidance of loss of soils to non-permeable surfaces	
ISA8 – Cultural Heritage and	+	This policy actively seeks to promote high quality design that reflects local character and distinctiveness.	

Historic Environment			
ISA9 – Landscape	+	This policy actively seeks to promote high quality design in keeping with the surrounding landscape.	
ISA10 – Population	+	This policy encourages the creation of safe, attractive and accessible environments which in turn, create attractive spaces for all members of society, including young people and disadvantaged groups.	
ISA11 – Welsh Language	+	This policy recognises the need for development (including social infrastructure) to exhibit a clear understanding of local character and distinctiveness which would include the Welsh Language, in addition to landscape context (applicable to the whole County as the Council has previously deemed it as linguistically sensitive).	
ISA12 – Health and Well-being	+	This policy encourages new development to have regard for Well-being and, in particular, access to open space and recreation.	
ISA13 – Education and Skills	0		
ISA14 – Economy	+	Creation of vibrant, safe and sustainable communities is likely to encourage the retention and inflow of people to Carmarthenshire, which will contribute positively to the economy.	
ISA15 – Social Fabric	+	This policy encourages the creation of safe, attractive and accessible environments which in turn, create attractive spaces for all members of society, including young people and disadvantaged groups.	
ISA Comments and Recommendations			
<ul style="list-style-type: none"> Suggest specific reference is made to net benefits for biodiversity, ecological resilience, energy efficient design as well as resource efficiency. 			

- Suggest reference to use of sustainable materials as well as techniques.
- Suggest reference to recycling of waste under criteria (j)
- No negative impacts on ISA Framework are predicted as a result of this policy.

SP 13: Rural Development			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+/-	This policy contributes positively towards maintaining a sustainable economy in the County and promotes health, wellbeing and social inclusion. However, it has several predicted adverse effects (see below) which may be contrary to living within environmental limits.	See relevant policies below
ISA2 – Biodiversity	-	This policy supports increased development in rural areas which is likely to increase development of greenfield land and have a negative impact on currently undisturbed and biodiversity sensitive areas.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	+	Promoting development in rural areas will alleviate pressure on urban areas that are close to or in breach of UK air quality objectives (AQMZs). Retention of facilities and services in rural settlements will also contribute positively by reducing private car use.	

ISA4 – Climatic Factors	+	Retention of facilities and services in rural settlements will also contribute positively by reducing private car use thereby reducing transport related carbon emissions.	
ISA5 – Water	-	Rural development is likely to result in a loss of permeable greenfield land to hard standing, potentially increasing flood risk and surface run off. This policy specifically states that development must consider effects on local infrastructure, which would include water supply and sewerage discharge.	SP14: Maintaining and Enhancing the Natural Environment PSD3: Green and Blue Infrastructure Networks SP9: Infrastructure CCH4: Water Quality and Protection of Water Resources
ISA6 – Material Assets	+	This policy supports the retention of facilities and services in rural settlements and therefore aids in addressing needs locally.	
ISA7 - Soil	-	Rural development is likely to result in a loss of permeable greenfield land to hard standing.	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed.	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	-	Rural development is unlikely to result in derelict land being repurposed.	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character

ISA10 – Population	+	Retention and enhancement of rural facilities, services and employment opportunities is likely to have a positive effect on the retention of young people and inclusion of disadvantaged and minority groups in society.	
ISA11 – Welsh Language	+/-	Alignment of this policy with ISA11 is difficult to determine. Economic growth in rural areas has the potential to dilute Welsh language and culture due to in migration of people, potentially from outside of the County. However, it potentially may led to the retention of young Welsh speakers in the county. Analysis within the WLIA references the 2011 Census which suggested that 45% of in migrant persons came from other parts of Wales with ~33% of households having one adult who spoke Welsh.	WL1: Welsh Language and New Developments
ISA12 – Health and Well-being	+	Rural development would increase access to green spaces and the County's natural and cultural heritage. Retention and enhancement of rural facilities, services will also ensure access to local health and recreation services are likely to be protected.	
ISA13 – Education and Skills	+	This policy facilitates the retention and enhancement of rural facilities and services which is likely to ensure access to rural education facilities are protected.	
ISA14 – Economy	++	This policy seeks to address economic disparity between the north and south of the county, by providing local employment supported by a local workforce in rural area.	

ISA15 – Social Fabric	++	Retention and enhancement of rural facilities, services and employment opportunities is likely to have a positive effect on the retention of young people and inclusion of disadvantaged and minority groups in society.	
ISA Comments and Recommendations			
<ul style="list-style-type: none"> Any residual negative impacts and remaining uncertainty can be sufficiently mitigated by revised LDP Plan Policies. 			

SP 14: Maintaining and Enhancement of the Natural Environment			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+		
ISA2 – Biodiversity	++	This policy directly aligns with ISA2 to protect and enhance the natural environment.	
ISA3 – Air Quality	+	Protection and enhancement of the natural environment will contribute to the filtering and removal of pollutants from the air.	
ISA4 – Climatic Factors	+	Protection and enhancement of the natural environment can mitigate effects of climate change by recycling CO ₂ and also providing cooling effects and absorption of rain water which can reduce risk of flooding.	
ISA5 – Water	+	This policy includes the protection and enhancement of waterbodies.	
ISA6 – Material Assets	0		
ISA7 - Soil	+	This policy includes the protection and enhancement of soil resources.	
ISA8 – Cultural Heritage and Historic Environment	+	The natural environment is strongly linked with cultural heritage.	

ISA9 – Landscape	+	This policy directly refers to the protection and enhancement of Carmarthenshire's landscape.	
ISA10 – Population	+	Protection of the natural environment can result in Carmarthenshire being a more desirable place to live, which may encourage young people to stay in the County. There are also studies that conclude that natural green space can increase social inclusion.	
ISA11 – Welsh Language	0		
ISA12 – Health and Well-being	+	Protecting and enhancing the County's natural assets will directly support promoting access to Carmarthenshire's natural heritage and open spaces.	
ISA13 – Education and Skills	+	The natural heritage of Carmarthenshire is a valuable resource in the education of children and adults.	
ISA14 – Economy	+	Protection of Carmarthenshire's natural assets preserves the biodiversity and unique natural environment within the County, which enhances the tourism and visitor economy.	
ISA15 – Social Fabric	+	There are also studies that conclude that natural, biodiverse green spaces can increase social inclusion and contribute towards creating settlements that are safer and healthier.	
ISA Comments and Recommendations			
<ul style="list-style-type: none"> No negative impacts on ISA Framework are predicted as a result of this policy. 			

- Suggested changes to the policy wording to strengthen the requirement to protect and enhance the natural environment; Remove reference to PPW and TAN5 to include 'all National Policy and legislative requirements' to include other applicable laws; use different terminology to align with current focus (i.e., net benefit for biodiversity)
- Specific reference should be made in the supporting text to the Council's Duties under the Environment (Wales) Act 2018.

SP 15: Protection and Enhancement of the Built and Historic Environment.			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	+	Protection of the built and historic environment contributes positively towards sustainable development and well-being objectives.	
ISA2 – Biodiversity	0		
ISA3 – Air Quality	0		
ISA4 – Climatic Factors	0		
ISA5 – Water	0		
ISA6 – Material Assets	0		
ISA7 - Soil	0		
ISA8 – Cultural Heritage and Historic Environment	++	This policy directly supports the protection and enhancement of Carmarthenshire’s cultural heritage and high-quality design.	
ISA9 – Landscape	+	This policy directly supports the safeguarding of the County’s townscapes and landscapes.	

ISA10 – Population	+	Protection of the historic environment can result in Carmarthenshire being a more desirable place to live, which may encourage young people to stay in the County.	
ISA11 – Welsh Language	+	The built heritage of Carmarthenshire has strong links to Welsh Culture.	
ISA12 – Health and Well-being	+	Protection of the built and historic environment preserves access to cultural heritage for Well-being purposes.	
ISA13 – Education and Skills	+	The built heritage of Carmarthenshire is a valuable resource in the education of children and adults.	
ISA14 – Economy	+	Protection of Carmarthenshire's cultural assets preserves the diversity and rich heritage of the County, which enhances the tourism and visitor economy.	
ISA15 – Social Fabric	+	Ensuring the built and historic environment are protected will ensure accessibility to such resources is as wide as possible, especially to disadvantaged sections of society.	
ISA Comments and Suggestions			
<ul style="list-style-type: none"> No negative impacts on ISA Framework are predicted as a result of this policy. Although this policy does not directly impact on ISA3 – Air Quality, the policy itself can be affected by air quality. Poor air quality can have impacts the built and historic environment such as increasing the corrosive gases in the atmosphere as well as deposition of particles which can cause discolouration of surfaces. This should be mentioned in the supporting text of this policy to ensure its due consideration in any planning application. In line with the Well-being of Future Generations Act, the policy should make reference to the fact that the historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. The historic environment can only be maintained as a resource for future generations if historic assets are protected and restored. 			

SP 16: Climate Change			
ISA Objective	Appraisal	Comments	
ISA1 – Sustainable Development	++	Policy supports climate resilience in future development and will contribute to reducing Carmarthenshire’s carbon footprint.	
ISA2 – Biodiversity	+	Encouraging sustainable transport will in turn have positive effects on air quality, which currently impacts on certain designated sites in the County.	
ISA3 – Air Quality	+	Encouraging sustainable transport will in turn have positive effects on air quality by reducing car related emissions.	
ISA4 – Climatic Factors	++	This policy supports the reduction of carbon emissions as well as future proofing new development to the risks of flooding, including reference to TAN 15. It also encourages all new development to be energy efficient and to incorporate climate resilient design.	
ISA5 – Water	+	Encouraging the incorporation of SUDS into future development as well as flood resilient design align positively with ISA5.	
ISA6 – Material Assets	+	This policy ensures the consideration of sustainable transport in new development.	
ISA7 - Soil	0		
ISA8 – Cultural Heritage and Historic Environment	0		

ISA9 – Landscape	0		
ISA10 – Population	?	Climate resilient developments have the potential, by extension, to promote the continuation (and development) of sustainable communities – leading to the retention of young people .	
ISA11 – Welsh Language	0		
ISA12 – Health and Well-being	+	Minimising the need to travel supports active travel.	
ISA13 – Education and Skills	?	Has the potential to foster the development of skills associated with delivering innovative, climate responsive design.	
ISA14 – Economy	?	Indirectly promotes green jobs and sustainable businesses.	
ISA15 – Social Fabric	?	Climate responsive design has the potential to improve safety and security for people and property.	
ISA Comments and Suggestions			
<ul style="list-style-type: none"> A stronger statement needs to be made to a commitment to reduce carbon emissions in policy. Specific reference should be made to the motion on climate change that was passed by Council in Feb 2019 that resulted in a climate emergency being declared by Carmarthenshire County Council. The LDP should make reference somewhere in the deposit plan as to how the LDP seeks to address this climate emergency. The policy does not mention the benefits of Green Infrastructure to mitigating and increasing resilience to the effects of climate change, in particular as carbon sinks. Reference to green infrastructure would result in a change from no effect to positive effects on ISA7 – Soil. The SA recommends that specific reference should be made to the multifunctional benefits of green infrastructure for climate change resilience and mitigation in this policy. 			

SP 17: Transport and Accessibility			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	++	This policy underpins the ability to deliver develop sustainably, by reducing private car use and ensuring access to services and facilities.	
ISA2 – Biodiversity	+	Reduced private car use will decrease related air pollutants that have negative effects on European designated sites in some areas of Carmarthenshire.	
ISA3 – Air Quality	++	This policy will contribute to the delivery of a sustainable travel network which will have strong positive effects on improving air quality.	
ISA4 – Climatic Factors	+	This policy will contribute to the delivery of a sustainable travel network which will reduce private car use and associated greenhouse gas emissions.	
ISA5 – Water	0		
ISA6 – Material Assets	++	This policy will contribute to the delivery of a sustainable travel network including active travel such as walking and cycling as well as electric car use.	
ISA7 - Soil	0		
ISA8 – Cultural Heritage and Historic Environment	0		

ISA9 – Landscape	0		
ISA10 – Population	+	This policy looks to address social inclusion through increased accessibility to employment, services and facilities	
ISA11 – Welsh Language	0		
ISA12 – Health and Well-being	+	This policy looks to increase accessibility to services and facilities including health and leisure facilities and also looks to enhance access to active travel routes.	
ISA13 – Education and Skills	+	This policy looks to increased accessibility to services and facilities including education and skills facilities.	
ISA14 – Economy	0		
ISA15 – Social Fabric	+	This policy looks to address social inclusion through increased accessibility to employment, services and facilities	
ISA Comments and Suggestions			
<ul style="list-style-type: none"> No negative impacts on ISA Framework are predicted as a result of this policy. Suggest reference be made in the supporting text to development in rural locations being preferably sited within and adjoining settlements that benefit from key services and facilities, rather than at sporadic countryside locations. 			

SP 18: Mineral Resources			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	I	The alignment of this policy with ISA1 is dependent on the choice of sites and manner in which they are developed.	
ISA2 – Biodiversity	-	The location of aggregates is driven by site specific geological conditions and so has less flexibility to avoid impacts on sensitive ecological features. Mineral workings are also likely to be situated in undeveloped areas/greenfield land.	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	-	The location of aggregates is driven by site specific geological conditions and so reducing distances required to transport goods will be difficult.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	-	The location of aggregates is driven by site specific geological conditions and so reducing distances required to transport goods will be difficult.	
ISA5 – Water	-	Whilst the alignment of this policy with ISA5 is dependent on the choice of sites and manner in which they are developed, impact upon groundwater resources cannot be completely avoided.	
ISA6 – Material Assets	0	This policy safeguards aggregate reserves to ensure their future availability. However, the extraction of mineral resources must be balanced with the use of	

		recycled and secondary materials. However, the policy specifically makes reference to maximising the potential for the re-use and recycling of suitable minerals as an alternative to primary won aggregates.	
ISA7 - Soil	-	The location of aggregates is driven by site specific geological conditions and so has less flexibility to avoid impacts on specific soil resources.	SP14: Maintaining and Enhancing the Natural Environment
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed.	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	-	The location of aggregates is driven by site specific geological conditions and so has less flexibility to avoid impacts on sensitive landscape areas. Mineral workings are also likely to be situated in undeveloped areas.	MR1: Mineral Proposals
ISA10 – Population	0		
ISA11 – Welsh Language	0		
ISA12 – Health and Well-being	-	Whilst the alignment of this policy with ISA12 is dependent on the choice of sites and manner in which they are developed, impacts upon human health and wellbeing will (in varying degrees) occur. Development	

		may restrict access to Wales' natural and cultural heritage impacting upon well-being, and pollutants through several pathways (noise, air, and water) may impact human health.	
ISA13 – Education and Skills	0		
ISA14 – Economy	+	Extraction of aggregates supports development and economic growth.	
ISA15 – Social Fabric	0		
ISA Comments and Suggestions			
<ul style="list-style-type: none"> To provide further mitigation of this policy against ISA4 Climatic Factors, reference should be made in the policy to ensuring that where possible, mineral extraction utilise transport links such as rail/or water transport as opposed to road haulage. Suggest adding a clear statement clarifying that the Council will not support the development of land-based coal or unconventional oil or gas operations, including the exploration, appraisal and extraction of oil and gas by unconventional methods (including the making of exploratory boreholes), unless the applicant can demonstrate the proposal conforms with national planning policy. Clarify that petroleum refers to any mineral oil or relative hydrocarbon and natural gas existing in its natural strata as defined in the Petroleum Act 1998. This therefore includes shale oil and gas and coal bed methane. The definition of coal is taken from the Coal Industry Act 1994. This covers coal and underground coal gasification. To mitigate for residual impacts on ISA7 – Soil, wording should be added to supporting text that makes clear that any soil removed as a result of the extraction process must be retained and replaced in situ. Although specific policy MR1 Mineral Proposals goes some way to mitigating any residual negative impacts on ISA9 – Landscape, it is suggested that additional wording on the protection of Landscape character and visual amenity in this policy to reinforce its importance. 			

SP 19: Waste Management			
ISA Objective	Appraisal	Comments	Mitigating Policies
ISA1 – Sustainable Development	I	The alignment of this policy with ISA1 is dependent on the choice of sites and manner in which they are developed.	
ISA2 – Biodiversity	-	Development or disposal from waste may adversely impact natural habitats. However, the policy does make reference to ensuring no significant adverse effects on the environment.	SP14: Maintaining and Enhancing the Natural Environment SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	I	Energy from Waste (EfW) sites are tightly regulated with respect to pollutants such as SO ₂ , NO _x , HCl and CO. Effects ultimately depend on the type and location of waste management facilities.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network WM1 Sustainable Waste Management and New Development
ISA4 – Climatic Factors	I	Energy from Waste (EfW) sites are tightly regulated with respect to pollutants such as SO ₂ , NO _x , HCl and CO. Effects ultimately depend on the type and location of waste management facilities. The policy does make reference to the potential for co-locating waste management facilities to create heat networks.	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network WM1 Sustainable Waste Management and New Development

ISA5 – Water	I	The alignment of this policy with ISA5 is dependent on the choice of sites and manner in which they are developed.	
ISA6 – Material Assets	+	This policy directly refers to the waste hierarchy and the promotion of recycling and minimising waste.	
ISA7 - Soil	-	Waste disposal including landfill and disposal of ash from EfW sites may adversely affect soil resources.	SP14: Maintaining and Enhancing the Natural Environment
ISA8 – Cultural Heritage and Historic Environment	I	The alignment of this policy with ISA8 is dependent on the choice of sites and manner in which they are developed.	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	I	The policy makes direct reference to any proposal having no significant adverse effect on local amenity	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	0		
ISA11 – Welsh Language	0		
ISA12 – Health and Well-being	0	The policy makes specific reference to any development having to ensure that there are no significant, adverse effect on public health.	

ISA13 – Education and Skills	0		
ISA14 – Economy	+	New waste management sites generate jobs and local, long term employment opportunities.	
ISA15 – Social Fabric	0		
ISA Comments and Suggestions			
<ul style="list-style-type: none"> • Policy should include a criterion stating that no significant impacts in the environment should occur because of waste management proposals. • Suggest more in the supporting text regarding sustainable location of waste management facilities especially when situated outside of development limits. • To further strengthen mitigation against potential negative effects on ISA9 – Landscape, reference should be made to design of buildings being in keeping with surrounding landscape. • Include reference to the proximity principle to minimise distance between where waste is generated and managed. • Suggest including some wording around the importance of green infrastructure for visual, noise and air pollution screening. 			

Appendix G: ISA of Specific Policies

Appendix G SA of rLDP of Specific Policies

This document contains the appraisal of 78 specific policies (and associated ISA commentary) contained with the rLDP (split over 18 strategy policies, note that SP6 does not contain any specific policies and is, therefore, not included below). It should be read in conjunction with Chapter 6.6 of the ISA report. A summary of the results of the appraisal against the ISA Framework are presented in Table # of the ISA report. Where relevant, the commentary has been expanded upon for those policies which have undergone minor change since their previous assessment in the SA Report (2020), however, new commentary has been provided for those new specific policies, those which have major changing in context/wording, and those which have been scored differently considering an updated scope and/or baseline.

The table below contains the assessment criteria for draft policies and reasonable alternatives, as adapted from Welsh Government Development Plans Manual Edition 3 (2020).

Symbol	Predicted Effect	Suggested action/response
++	Very positive effect – the subject of the appraisal would significantly help in achieving the Sustainability objective.	Consider whether very positive effect can be further enhanced
+	Positive effect - the subject of the appraisal would help in achieving the Sustainability objective.	Consider whether positive effect can be further enhanced
+/-	Positive and negative effects – the subject of the appraisal would help some elements of the Sustainability objective whilst hindering others.	Consider mitigation for negative effects and whether positive effects can be enhanced
-	Negative effect - the subject of the appraisal would conflict with the Sustainability objective.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.
--	Very negative effect - the subject of the appraisal would be in significant conflict with the Sustainability objective.	Significant mitigation measures to reduce severity or effect; reconsider the policy or proposed use
I	Effect on the Sustainability objective depends on how the policy and allocation are implemented	Suggestions for implementation
0	Neutral effect compared to the current situation	Consider whether intervention could bring positive effects
?	Uncertain effect – more information needed	Consider where this will come from – who has it? What will be done about collecting it? When will it be collected?

SP1 Strategic Growth				
Specific Policies	SG1: Regeneration and Mixed-Use Sites SG2: Reserve Sites SG3: Pembrey Peninsula			
ISA Objective	SG1	SG2	SG3	Mitigating Policies
ISA1 – Sustainable Development	I	I	I	See relevant policies below
ISA2 – Biodiversity	-	-	-	SP12: Placemaking and Sustainable Places SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks, and Features Of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: GBI – Trees, Woodlands, and Hedgerows
ISA3 – Air Quality	-	-	-	PSD3: Green and Blue Infrastructure Network PSD12: Light and Air Pollution
ISA4 – Climatic Factors	I	I	-	SP12: Placemaking and Sustainable Places CCH3: Electric Vehicle Charging Points

				CCH5: Flood Risk Management and Avoidance TRA2: Active Travel
ISA5 – Water	I	I	-	SP 9: Infrastructure SP 12: Placemaking and Sustainable Places CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance INF5: Rural Allocations outside Public Sewerage System Catchments (SG3)
ISA6 – Material Assets	+	I	+	
ISA7 – Soil	+/-	I	+/-	PSD3: GBI Networks SP14: Maintaining and Enhancing the Natural Environment PSD1: Effective Design Solutions: Sustainability and Placemaking
ISA8 – Cultural Heritage	I	I	I	SP15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character NE1: Regional and Local Designations SP 12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods.

ISA9 – Landscape	I	I	I	SP12: Placemaking and Sustainable Places SP 14: Maintaining and Enhancing the Natural Environment SP 15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character PSD11: Noise Pollution PSD12: Light and Air Pollution NE1: Regional and Local Designations
ISA10 – Population	++	+	++	
ISA11 – Welsh Language	+/-	+/-	+/-	SP 8: Welsh Language and Culture WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	+	I	+	
ISA13 – Education and Skills	+	I	+	
ISA14 – Economy	++	++	++	

ISA15 – Social Fabric	+	I	+	
Commentary				
<p>These three policies individually look to support a sustainable economy and provides opportunity for needs to be met locally (ISA1), and mixed-use employment sites will provide employment/business opportunities (ISA14). All development is likely to increase localised pollution (air, water, or land (soil contamination) and will, therefore, needs to be appropriately addressed in accordance with the mitigation hierarchy (avoid, minimise, mitigate and/or compensate).</p> <p>SG1 – This appraisal considered the likely impacts from the provision of all mixed-use allocations outlined within the policy. Several sites outlined contain respect to existing nearby infrastructure (e.g., PrC1/MU2, PrC1/MU3) (ISA6/12/13/15), and few use brownfield land which conserves soil resource (ISA7). Nevertheless, all sites will be assessed separately in more detail within section 6.8 of the ISA Report. The use of development briefs will allow for more in detail considerations of any constraints and opportunities for enhancements, in particular the consideration and incorporation of GBI and biodiversity assets on the site. Flooding risk is increasing within Wales and while a limited number of sites contained within SG1 are currently located within a flood risk zone (as identified in the TAN 15 Development Advice Maps), it is important an adaptive response is considered on a site basis to avoid a conflict within increasing climate resilience (4-3) ISA4. Therefore, at an overall strategic level, the likely effect on ISA4 and ISA5 depends on how allocations are implemented.</p> <p>SG2 – Specific reference in the policy to accordance with policies on high quality design, GBI and active travel routes are welcomed. To further mitigate any negative impacts on ISA2 – Biodiversity, suggest specific reference is made to policy SP14: Maintaining and Enhancing the Natural Environment. Development would have to comply with TAN15 and policy CCH5: Flood Risk Management and Avoidance which would minimise the risks associated with flooding, in particular for sites that are located in coastal areas. The policy looks to utilise previously developed sites which is positive against ISA7 – Soil and ISA9 Landscape. Increasing employment provision across the county can help retain young people which in turn will have a positive effect on ISA11 – Welsh Language. However, Growth and inward migration have the potential to dilute Welsh language and culture in certain areas.</p> <p>SG3 – Pembrey is currently a blue flag beach, but appropriate mechanisms would need to be put in place to minimise litter and maximise recycling to protect water quality. The peninsula is also surrounded by C2 flood zone including the ingress and egress to the site. The Council would need to be satisfied that any development considered vulnerable satisfied he conditions under TAN15. The peninsula is also an area of high biodiversity and cultural value and any proposals would need to take careful consideration of this in any application. Development would need to be sensitive and in keeping with the natural and unique surroundings to reduce any potential impacts on ISA9 Landscape.</p>				
ISA Comments & Recommendations				

SG1 – Ensure sites are assessed accordingly, with reference of the likely adverse impacts as identified on a strategic level.
SG2 – Suggest specific reference is made to policy SP14: Maintaining and Enhancing the Natural Environment
SG3 – Suggest additionally wording is added to supporting text regarding the cultural and biodiversity importance of Pembrey (explicitly stating mitigating policies). The accompanying SPG would need to be explicit about design and landscaping as well as cultural heritage and biodiversity to ensure any negative impacts on the landscape were minimised.

SP2: Retail and Town Centres			
Specific Policies	RTC1: Protection of Local Shops and Facilities RTC2: Retail in Rural Areas		
ISA Objective	RTC1	RTC2	Mitigating Policies
ISA1 – Sustainable Development	+	I	See relevant policies below (ISA2/7)
ISA2 – Biodiversity	0	-	SP12: Placemaking and Sustainable Places SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks, and Features Of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: GBI – Trees, Woodlands, and Hedgerows
ISA3 – Air Quality	+/-	+	PSD12: Light and Air Pollution

			PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	+/-	+	SP12: Placemaking and Sustainable Places CCH3: Electric Vehicle Charging Points CCH5: Flood Risk Management and Avoidance TRA2: Active Travel
ISA5 – Water	0	I	SP 12: Placemaking and Sustainable Places CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance INF5: Rural Allocations outside Public Sewerage System Catchments (RTC3)
ISA6 – Material Assets	+	+	
ISA7 – Soil	+	-	PSD3: GBI Networks SP14: Maintaining and Enhancing the Natural Environment PSD1: Effective Design Solutions: Sustainability and Placemaking
ISA8 – Cultural Heritage	+	0	
ISA9 – Landscape	+	I	SP12: Placemaking and Sustainable Places SP 14: Maintaining and Enhancing the Natural Environment

			SP 15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character PSD11: Noise Pollution PSD12: Light and Air Pollution NE1: Regional and Local Designations
ISA10 – Population	+	+	
ISA11 – Welsh Language	+	+	
ISA12 – Health and Well-being	+	+	
ISA13 – Education and Skills	+	+	
ISA14 – Economy	++	+	
ISA15 – Social Fabric	+	+	
Commentary			
These two policies individually look to support a sustainable economy and provides opportunity for needs to be met locally (ISA1), and support employment/business opportunities (ISA14).			

RTC1 – Protect local shops and facilities which will help to ensure that needs can be met locally without the use of the private cars. This will have positive impacts on ISA3 Air quality, ISA4 Climatic Factors and ISA6 Material Assets. This policy also scores positive against the socio-economic ISA Objectives as retention of facilities and services will promote the retention of young people by providing jobs and access to skills development. Both the primary and secondary town centre retail areas within Carmarthen is a AQMA. Increasing retail provision within this area may result in an increase in deliveries and heavy goods vehicles to this area which will have negative air quality impacts. Resulting increases in CO2 emissions should also be considered. However, Carmarthen Town Centre is well serviced by public transport which allows the opportunity to reduce air pollution and carbon emissions associated with private car use. Improving retail provision in town centres is likely to encourage needs to be met locally by retaining vital retail provision, which will also have economic and education and skills benefits.

RTC2 – providing services and facilities in rural areas can reduce private car use and in turn improve air quality and associated carbon emissions. Rural development is likely to result in development of greenfield land which can have high biodiversity and /or soil value. However, this can be suitably mitigated by compliance with policy SP14: Maintaining and Enhancing the Natural Environment and associated specific policies. To ensure ISA1 is achieved, mitigation associated with ISA2 and ISA7 must be ensured.

ISA Comments & Recommendations

RTC2 – Acknowledgement in the policy that primary and secondary town centre retail areas may be within a AQMA and that retail applications would be subject to submission of an Air Quality Assessment as per policy PSD12 Light and Air Quality.

All – policies should signpost to their potential requirement to fulfil WL1 and promote the use of the WL through PSD9.

SP3: Sustainable Distribution – Settlement Framework		
Specific Policies	SD1: Development Limits	
ISA Objective	SD1	Mitigating Policies
ISA1 – Sustainable Development	I	See all relevant policies below.
ISA2 – Biodiversity	+/-	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows
ISA3 – Air Quality	+/-	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	+	
ISA5 – Water	I	SP 12: Placemaking and Sustainable Places CCH4: Water Quality and the Protection of Water Resources

		CCH5: Flood Risk Management and Avoidance INF5: Rural Allocations outside Public Sewerage System Catchments
ISA6 – Material Assets	+	
ISA7 – Soil	+/-	PSD3: Green and Blue Infrastructure Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage	I	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	I	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	+	
ISA11 – Welsh Language	?	SP 8: Welsh Language and Culture WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	+	

ISA13 – Education and Skills	+	
ISA14 – Economy	++	
ISA15 – Social Fabric	++	
Commentary		
<p>Any development infers potential for negative impacts on biodiversity, however the use of development limits will prevent inappropriate development in the countryside which will protect undisturbed, greenfield land from development. This is also true of impacts on Soil. Policy SP14: Maintaining and Enhancing the Natural Environment, as well as policies NE1: Regional and Local Designations, NE2: Biodiversity, NE3 Corridors, networks and features of distinctiveness, PSD3: Green and Blue Infrastructure Network, PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows all provide mitigation for any residual negative impacts of development on ISA2 - Biodiversity and ISA7 Soil.</p> <p>Directing growth to sustainable locations with sufficient access to facilities, services and public transport links is likely to reduce private car use and associated air pollution. However, Principal Centres such as Llanelli and Carmarthen have existing air quality issues such as AQMA's and increasing growth in these areas may result in a further detriment to air quality. Policies PSD12: Light and Air Pollution and PSD3 GBI can mitigate for these potential impacts.</p> <p>Any potential for negative impacts on ISA8 or ISA9 in the implementation of this policy can be mitigated by policies SP15: Protection and Enhancement of the Built and Historic Environment, PSD1 Placemaking and Sustainable Places, PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods, SP12: Placemaking and Sustainable Places and BHE2: Landscape Character.</p> <p>To conserve water resources, development limits should have regard to water supply, sewage connection, and/or feasibility of expanding existing networks with sufficient nutrient headroom at the WwTW servicing that area (in collaboration with DCWW).</p> <p>This policy aligns directly with ISA15 and has some regard to the Council's Socio-Economic Duty, encouraging the provision of homes in rural areas to ensure the long-term viability of rural communities. Alignment to ISA11 is difficult to determine due to insufficient data available that is based upon the impact of developments limits upon language/culture.</p>		
ISA Comments & Recommendations		

Ensure mitigating policies cover all potential scenarios that may be developed within each tier to avoid circumstances which will likely lead to adverse environmental effects.

SP4: A Sustainable Approach to Providing New Homes

Specific Policies	HOM1: Housing Allocations									
	HOM2: Housing within Development Limits									
	HOM3: Homes in Rural Village									
	HOM4: Homes in Non-Defined Rural Settlements									
	HOM5: Conversion or Subdivision of Existing Dwellings									
	HOM6: Specialist Housing									
	HOM7: Renovation of Derelict or Abandoned Dwellings									
	HOM8: Residential Caravans									
	HOM9: Ancillary Residential Development									
ISA Objective	HOM1	HOM2	HOM3	HOM4	HOM5	HOM6	HOM7	HOM8	HOM9	Mitigating Policies
ISA1 – Sustainable Development	I	I	I	I	I	I	I	I	I	See relevant policies below
ISA2 – Biodiversity	+/-	+/-	-	-	I	I	-	I	I	SP12: Placemaking and Sustainable Places SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks, and Features Of Distinctiveness

										PSD3: Green and Blue Infrastructure Network PSD4: GBI – Trees, Woodlands, and Hedgerows
ISA3 – Air Quality	-		+	+	-	0	-	0	0	PSD3: Green and Blue Infrastructure Network PSD12: Light and Air Pollution
ISA4 – Climatic Factors						0		0		SP12: Placemaking and Sustainable Places CCH3: Electric Vehicle Charging Points CCH5: Flood Risk Management and Avoidance TRA2: Active Travel
ISA5 – Water										SP 9: Infrastructure SP 12: Placemaking and Sustainable Places CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance INF5: Rural Allocations outside Public Sewerage System Catchments (SG3)

ISA6 – Material Assets	I	+	+	+	-	+	+/-	I	-	SP 9: Infrastructure SP12: Placemaking and Sustainable Places CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA7 – Soil	I	I	I	I	0	0	+	I	0	PSD3: GBI Networks SP14: Maintaining and Enhancing the Natural Environment PSD1: Effective Design Solutions: Sustainability and Placemaking
ISA8 – Cultural Heritage	I	I	I	I	I	I	+	0	0	SP15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character NE1: Regional and Local Designations SP 12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods.

ISA9 – Landscape	+/-				+/-		+			SP12: Placemaking and Sustainable Places SP 14: Maintaining and Enhancing the Natural Environment SP 15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character PSD11: Noise Pollution PSD12: Light and Air Pollution NE1: Regional and Local Designations
ISA10 – Population	+	+	+	+	+	+	+	+	+	
ISA11 – Welsh Language	+	+	+	+	?	+	?	?	?	SP 8: Welsh Language and Culture WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	+	+	+	+	0	+	0	0	+	

ISA13 – Education and Skills	+	+	+	+	0	0	0	0	0	
ISA14 – Economy	++	+	+	+	0	+	0	+	0	
ISA15 – Social Fabric	+	+	+	+	+	+	+	0	+	
Commentary										
<p>These policies look to support a sustainable economy by providing opportunities for needs to be met locally (ISA1). However, as a matter of principle, all development is likely to increase localised pollution (air, water, or land (soil contamination) and will need to be appropriately addressed in accordance with the mitigation hierarchy (avoid, minimise, mitigate/compensate). Consequently, this conflicts with 1-1 of ISA1 and, therefore, the effect is predicted to be dependent on the implementation of policy/allocations. Additionally, affordable housing within these policies and specialist housing is likely to have a positive effect by (1-4) removing barriers and promoting opportunities for behavioural change. Flooding risk is increasing within Wales and while a limited number of the sites contained within HOM1 are currently located within a flood risk zone (as identified in the TAN 15 Development Advice Maps), it is important an adaptive response is considered on a site basis to avoid negative conflict within increasing climate resilience (4-3) ISA4. Therefore, at an overall strategic level, the likely effect on ISA4 and ISA5 depends on how allocations are implemented.</p> <p>HOM1 – This appraisal considered the likely impacts from the provision of all allocations outlined within the policy. Nevertheless, all sites will be assessed separately in more detail within section 6.8 of the ISA Report. The use of development briefs will allow for more in detail considerations of any constraints and opportunities for enhancements, in particular the consideration and incorporation of GBI and biodiversity assets on the site.</p> <p>HOM2 – Development limits are likely to avoid damage to biodiversity within rural areas but additional may place pressure of urban biodiversity.</p> <p>HOM3/HOM4 - These policies encourage small scale development within rural villages and settlements. This is likely to encourage the retention of services and facilities in rural areas, and as such should reduce private car use and associated air quality impacts. Small scale development within settlements can reduce the likelihood of development of greenfield land however it must be ensured that sufficient infrastructure is available to support growth in rural villages. Controlled growth in such areas will help to keep rural communities together and will in turn encourage the retention of young people, protection of the Welsh language and facilitate rural economy.</p> <p>HOM5 - Converting buildings into multiple occupancy may result in an increased concentration of cars to an area. This may have implications for air quality and carbon emissions, particularly within urban areas (including AQMAs). Connection to active travel routes and public transport should be maximised and the policy should ensure provision is made for the storage of bicycles. The policy makes reference to ensuring quality, character and appearance of the building is safeguarded, however further the policy should make more reference to the use of the building once built and ensuring effective provision of storage, for</p>										

rubbish and recycling and for bicycles. Water supply and sewerage supply will be subject to consultation with Dŵr Cymru which should not result in any negative impacts.

HOM6 – By providing specialist housing this policy seeks to provide a framework for considering proposals to make appropriate allowances for the needs of those requiring care. This will have positive impacts on ISA10 population, ISA12 Health and Wellbeing and ISA15 Social fabric as the policy is ensuring that the needs of Carmarthenshire's aging or vulnerable population are met.

HOM7 – Renovation of derelict buildings outside of settlement limits may result in unsustainable location of development, with insufficient access to facilities, services, public transport or active travel routes. This is likely to result in increased private car use and as a result degrading air quality and increasing carbon emissions. Derelict buildings will often contain Bats or other biodiversity and their redevelopment should ensure full compliance with policy SP14: Maintaining and Enhancing the Natural Environment and NE2: Biodiversity, however the policy wording could be strengthened to further mitigate these impacts. Development outside settlement limits is less likely to be in proximity to supporting infrastructure and the use of less sustainable solutions such as septic tanks may be required in place of connection to the existing sewer network. Nevertheless, this kind of development will likely have positive effects upon ISA7, and potentially reduce the use of finite resources and the emission greenhouse gases compared with an entirely new development.

HOM8 – Care should be taken to ensure no negative effects on the landscape as a result of residential caravans, in addition to water pollution from wastewater/sewage disposal.

HOM9 – Existing rural buildings of a certain age may contain protected species which would need to be investigated through an ecological survey as part of any planning application. Any potential for negative effects is mitigated through compliance with policy SP14: Maintaining and Enhancing the Natural Environment and policy NE2: Biodiversity, however the policy wording could be strengthened to further mitigate these impacts.

HOM5/7/8/9 – unknown effect upon the WL. These kinds of development may support the retention of people within the County, however the likely effect of this is difficult to predict.

ISA Comments & Recommendations

HOM1/2/3/4 – specific reference should be made to ensure the regeneration of contaminated land / brown field sites.

HOM5 – specific reference should be made to ensuring provision of secure cycle parking and access to active travel routes particularly within urban areas where air quality issues exist. This policy should require the incorporation of adequate and effective provision for the storage, recycling, and other sustainable management of waste.

HOM5 – This policy should consider flooding risk existing dwellings and development. For those which are likely to flood, conversion/subdivision aimed at expanding occupancy is likely to put others at risk of flooding within applicable areas. To overcome this it should stipulate that developments must be climate/flood resilient and, potentially, increase the resilience of the existing dwelling.

HOM7 – the policy should be explicit about ensuring any application for development of abandoned buildings outline how the location has access to facilities and services or is accessible by public transport/active travel. Add in text around protected species such as: Traditional rural buildings can provide important habitats for valuable species including bats and barn owls. Proposals for the conversion of such buildings will need to ensure there would be no significant adverse effects on protected species in-line with Policy NE2: Biodiversity and the Nature Conservation and Biodiversity SPG.

SP5: Affordable Homes Strategy			
Specific Policies	AHOM1: Provision of Affordable Homes AHOM2: Affordable Homes – Exceptions sites		
ISA Objective	AHOM1	AHOM2	Mitigating Policies
ISA1 – Sustainable Development	I	I	See relevant policies below
ISA2 – Biodiversity	-	-	SP12: Placemaking and Sustainable Places SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks, and Features Of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: GBI – Trees, Woodlands, and Hedgerows
ISA3 – Air Quality	I	I	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	I	I	SP12: Placemaking and Sustainable Places CCH3: Electric Vehicle Charging Points CCH5: Flood Risk Management and Avoidance

			TRA2: Active Travel
ISA5 – Water	I	I	SP 9: Infrastructure SP 12: Placemaking and Sustainable Places CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance INF5: Rural Allocations outside Public Sewerage System Catchments (SG3)
ISA6 – Material Assets	0	0	
ISA7 – Soil	I	-	PSD3: GBI Networks SP14: Maintaining and Enhancing the Natural Environment PSD1: Effective Design Solutions: Sustainability and Placemaking
ISA8 – Cultural Heritage	I	I	SP15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character NE1: Regional and Local Designations SP 12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods.
ISA9 – Landscape	I	I	SP12: Placemaking and Sustainable Places

			BHE2: Landscape Character PSD11: Noise Pollution
ISA10 – Population	++	++	
ISA11 – Welsh Language	+	+	
ISA12 – Health and Well-being			
ISA13 – Education and Skills			
ISA14 – Economy	+	+	
ISA15 – Social Fabric	++	++	
Commentary			
<p>The provision of affordable housing will help to ensure that housing is more accessible to those who cannot afford market housing. This is likely to benefit young people and help to retain them in the county, which in turn will help to protect the Welsh Language.</p> <p>The alignment of these two policies with ISA3/4/5/7/8/9/12/13) is dependent on the choice of sites and manner in which they are developed. With regard to ISA15, these policies effect the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions, through the promotion the delivery of affordable housing.</p> <p>This policy has some regard to the Council's Socio-Economic Duty, encouraging the market to contain affordable homes for those experiencing inequalities.</p>			

Both will likely have negative impacts on biodiversity and AHOM2 will adversely impact on soil as it allows for development outside development limits which may involve greenfield land.

ISA Comments & Recommendations

Ensure that the definition of local needs (as contained within AHOM2) is reflective of the Socio-Economic Duty and Equality Duty to address the inequalities that result from differences in occupation, education, place of residence, social class, or/and protected characteristic, with relevant relation to affordable housing need.

SP7: Employment and the Economy

Specific Policies	EME1: Safeguarding of Employment Sites EME2: Employment – Extensions and Intensification EME3: Employment Proposals on Allocated Sites EME4: Employment Proposals on Non-Allocated Sites EME5: Home Base Businesses					
	EME1	EME2	EME3	EME4	EME5	Mitigating Policies
	ISA Objective					
	ISA1 – Sustainable Development	+	I	I	I	See relevant policies below (ISA2/3/4/5/6/7/8/9)
	ISA2 – Biodiversity	0	I	-	-	SP12: Placemaking and Sustainable Places SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks, and Features Of Distinctiveness PSD3: Green and Blue Infrastructure Network PSD4: GBI – Trees, Woodlands, and Hedgerows
ISA3 – Air Quality	0	-	-	-	0	PSD3: Green and Blue Infrastructure Network PSD12: Light and Air Pollution

ISA4 – Climatic Factors	0	-	-	-	0	SP12: Placemaking and Sustainable Places CCH3: Electric Vehicle Charging Points CCH5: Flood Risk Management and Avoidance TRA2: Active Travel
ISA5 – Water	0	I	I	I	I	SP 9: Infrastructure SP 12: Placemaking and Sustainable Places CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance INF5: Rural Allocations outside Public Sewerage System Catchments (SG3)
ISA6 – Material Assets	0	+	+	+	-	
ISA7 – Soil	0	I	I	I	0	PSD3: Green and Blue Infrastructure Network SP14: Maintaining and Enhancing the Natural Environment
ISA8 – Cultural Heritage	0	I	0	I	0	
ISA9 – Landscape	0	I	I	0	I	SP12: Placemaking and Sustainable Places BHE2: Landscape Character PSD11: Noise Pollution
ISA10 – Population	+	+	+/-	+	?	

ISA11 – Welsh Language	0	+	+	+	?	SP 8: Welsh Language and Culture WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	0	+	+	+	?	
ISA13 – Education and Skills	0	+	+	+	+	
ISA14 – Economy	++	++	++	++	++	
ISA15 – Social Fabric	+	+	+	+	+	
Commentary						
<p>EME1 – exceptions listed in policy wording may allow for other kinds of development indirectly beneficial to ISA10/15 dependent on development type. This factor allows for changes to suit local needs. Nevertheless, the main purpose of this policy is to safeguard land for future employment use which has direct benefit for the future economy (and relates to the WBFGA Goals)</p> <p>EME3 – These sites will be assessed separately in more detail within section 6.8 of the ISA Report. This policy provides more opportunities for sustainable and small businesses with mixed use sites (also employment, and potentially urban fabric benefits too). However, this allowance could also take up future development land reducing the land available for housing, if within competing areas.</p> <p>EME4 – The ISA predicts no negative effects on ISA9 Landscape as the policy wording states that development must be of scale and type compatible with the surrounding area and will cause no unacceptable harm to local amenity. It should be a requirement that proposals for rural employment are accessible by alternative means of transport other than the private car.</p> <p>EME5 – It is difficult to predict whether this policy would likely impact on ISA10/11/12.</p>						

ISA Comments & Recommendations

EME 2/EME3/EME4 – retention of onsite GBI would aid in the protection of the amenity of neighbouring properties.

EME3/EME4 – should refer to development proposals being non-detrimental in terms of the respective character and appearance of the townscape/landscape, and must provide net benefits for biodiversity to overcome predicted ISA2 issues.

EME3 – policy wording to avoid conflict between different land uses.

SP8: Welsh Language and Culture		
Specific Policies	WL1: Welsh Language and New Developments	
ISA Objective	WL1	Mitigating Policies
ISA1 – Sustainable Development	+	
ISA2 – Biodiversity	0	
ISA3 – Air Quality	0	
ISA4 – Climatic Factors	0	
ISA5 – Water	0	
ISA6 – Material Assets	0	
ISA7 – Soil	0	
ISA8 – Cultural Heritage	++	

ISA9 – Landscape	0	
ISA10 – Population	++	
ISA11 – Welsh Language	++	
ISA12 – Health and Well-being	+	
ISA13 – Education and Skills	+	
ISA14 – Economy	+	
ISA15 – Social Fabric	++	
Commentary		
EME4 – This policy seeks to protect the Welsh Language across the County as it has been determined as linguistically sensitive which will have a strong positive effect on both ISA8 Cultural Heritage and ISA11 Welsh Language. This policy directly relates to Welsh Language requirements.		
ISA Comments & Recommendations		
Provide clarity on the need stated within the policy wording for mitigation (an overview in supporting text will suffice whilst retaining details for SPG).		

Strategic Policy	SP9: Infrastructure					
Specific Policies	INF1: Planning Obligations INF2: Healthy Communities INF3: Broadband and Telecommunications INF4: Llanelli Waste Water Treatment Surface Water Disposal INF5: Rural Allocations outside Public Sewerage System Catchments					
ISA Objective	INF1	INF2	INF3	INF4	INF5	Mitigating Policies
ISA1 – Sustainable Development	+	+	I	+	I	
ISA2 – Biodiversity	+	0	-	+	+/-	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks, and Features Of Distinctiveness
ISA3 – Air Quality	0	+	+	0	0	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	0	+	+	+	0	CCH5: Flood Risk Management and Avoidance

ISA5 – Water	+	0	0	+	+	CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance
ISA6 – Material Assets	+	+	+	+	+	
ISA7 – Soil	0	0	?	+	+/-	PSD3: Green and Blue Infrastructure Network SP14: Maintaining and Enhancing the Natural Environment
ISA8 – Cultural Heritage	+	0	0	0	0	
ISA9 – Landscape	+	+	I	+	+/-	SP 15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character PSD12: Light and Air Pollution NE1: Regional and Local Designations
ISA10 – Population	+	+	+	+	+	
ISA11 – Welsh Language	+	0	+	0	?	SP 8: Welsh Language and Culture WL1: Welsh Language and New Developments PSD9: Advertisements

ISA12 – Health and Well-being	+	++	+	+	+	
ISA13 – Education and Skills	+	+	+	0	0	
ISA14 – Economy	0	+	++	+	+	
ISA15 – Social Fabric	+	+	+	0	+	
Commentary						
<p>INF1 – Planning obligations can be used to contribute towards enhancing supporting infrastructure such as roads and public transport, schools and education, health, open space and green infrastructure, flood defences, biodiversity and Welsh language to ensure no negative effects remain as a result of development.</p> <p>INF2 – The requirement for major developments to undertake a Health Impact Assessment has strong positive effects against ISA12 Health and wellbeing. The wording of the policy supports active travel, accessible useable green spaces, and infrastructure, reducing health inequalities, addressing the social determinants of health and providing accessible health care facilities. Encouraging healthy lifestyles is likely to result in a reduction of the need for health facilities which can have positive economic effects. This policy relates to mental health components HIA and ensures particular WBFGA goals.</p> <p>INF3 – Ensuring new development will have access to high speed and reliable broadband is likely to facilitate economic growth and allow flexible home working. This is desirable for young people as well as small businesses and will have positive effects on social fabric and the economy. Improved telecommunications have other secondary benefits too, for example, home working can also reduce commuting rates which will be beneficial for air quality and carbon emissions. These developments are likely to be detrimental to ISA2/9. It is difficult to predict whether this kind of development will have longterm adverse effects on soil, although construction such as underground pipes is likely to cause short term adverse effects.</p> <p>INF4 - This policy looks to safeguard the water quality of the Llanelli catchment area through the sustainable management of surface water. This policy performs well against the ISA Framework.</p> <p>INF5 – This policy looks to resolve proliferation of private sewers which are having a detrimental impact on the environment. This is likely to reduce diffuse pollution and, therefore, protect biodiversity (and landscape by extension), however, this policy indirectly supports the creation of new developments in rural areas (potentially greenfield sites) adversely impacting upon biodiversity and soil, although beneficial to the long-term viability of local communities (in turn this may impact upon the Welsh Language although difficult to determine).</p>						

ISA Comments & Recommendations
INF5 – provide clarity/signpost to the mitigation policies within the supporting text.

SP10: Gypsy and Traveller Provision		
Specific Policies	GTP1: Gypsy and Traveller Accommodation	
ISA Objective	GTP1	Mitigating Policies
ISA1 – Sustainable Development	I	See relevant policies below.
ISA2 – Biodiversity	I	SP14: Maintaining and Enhancing the Natural Environment
ISA3 – Air Quality	0	
ISA4 – Climatic Factors	-	SP9: Infrastructure CCH4: Water Quality and Protection of Water Resources CCH5: Flood Risk Management and Avoidance SP16: Climate Change
ISA5 – Water	I	CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance
ISA6 – Material Assets	+	
ISA7 – Soil	-	PSD3: Green and Blue Infrastructure Network

		SP14: Maintaining and Enhancing the Natural Environment
ISA8 – Cultural Heritage	0	
ISA9 – Landscape	I	SP12: Placemaking and Sustainable Places BHE2: Landscape Character PSD11: Noise Pollution
ISA10 – Population	+	
ISA11 – Welsh Language	?	SP 8: Welsh Language and Culture WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	+	
ISA13 – Education and Skills	+	
ISA14 – Economy	+	
ISA15 – Social Fabric	++	
Commentary		

Development of any form has the potential to have a negative impacts on biodiversity and soil resources, however this can be sufficiently mitigated by compliance with SP14: Maintaining and Enhancing the Natural Environment. Similarly, any proposal for new gypsy sites or extensions to existing sites would need to ensure that sufficient water and sewerage resources were available in consultation with DCWW at the planning application stage, and sufficient access to utilities is a specific consideration in the policy. This policy seeks to provide for the needs of minority groups and therefore positive effects are predicted against socio-economic ISA Objectives and duties.

Alignment of this policy with ISA11 is difficult to determine. Growth and inward migration have the potential to dilute Welsh language and culture in certain areas. However, it does increase the potential for retaining young Welsh speakers in the county and so may also have a positive effect.

The location of the newly proposed site is in close proximity to existing residential and commercial development. Existing green Infrastructure corridors should also be maintained as buffer zones to mitigate any negative impacts on landscape.

This policy has some relation to the Socio-Economic Duty and Equality Duty by addressing the inequalities that result from differences in occupation, education, place of residence, social class, or/and protected characteristic. It directly supports ISA15 by removing barriers and creating opportunities for positive interactions, and improving accessibility to services, particularly for disadvantaged sections of society.

ISA Comments & Recommendations

It is recommended that the Council give due consideration as to whether SP9 complies with the policy requirements contained in Policy CCH5: Flood Risk Management and Avoidance in relation to flood risk. Such consideration should be further informed by any detailed / project level Flood Consequences Assessments (FCA). An FCA could assist in clarifying the likelihood and severity of flood risk on the 3 locations listed under Strategic Policy 9 to the Council.

The boundary of the proposed Pen-y-fan site has some scrub habitat which has biodiversity value as well as providing some screening of noise/air pollution from the adjacent railway line. The ISA recommends that this is retained as a buffer to the adjoining railway line.

SP10: The Visitor Economy					
Specific Policies	VE1: Visitor Attractions and Facilities VE2: Holiday Accommodation VE3: Touring Caravan, Camping and Non-Permanent Alternative Camping Accommodation VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation				
ISA Objective	VE1	VE2	VE3	VE4	Mitigating Policies
ISA1 – Sustainable Development	+/-	+/-	+/-	+/-	See relevant policies below.
ISA2 – Biodiversity	-	-	-	-	SP14: Maintaining and Enhancing the Natural Environment
ISA3 – Air Quality			-	-	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA4 – Climatic Factors			-	-	CCH5: Flood Risk Management and Avoidance CCH3: Electric Vehicle Charging Points TRA2: Active Travel

ISA5 – Water					CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance PSD3: Green and Blue Infrastructure Network SP14: Maintaining and Enhancing the Natural Environment
ISA6 – Material Assets			-	-	CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA7 – Soil					PSD3: Green and Blue Infrastructure Network SP14: Maintaining and Enhancing the Natural Environment
ISA8 – Cultural Heritage	?	?	?	?	SP15: Protection and Enhancement of the Built and Historic Environment BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character NE1: Regional and Local Designations SP 12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods.
ISA9 – Landscape					SP12: Placemaking and Sustainable Places BHE2: Landscape Character PSD11: Noise Pollution
ISA10 – Population	?	?	?	?	SP1: Strategic Growth

					SP3: Sustainable Distribution – Settlement Framework
ISA11 – Welsh Language	?	?	?	?	SP 8: Welsh Language and Culture WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	+	+	+	+	
ISA13 – Education and Skills	+	+	0	0	
ISA14 – Economy	++	++	++	++	
ISA15 – Social Fabric	+	+	+	+	
Commentary					
<p>VE1/VE2 – Development outside development limits can sometimes result in increased private car use to reach such locations, however mitigation already exists in the policy in the form of the wording regarding the fact that proposals should be accessible by public transport/active travel routes. Development outside of settlement limits is also likely to result in the loss of greenfield land which can reduce permeable land and reduce the resilience of areas to flooding. Policies PSD3 GBI and CCH5: Flood Risk Management and Avoidance can mitigate for these negative impacts. Any potential negative impacts on landscape are mitigated by existing policy wording with regards to respecting the sense of place of an area in terms of scale, type, character, design etc.</p> <p>VE3 /VE4 – Development of any form has the potential to have a negative impacts on biodiversity and soil resources, however this can be sufficiently mitigated by compliance with SP14: Maintaining and Enhancing the Natural Environment. Neither policy make reference to ensuring sites are accessible by public transport/active travel routes which could result in developments being located at unsustainable locations. Any potential negative impacts on landscape are mitigated by existing policy wording with regards to respecting the sense of place of an area in terms of scale, type, character, design etc. Potential for impacts on cultural heritage are uncertain as the policy does not identify specific sites and so it is difficult to determine whether impacts are</p>					

probable. This will be addressed at a planning application stage and is mitigated by compliance with policy SP15: Protection and Enhancement of the Built and Historic Environment. Provision of development for tourism purposes has multiple socio-economic benefits, as tourism is a key component of Carmarthenshire's economy and a major source of employment. Tourism facilities aligned with corporate policies such as the County's cycling aspirations has the potential to encourage walking/cycling, access to natural and cultural heritage and access to health and recreation facilities.

It difficult to predict the likely impact of tourism upon ISA8/10/11.

ISA Comments & Recommendations

VE1 – Consider placing this sentence from the supporting text into policy wording and strengthen wording (i.e.,g There *must* be no social, economic and environmental harm arising from the proposal, and satisfactory levels of accessibility must be in place).

VE3/VE4 – Suggest addition of this wording to both policies in order to mitigate for any negative effects on ISA3 Air Quality and ISA4 Climatic Factors:
(d) they are suitably located in relation to the main highway network, **as well as public transport and active travel routes**, and adequate access can be provided without detriment to the natural and built environment.

Suggest addition of the mitigation of detrimental impacts within SP11 policy wording to apply to all policies. i.e., To facilitate environmental sustainability, new tourism-related developments must acknowledge local distinctiveness and sense of place, and be resilient to climate change and deliver net benefits for biodiversity. Alternatively, signpost to SP12

SP12: Placemaking and Sustainable Places

Specific Policies	PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods PSD3: Green and Blue Infrastructure Network PSD4: Green and Blue Infrastructure – Trees, Woodlands, and Hedgerows PSD5: Development and the Circular Economy PSD6: Community Facilities PSD7: Protection of Open Space PSD8: Provision of New Open Space PSD9: Advertisements PSD10: Extensions PSD11: Noise Pollution PSD12: Light and Air Pollution PSD13 Contaminated Land													
	PSD1	PSD2	PSD3	PSD4	PSD5	PSD6	PSD7	PSD8	PSD9	PSD10	PSD11	PSD12	PSD13	Mitigating Policies
	++	++	++	+	++	++	++	+	+	+	+	+	+	
	I	I	++	++	0	I	+	+	0	I	+	+	I	SP14: Maintaining and Enhancing the Natural Environment
ISA3 – Air Quality	0	+	+	+	+	+	+	+	0	0	+	++	0	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network

														CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA4 – Climatic Factors	0	+	++	+	+	+	+	+	0	0	0	+	0	CCH5: Flood Risk Management and Avoidance CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA5 – Water	+	+	+	+	0	I	+	+	0	0	0	0	+	CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance PSD3: Green and Blue Infrastructure Network SP14: Maintaining and Enhancing the Natural Environment
ISA6 – Material Assets	0	+	+	0	++	+	+	+	0	0	0	+	+	CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA7 – Soil	I	+	+	+	+	I	+	+	0	I	0	0	+	PSD3: Green and Blue Infrastructure Network

														SP14: Maintaining and Enhancing the Natural Environment
ISA8 – Cultural Heritage	+	+	+	+	0	+	0	0	+	0	+	+	I	
ISA9 – Landscape	+	+	+	+	0	+	+	+	I	I	+	+	+	SP12: Placemaking and Sustainable Places BHE2: Landscape Character PSD11: Noise Pollution
ISA10 – Population	+	+	+	+	0	++	+	+	+	+	+	+	0	
ISA11 – Welsh Language	0	+	0	0	0	+	0	0	++	0	0	0	0	
ISA12 – Health and Well-being	+	+	+	+	+	+	++	++	0	0	+	+	+	
ISA13 – Education and Skills	0	+	0	0	0	+	+	+	+	0	0	0	0	
ISA14 – Economy	+	+	+	+	+	+	+	+	+	0	0	0	0	
ISA15 – Social Fabric	+	+	+	+	+	+	++	++	+	0	+	+	0	

Commentary

PSD1 – This policy could have positive effects on ISA3 Air Quality and ISA4 Climatic factors if it made reference to low carbon design, renewable energy, and GBI provision. Predicted negative effects on biodiversity can be somewhat mitigated by compliance with policy SP13, however this could be further mitigated by specific reference in the policy to the protection and enhancement of biodiversity. The policy specifically references the need to ensure the satisfactory generation, treatment and disposal of both surface and foul water; the policy does not reference the integration of sustainable drainage into development design, which would further enhance the positive effects of this policy on ISA5 Water. The policy has neutral effects on ISA6 Material Assets but an addition to the policy referencing efficient use of transportation networks including connectivity to active travel routes, as well as some reference to circular economy and ensuring the layout and design of the development facilitates provision for recycling.

PSD9 – Positive effects are predicted against ISA11 Welsh Language and ISA13 Education and Skills as it may contribute to improving Welsh literacy within the County.

ISA Comments & Recommendations

PSD1 – Include in criteria a reference to low carbon design/ incorporation of renewable energy into development. Also make reference to incorporation of GBI into development proposals. Reference should be made to the need for development to have regard to the protection and enhancement of biodiversity and attributes of ecosystem resilience should identified and, as far as possible, incorporated into site design.

SP13: Rural Development						
Specific Policies	RD1: Replacement Dwelling in the Open Countryside RD2: Conversion and Re-Use of Rural Buildings for Residential Use RD3: Farm Diversification RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use RD5: Equestrian Facilities					
ISA Objective	RD1	RD2	RD3	RD4	RD5	Mitigating Policies
ISA1 – Sustainable Development						See relevant policies below.
ISA2 – Biodiversity	-	-		-		SP14: Maintaining and Enhancing the Natural Environment
ISA3 – Air Quality	-	-	+	+/-	-	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA4 – Climatic Factors	-/+	-	+	+/-	-	CCH5: Flood Risk Management and Avoidance CCH3: Electric Vehicle Charging Points TRA2: Active Travel

ISA5 – Water	0	0	0	0	0	CCH4: Water Quality and the Protection of Water Resources CCH5: Flood Risk Management and Avoidance PSD3: Green and Blue Infrastructure Network SP14: Maintaining and Enhancing the Natural Environment
ISA6 – Material Assets	-	-	0	+	-	CCH3: Electric Vehicle Charging Points TRA2: Active Travel
ISA7 – Soil	?	?	0	0	0	PSD3: Green and Blue Infrastructure Network SP14: Maintaining and Enhancing the Natural Environment
ISA8 – Cultural Heritage	I	I	I	I	0	
ISA9 – Landscape	I	I	I	I	I	SP12: Placemaking and Sustainable Places BHE2: Landscape Character PSD11: Noise Pollution
ISA10 – Population	+	+	0	0	0	
ISA11 – Welsh Language	+/-	+/-	+/-	+	?	SP 8: Welsh Language and Culture WL1: Welsh Language and New Developments PSD9: Advertisements
ISA12 – Health and Well-being	+/-	+/-	I	I	0	

ISA13 – Education and Skills	0	0	+	I	I	
ISA14 – Economy	+	+	+	+	+	
ISA15 – Social Fabric	I	I	I	I	0	
Commentary						
<p>RD1/2/4 – Existing rural buildings of a certain age may contain protected species which would need to be investigated through an ecological survey as part of any planning application. Any potential for negative effects is mitigated through compliance with policy SP14: Maintaining and Enhancing the Natural Environment and policy NE2: Biodiversity, however the policy wording could be strengthened to further mitigate these impacts. Dwellings in the open countryside often require the use of private car to reach facilities and services which will have negative effects on ISA3 Air Quality, ISA4 Climatic Factors and ISA6 Material Assets. However, the replacement of older dwelling is likely to result in dwellings being built to higher energy efficiency standards which can result in energy saving. Effects on ISA9 Soil are uncertain as it will be dependent on the footprint of the proposed replacement dwelling. Adherence to policies PSD3 GBI and SP14: Maintaining and Enhancing the Natural Environment can mitigate for this uncertainty. The policy is explicit in that the dwelling to be replaced should not be a building that is important to the character of the landscape and that it should retain its traditional character which mitigates for any uncertainty of impacts on ISA8 Cultural Heritage and ISA9 Landscape. The policy does not encourage access to facilities and services, however it does increase access to the natural environment.</p> <p>RD3 – Farm diversification can offer opportunities to add to the income streams of working farms which has a number of socio-economic benefits. It provides opportunities for young people living in rural areas to find employment without having to move out of the area, which will also have benefits for the retention of Welsh speakers in rural areas. Small enterprises such as farm shops can prevent the requirement of rural residents having to drive to larger towns in order to shop therefore reducing private car use and associated air quality issues and carbon emissions.</p> <p>RD1/2/3 – Increased residential properties in rural areas may provide homes to young Welsh Speakers, however, considering the cost typically associated with this kind of development, it may also provide second homes for inward mitigation</p> <p>RD4 – This policy can have a number of socio-economic benefits, allowing conversion to non-residential uses such as employment and making use of redundant buildings in rural areas. This can contribute to encouraging rural enterprise and the provision of more facilities and services in rural areas. This is also beneficial for the retention of young people in rural areas due to the potential for increased employment opportunities, which can also result in the retention of young Welsh speakers.</p>						

RD5 – Provision of equestrian facilities in rural areas may lead to increased traffic to the area, in particular if specific events are held. This may have negative effects on air quality and increase carbon emissions. However, such facilities may introduce opportunities for employment, skills and training, as well as having recreation and economic benefits.

ISA Comments & Recommendations

RD1/RD2 – Add in text around protected species such as: Traditional rural buildings can provide important habitats for valuable species including bats and barn owls. Proposals for the conversion of such buildings will need to ensure there would be no significant adverse effects on protected species in-line with Policy NE2: Biodiversity and the Nature Conservation and Biodiversity SPG. Make reference to sustainable transport links and maximisation of adherence to the sustainable transport hierarchy for planning and policy CCH3: Electric Vehicle Charging Points.

To mitigate likely impacts upon biodiversity, state within specific policies (or within overarching SP13) that development should have no effect upon or have net benefits for biodiversity.

SP14: Maintaining and Enhancing the Natural Environment								
Specific Policies	NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness NE4: Development within the Caeau Mynydd Mawr SPG Area NE5: Coastal Management NE6: Coastal Development NE7: Coastal Change Management Area							
ISA Objective	NE1	NE2	NE3	NE4	NE5	NE6	NE7	Mitigating Policies
ISA1 – Sustainable Development	+	+	+	+	+	I	+	CCH5: Flood Risk Management and Avoidance
ISA2 – Biodiversity	++	++	++	++	+	+	+	SP14: Maintaining and Enhancing the Natural Environment
ISA3 – Air Quality	+	+	+	+	0	0	0	
ISA4 – Climatic Factors	+	+	+	0	+	+/-	+	CCH5: Flood Risk Management and Avoidance
ISA5 – Water	+	+	+	0	+	-	+	CCH4: Water Quality and the Protection of Water Resources

ISA6 – Material Assets	0	0	0	0	+	0	0	
ISA7 – Soil	0	0	0	0	+	0	0	
ISA8 – Cultural Heritage	+	+	+	+	0	0	0	
ISA9 – Landscape	+	+	+	+	0	0	0	
ISA10 – Population	+	+	+	+	0	0	+	
ISA11 – Welsh Language	0	0	0	0	0	0	0	
ISA12 – Health and Well-being	+	+	+	+	+	0	+	
ISA13 – Education and Skills	+	+	+	+	0	0	0	
ISA14 – Economy	+	+	+	+	0	+	+	
ISA15 – Social Fabric	+	+	+	+	0	0	+	
Commentary								

NE1, NE2, NE3 and NE4 all have positive effects across the ISA Objectives due to the protective nature of these policies on the Natural Environment, with strong positive effects predicted on ISA2 Biodiversity.

NE5 reference in the policy to adherence with SP14: Maintaining and Enhancing the Natural Environment sufficiently mitigates any potential for negative effects on Biodiversity.

NE6 facilitates development in coastal areas which can increase the risk of such proposals to flooding over the longer term, due to climate change, coastal erosion and sea level rise. This risk can be mitigated by Policy CCH5: Flood Risk Management and Avoidance. Increasing development on the coastline can also increase recreational pressure on such areas. This can have negative impacts on water quality, as well as increasing noise and light pollution. Reference should be made to recreational pressures in the supporting text in order to ensure such impacts are given due consideration in any planning application.

NE7 – Potential negative impacts on ISA2 Biodiversity and ISA9 Landscape are made neutral by the wording of the policy.

ISA Comments & Recommendations

- Reference should be made in Policy NE6 to the fact that the majority of Carmarthenshire's coastline is protected at an international level and that any proposals will be subject to Policies SP13, NE1 and NE2.
- Policy NE6, suggest adding wording to criteria - b) They will not unacceptably harm the seascape **or landscape** through inappropriate scale, mass and design to strengthen mitigation against negative impacts on ISA9 Landscape.
- Policy NE6 should also make reference to the fact that recreational pressures should be considered in any planning application.

Strategic Policy	SP15: Protection and Enhancement of the Built and Historic Environment		
Specific Policies	BHE1: Listed Buildings and Conservation Areas BHE2: Landscape Character		
ISA Objective	BHE1	BEH2	Mitigating Policies
ISA1 – Sustainable Development	+	+	
ISA2 – Biodiversity	0	+	
ISA3 – Air Quality	0	+	
ISA4 – Climatic Factors	0	+	
ISA5 – Water	0	+	
ISA6 – Material Assets	+	0	
ISA7 – Soil	+	+	
ISA8 – Cultural Heritage	++	+	

ISA9 – Landscape	+	++	
ISA10 – Population	0	+	
ISA11 – Welsh Language	+	0	
ISA12 – Health and Well-being	0	+	
ISA13 – Education and Skills	0	0	
ISA14 – Economy	+	+	
ISA15 – Social Fabric	+	+	
Commentary			
<p>Policy BHE1 has positive effects across many ISA Objectives due to the protective nature of these policies on the built environment, with strong positive effects predicted on ISA8 Cultural Heritage. It is unknown whether this would have a likely impact upon the promotion of Welsh language, however it does for the promotion of Welsh culture,</p> <p>BEH2 has positive effects across the ISA Objectives, with strong positive effects predicted on ISA9 Landscape.</p>			
ISA Comments & Recommendations			
<ul style="list-style-type: none"> There are no negative impacts predicted as a result of these policies. 			

SP16: Climate Change								
Specific Policies	CCH1: Renewable Energy within Pre-Assessed Areas and Local Search Areas CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas CCH3 Electric Vehicle Charging Points CCH4: Water Quality and the Protection of Water CCH5: Flood Risk Management and Avoidance CCH6: Renewable and Low Carbon Energy in New Developments CCH7: Climate Change – Forest, Woodland and Tree Planting							
ISA Objective	CCH1	CCH2	CCH3	CCH4	CCH5	CCH6	CCH7	Mitigating Policies
ISA1 – Sustainable Development	+	+	+	+	+	+	+	
ISA2 – Biodiversity	+/-	+/-	+	+	+	+	+	SP14: Maintaining and Enhancing the Natural Environment NE2: Biodiversity
ISA3 – Air Quality	+	+	+	0	0	+	+	
ISA4 – Climatic Factors	++	++	+	+	++	+	+	
ISA5 – Water	+	+	+	++	+	+	+	

ISA6 – Material Assets	+	+	+	0	0	+	0	
ISA7 – Soil	0	0	0	+	+	0	+	
ISA8 – Cultural Heritage	I	I	+	0	0	0	0	SP15: Protection and Enhancement of the Built and Historic Environment
ISA9 – Landscape	+/-	+/-	0	0	+	+/-	+	SP12: Placemaking and Sustainable Places BHE2: Landscape Character PSD11: Noise Pollution
ISA10 – Population	0	0	+	0	0	0	0	
ISA11 – Welsh Language	0	0	0	0	0	0	0	
ISA12 – Health and Well-being	0	0	+	0	+	0	+	
ISA13 – Education and Skills	+	+	0	0	0	?	?	
ISA14 – Economy	+	+	+	+	+	+	+	
ISA15 – Social Fabric	0	0	+	0	+	+	+/-	

Commentary

CCH1/2 – Renewable energy is essential in ensuring a low carbon energy source and combatting climate change, therefore this policy has strong positive effects on ISA4 Climatic Factors. Proposals for renewable and low carbon energy development have the potential to have negative impacts on biodiversity, particularly when located in proximity to protected sites. These impacts can be somewhat mitigated by policy SP14: Maintaining and Enhancing the Natural Environment, however it is suggested that some wording is added into the policy itself to strengthen this mitigation. Any potential for negative impacts on ISA9 Landscape can be mitigated by policies SP11 Platemaking and Sustainable Places and BHE2: Landscape Character. These kind of developments have potential to foster the development of skills associated with delivering innovative, climate responsive design.

CCH3 – Provision of Electric Charging Points in new developments will ensure that there is a growing network of charging point across the county to encourage electric car use. This in turn will have benefits for ISA3 Air Quality and ISA4 Climatic Factors, by reducing transport related emissions. Improvements to air quality are also beneficial to ISA12 Health and Well-being, ISA2 Biodiversity and ISA8 Cultural Heritage.

CCH4 – Is a protective policy for water quality and quantity and so has strong positive effects on ISA5 Water. Protecting water quality will also have positive impacts across the ISA Objectives, particularly on ISA2 Biodiversity as well as ISA7 Soil.

CCH5 – Ensuring development, in particular that considered vulnerable, is not built-in areas that flood is essential in increasing the resilience of Carmarthenshire to climate change, so this policy has positive effects against ISA4 Climatic Factors and ISA5 Water. This ensures that the wellbeing and safety of Carmarthenshire's residents as well as their property, so is positive against ISA Objectives ISA12 Health and Wellbeing, ISA14 Economy and ISA15 Social Fabric. Encouragement of SUDS can also have positive impacts on ISA2 Biodiversity.

CCH6 – The policy is strong on low carbon energy in new developments of 100 or more homes however, the policy could be stronger in supporting renewables in new development more generally, especially in smaller developments such as provision for roof based solar panels. This would result in strong positive effects being predicted against ISA4 Climatic Factors.

CCH7 – Tree planting can provide mitigation for climate change-based issues including improving air quality, sequestering carbon, preventing soil erosion and reducing risks of flooding. This policy is therefore predicted to have positive effects against ISA Objectives ISA3 – Air Quality, ISA4 Climatic Factors and ISA5 Water. If publicly accessible, new woodland can provide opportunities for recreation which will have positive effects against ISA12 Health and Wellbeing. Nevertheless, there has been some previous contention over woodland planting in rural communities.

ISA Comments & Recommendations

- Carmarthenshire has many protected sites many of which are in the proximity of the SSAs and LSAs. Specific reference should be made in policy CCH1 to the fact that any renewable energy development will not have an unacceptable impacts on Natura 2000 sites.
- Relevant SPG on CCH1/2 should include mitigation guidelines to avoid impacts upon biodiversity.
- CCH4 – Reference should be had to paragraph 11.534(a) of Policy PSD12 in relation to proposals that can lead to increases in nutrient loading to the environment and the potential impact on water and air.
- Suggest CCH5 makes reference to the risks as a result of climate change, so that this is considered as well as the current risk in any application.
- Suggest stronger wording is added to CCH6, with reference to supporting new development that has high energy performance, supports decarbonisation, tackles the causes of climate change and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures. Welsh Government's policy is to secure zero carbon buildings while continuing to promote a range of zero carbon technologies. It should also be noted that the plan also does not have any policies covering community energy projects and smaller scale renewable projects.
- CCH7 – policy wording should include the consideration of wider landscape issues (*Proposals should consider potential adverse effects upon the environment, cultural heritage, communities, and landscape, and, where appropriate, follow the mitigation hierarchy*) and highlight the multiple benefits which well managed trees can have.
- Make reference to climate and nature emergency as appropriate.

SP17: Transport and Accessibility						
Specific Policies	TRA1: Transport and Highways Infrastructural Improvements TRA2: Active Travel TRA3: Gwili Railway TRA4: Redundant Railway Corridors TRA5: Highways and Access Standards in Developments					
ISA Objective	TRA1	TRA2	TRA3	TRA4	TRA5	Mitigating Policies
ISA1 – Sustainable Development	I	+	I	+	+	See below policies.
ISA2 – Biodiversity	-	I	-	I	0	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3 GBI Network PSD4 GBI – Trees, woodlands and hedgerows
ISA3 – Air Quality	+/-	++	+	+	0	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA4 – Climatic Factors	+/-	++	I	+/-	0	CCH3: Electric Vehicle Charging Points

						PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA5 – Water	0	+	I	0	0	
ISA6 – Material Assets	+/-	++	+	+	0	
ISA7 – Soil	-	-	-	+	0	PSD3 GBI Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage	I	I	+	+	0	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	I	I	I	+	0	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	0	+	+	+	0	
ISA11 – Welsh Language	0	0	0	0	0	
ISA12 – Health and Well-being	+/-	++	+	+	+	CCH3: Electric Vehicle Charging Points PSD12: Light and Air Pollution

						PSD3: Green and Blue Infrastructure Network
ISA13 – Education and Skills	+	+	0	0	0	
ISA14 – Economy	++	+	+	+	0	
ISA15 – Social Fabric	+	+	+	+	0	
Commentary						
<p>TRA1 – Construction of transport infrastructure can have negative impacts on ISA2 Biodiversity through direct habitat loss and indirectly through decreasing air quality and disturbance. In particular, development in the Cross Hands area can have impacts on the Caeau Mynydd Mawr SAC by causing habitat loss of the Marsh Fritillary Butterfly. Any negative impacts on the Caeau Mynydd Mawr SAC impact are mitigated by the Caeau Mynydd Mawr SPG which seeks developer contributions to compensate for habitat loss. Both negative and positive effects are predicted for this policy against ISA Objectives ISA3, ISA4, ISA6 and ISA12. Negative impacts on air quality, as well as increasing carbon emissions may occur as a result of facilitating an increase in traditional means of transport such as cars and HGVs. This can be some way mitigated by policies CCH3: Electric Vehicle Charging Points which increases the county's infrastructure for electric vehicles, PSD12: Light and Air Pollution and PSD3: Green and Blue Infrastructure Network. However this policy also makes provision for sustainable transport networks which can reduce the use of private cars and associated air quality impacts. Specific reference to improvements to walking, cycling and bus routes in Carmarthen is welcome, as the town is identified as a principal centre in the plan however has an AQMA due to air quality issues. Positive impacts are predicted against ISA Objectives ISA13, ISA14 and ISA15 due to the fact that increasing infrastructure will result in better access to facilities and services including education facilities.</p> <p>TRA2 – Proposals that encourage new active travel routes may have negative impacts on biodiversity and soil provision due to direct habitat loss. However, these impacts will be mitigated at a planning application level by policies SP14: Maintaining and Enhancing the Natural Environment, NE1: Regional and Local Designations, NE2: Biodiversity, NE3 Corridors, networks and features of distinctiveness, PSD3 GBI Network and PSD4 GBI – Trees, woodlands and hedgerows. Increasing the ability of cyclists and walkers to access safe and connected paths will have positive impacts on ISA12 - Health and Wellbeing, and may result in less private car use which has positive impacts on ISA3 Air Quality and ISA4 Climatic Factors. Nevertheless, thoughtful development may safeguard biodiversity in the long-term.</p> <p>TRA3 - The Gwili Railway is immediately adjacent to the River Teifi and is in some places, within the C2 flood zone. The impacts of flooding in particular due to climate change may have negative impacts on ISA4 Climatic Factors and ISA5 Water.</p>						

TRA4 – The use of redundant rail corridors will facilitate benefits such as cycle paths, footpaths and bridleways, which in turn will have positive impacts on health and wellbeing as well as economy, and access to facilities and services. Railway corridors that have been redundant for some time may have valuable biodiversity associated with it and so clearance of such routes may have negative impacts. However, this is mitigated by policies SP14: Maintaining and Enhancing the Natural Environment, NE1: Regional and Local Designations, NE2: Biodiversity, NE3 Corridors, networks and features of distinctiveness, PSD3 GBI Network and PSD4 GBI – Trees, woodlands and hedgerows. Nevertheless, thoughtful development may safeguard biodiversity in the long-term.

ISA Comments & Recommendations

- **TRA3:** The Gwili Railway is immediately adjacent to the River Teifi and is in some places, within the C2 flood zone. This should be considered carefully under any ambitions to extend the line.

SP18: Mineral Resources				
Specific Policies	MR1: Mineral Proposals MR2: Mineral Buffer Zones MR3: Mineral Safeguarding Areas			
ISA Objective	MR1	MR2	MR3	Mitigating Policies
ISA1 – Sustainable Development	-	0	0	See below
ISA2 – Biodiversity	-	0	-	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3: GBI Network PSD4: GBI – Trees, woodlands, and hedgerows MR1: Mineral Proposals
ISA3 – Air Quality	-	0	-	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network MR1: Mineral Proposals
ISA4 – Climatic Factors	-	0	0	CCH3: Electric Vehicle Charging Points

				PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA5 – Water	-	+	0	
ISA6 – Material Assets	-	0	0	Strategic Policy SP 18: Mineral Resources
ISA7 – Soil	-	0	-	PSD3 GBI Networks SP14: Maintaining and Enhancing the Natural Environment. MR1 Mineral Proposals
ISA8 – Cultural Heritage	I	0	I	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	I	+	-	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character MR1 Mineral Proposals
ISA10 – Population	0	+	0	
ISA11 – Welsh Language	0	0	0	

ISA12 – Health and Well-being	-	+	0	PSD12: Light and Air Pollution
ISA13 – Education and Skills	0	0	0	
ISA14 – Economy	+	0	+	
ISA15 – Social Fabric	0	+	0	
Commentary				
<p>MR1 – The location of aggregates is driven by site specific geological conditions and so has less flexibility to avoid impacts on sensitive ecological features. However, the policy itself has wording to protect no unacceptable adverse impacts upon sites of nature conservation importance and any residual impacts can be mitigated by other plan policies, in particular compliance with SP14: Maintaining and Enhancing the Natural Environment. The policy wording itself mitigates for any potential negative impacts on ISA3 Air Quality, ISA4 Climatic Factors, ISA5 Water, ISA6 Material Assets, ISA8 Cultural heritage and ISA9 Landscape. The LDP policies identified in the matrix also further mitigate for any potential for impacts that may remain. This type of development by its very nature of finite resources, would not ISA1.</p> <p>MR2 - Buffer zones are put in place in order to protect any new development, in particular residential areas, hospitals, schools, from any adverse impacts as a result of mineral extraction activities. This results in strong positive impacts on ISA12 Health and Wellbeing, as well as positive effects on ISA9 Landscape, ISA10 Population and ISA15 Social Fabric.</p> <p>MR3 – This policy safeguards mineral deposits, however they are safeguarded with the intention of being available for working in the future. This working of minerals deposits can have negative effects on biodiversity, soil, landscape, and air quality, however the criteria of Policy MR1 Mineral Proposals will mitigate this risk.</p>				
ISA Comments & Recommendations				
<p>MR1 – Change policy wording to ensure developments create net benefits for biodiversity and climate to mitigate adverse effect identified above. Likely impact upon water resources needs addressing.</p>				

SP19: Sustainable Waste Management				
Specific Policies	WM1: Sustainable Waste Management and New Development WM2: Landfill Proposals WM3: Agricultural Land – Disposal of Inert Waste			
ISA Objective	WM1	WM2	WM3	Mitigating Policies
ISA1 – Sustainable Development	+	-	+/-	See relevant policies below
ISA2 – Biodiversity	0	-	-	SP14: Maintaining and Enhancing the Natural Environment NE1: Regional and Local Designations NE2: Biodiversity NE3: Corridors, Networks and Features of Distinctiveness PSD3 GBI Network PSD4 GBI – Trees, woodlands and hedgerows
ISA3 – Air Quality	0	-	0	PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network

ISA4 – Climatic Factors	0	-	0	CCH3: Electric Vehicle Charging Points PSD12: Light and Air Pollution PSD3: Green and Blue Infrastructure Network
ISA5 – Water	0	I	?	
ISA6 – Material Assets	++	-	+/-	
ISA7 – Soil	+	I	+	PSD3 GBI Networks SP14: Maintaining and Enhancing the Natural Environment.
ISA8 – Cultural Heritage	0	I	I	SP15: Protection and Enhancement of the Built and Historic Environment PSD1: Effective Design Solutions: Sustainability and Placemaking PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
ISA9 – Landscape	+	-	I	SP12: Placemaking and Sustainable Places PSD1: Effective Design Solutions: Sustainability and Placemaking BHE2: Landscape Character
ISA10 – Population	0	0	0	
ISA11 – Welsh Language	0	0	0	
ISA12 – Health and Well-being	+	I	0	

ISA13 – Education and Skills	+	0	0	
ISA14 – Economy	+	+	+	
ISA15 – Social Fabric	+	0	0	
Commentary				
<p>WM1 – This policy promotes a circular economy across all types of development.</p> <p>WM2 – Whilst the policy wording is prescriptive in manner, this type of development requires land resources and likely poses long-term adverse effects upon the environment (including air quality, water quality, and soil function, and human health and wellbeing).</p> <p>WM3 – This policy may conflict with the ideals of the circular economy.</p>				
ISA Comments & Recommendations				
<p>WM2/3 – make specific reference to having no significant impact on biodiversity.</p> <p>WM3 – Refine what is considered a inert waste and ensure that it will not pose any adverse effect to the environment, biodiversity, and/or human health, and will not endanger the quality of water resources.</p>				

Appendix H: Welsh Language Impact Assessment (WLIA)

To follow.

Appendix I: Equalities Impact Assessment (EqIA)

Appendix I: Equality Impact Assessment

This document is the Equality Impact Assessment (EqIA) of the 2nd Deposit rLDP (the 'Plan'). It is based upon a template created by the Equalities Team within Carmarthen County Council. Whilst a standalone assessment, it should be read in consideration of the sociological impacts outlined within the Integrated Impact Assessment (ISA), and alongside the plans, policies, and vision contained within the Plan for further context. In addition to the 9 protected characteristics outlined within The *Equality Act 2010*¹, the Council recognises the potential disparity of impact the rLDP may have on the Welsh language, and, therefore, this characteristic has been screened in to this process. The EqIA will be appropriately reviewed considering any changes made to the Plan in response to the consultation process and upon adoption, and associated legislation and guidance will be monitored to ensure the fulfilment of our legislative requirement. A EqIA of the preferred strategy (conducted in December 2018) initially identified that potentially high negative impacts may disproportionately affect age, disability, race, and the Welsh language. In addition to other sociological impacts and considerations (i.e., the Social-Economic Duty), particular regard of these characteristics was given throughout the Plan making process and were monitored (alongside all protected characteristics) during the iterative process between the ISA and the Plan.

Contents

1. Introduction	Error! Bookmark not defined.
1.1 The Equality Act 2010	159
1.2 What is the general duty?	159
1.3 Carmarthenshire County Council's approach to Equality Impact	159
1.4 Reporting on assessments	160
1.5 Initial and Detailed Equality Impact Assessments	160
1.6 Equality Impact Assessment – Process to follow where HR implications have been identified	161
2. Initial Equalities Impact Assessment (rLDP)	161
3. Detailed Equalities Impact Assessment (rLDP)	177
4. Review following consultation	182

¹ <https://www.legislation.gov.uk/ukpga/2010/15>

1.1 The Equality Act 2010

The Equality Act 2010 (the Act) brings together and replaces the previous anti-discrimination laws with a single Act. It simplifies and strengthens the law, removes inconsistencies, and makes it easier for people to understand and comply with it. The majority of the Act came into force on 1 October 2010.

The Act includes a new public sector equality duty (the 'general duty'), replacing the separate duties on race, disability, and gender equality. This came into force on 5 April 2011.

1.2 What is the general duty?

The aim of the general duty is to ensure that public authorities and those carrying out a public function consider how they can positively contribute to a fairer society through advancing equality and good relations in their day-to-day activities. The duty ensures that equality considerations are built into the design of policies and the delivery of services and that they are kept under review. This will achieve better outcomes for all.

The duties are legal obligations. Failure to meet the duties may result in authorities being exposed to legal challenge.

Under equality legislation, public authorities have legal duties to pay 'due regard' to the need to eliminate discrimination and promote equality with regard to race, disability and gender, including gender reassignment, as well as to promote good race relations. The Equality Act 2010 introduces a new public sector duty which extends this coverage to age, sexual orientation, pregnancy and maternity, and religion or belief. The law requires that this duty to pay 'due regard' be demonstrated in the decision-making process. It is also important to note that public authorities subject to the equality duties are also likely to be subject to the obligations under the Human Rights Act and it is therefore wise also to consider the potential impact that decisions could have on human rights as part of the same process.

1.3 Carmarthenshire County Council's approach to Equality Impact

To ensure that the council is considering the potential equality impact of its proposed policies and practices, and in order to evidence that we have done so, every proposal will be required to be supported by the attached Equality Impact Assessment. Where this assessment identifies a significant impact then more detail may be required.

1.4 Reporting on assessments

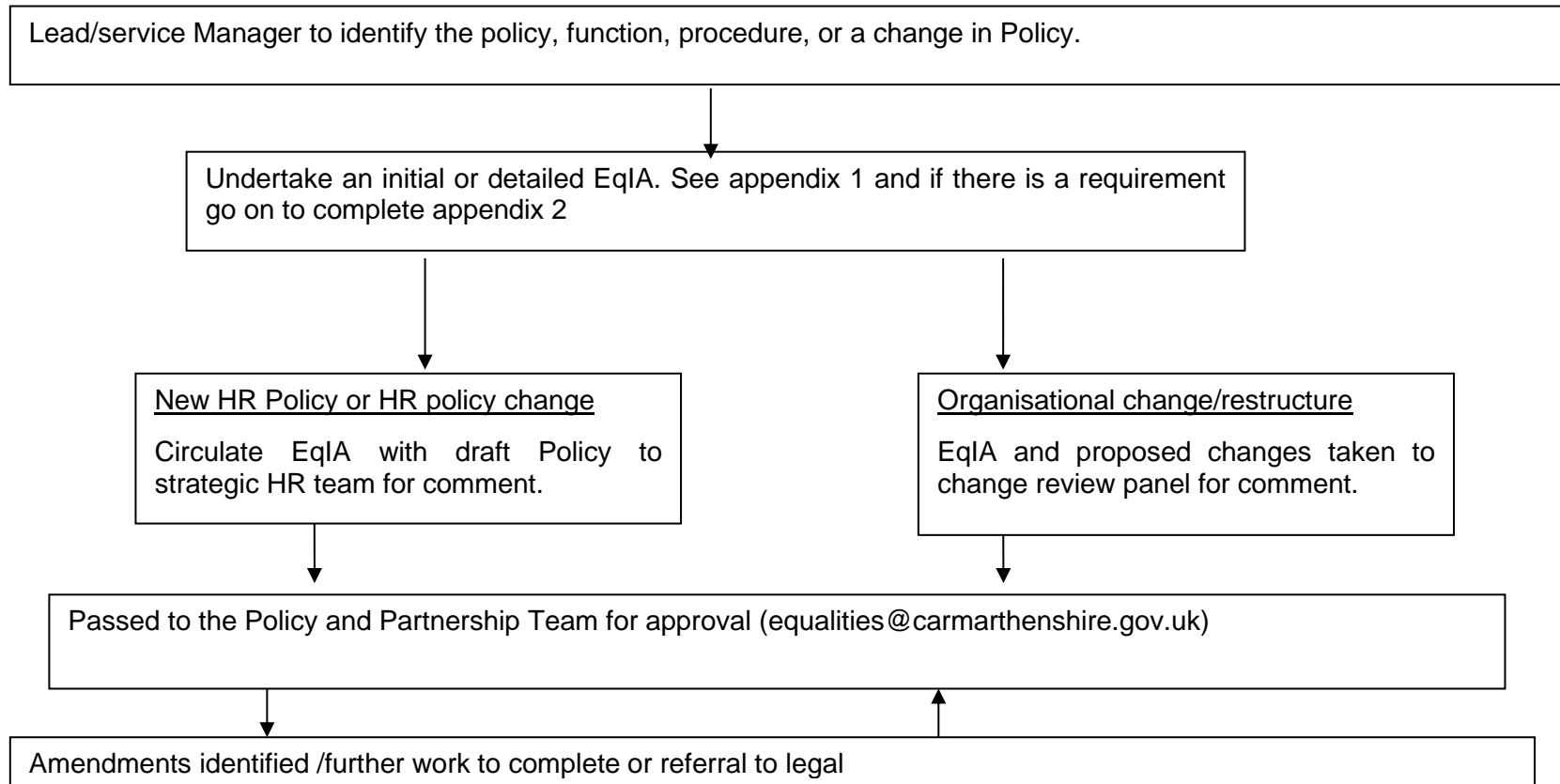
Where it is clear from the assessment that the likely impact on the authority's ability to meet the general duty is substantial, then it must publish a report.

1.5 Initial and Detailed Equality Impact Assessments

The initial EqIA is a simple and quick method of assessing the effect of a policy, function, procedure, decision including financial cuts on one or more of the protected characteristics.

The Service Manager responsible for the relevant new or revised policies, functions, procedures, and financial decisions must undertake, at least, an initial EqIA and where relevant a detailed Equality Impact Assessment, must be attached as background paper with reports to Executive and Scrutiny.

1.6 Equality Impact Assessment – Process to follow where HR implications have been identified



2. Initial Equalities Impact Assessment (rLDP)

Department: Forward Planning (Place & Sustainability – Environment)	Completed by (lead): Ian R Llewelyn	Date of initial assessment: January 2020 Revision Date: December 2022
Area to be assessed: (i.e., name of policy, function, procedure, practice, or a financial decision)	Carmarthenshire County Council Deposit Revised Local Development Plan (LDP) 2018–2033	
Is this existing or new function/policy, procedure, practice, or decision?	New Policy	
What evidence has been used to inform the assessment and policy? (please list only)		
<p>In preparing this Plan, full regard has been had to a range of requirements and influencing factors including:</p> <ul style="list-style-type: none"> • Legislation – including the <i>Planning and Compulsory Purchases Act 2004</i>, <i>Planning (Wales) Act 2015</i>, <i>Well Being of Future Generations Act 2015</i>, <i>Environment (Wales) Act 2016</i> and European Directives; • National Planning Policy; • <i>Town and Country Planning (Local Development Plan) (Wales) (Regulations) 2015</i>; • Carmarthenshire Well-being Plan and objectives – “the Carmarthenshire we want”; • Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 – 2023 (2019 update); • Carmarthenshire Economic Recovery Plan (April 2021) • Evidence gathered – including that on population and household projections; and • Feedback and engagement. 		

- Baseline data collated in Appendix B (ISA)
- Plan, Policies, and Programmes contained within Appendix A (ISA)

The preparation of the Deposit rLDP has emerged from a robust approach in respect of gathering evidence and stakeholder engagement. There have been 12 meetings of the LDP Advisory Panel since November 2017 (up until consultation planned in January 2023). This Panel is drawn up from Elected Members and its primary purpose is to take political ownership of the Revised LDP. There has been a strong emphasis on engagement and consensus building. Since January 2018, there has also been:

- LDP Key Stakeholder Forum meetings;
- LDP workshop / seminar for Town and Community Councils;
- Developer Forum meetings;
- Several meetings and presentations with political groups;
- Regular reporting to the full County Council;
- Annual Monitoring Reports; and
- Publication of the Pre-Deposit Preferred Strategy for consultation (which was accompanied by an initial Equalities Impact Assessment).
- Online consultation to support and inform the identification of the Plan's issues vision and objectives, in addition to the initial Sustainability Appraisal and Habitats Regulations Assessment.

In January 2021, Natural Resources Wales (NRW) published evidence showing many riverine Special Areas of Conservation (SAC) waterbodies were failing phosphorous standards (e.g., Afon Teifi). In response, alterations to the Plan had to be made to ensure potential development followed nutrient neutrality in the affected catchments. During this time, to ensure the Plan was current and robust, it was continually updated to reflect new evidence and information, and, therefore, other changes were also made for a variety of reasons.

<p>1. Describe the aims, objectives or purpose of the proposed function/policy, practice, procedure or decision and who is intended to benefit.</p>	<p>The Council is required under the provisions of the <i>Planning and Compulsory Purchases Act 2004</i> to prepare and have in place an adopted LDP. Its preparation and content is governed by legislation and procedural regulations. The current LDP was adopted in December 2014, however the Council resolved in January 2018 to commence work on a Revised LDP for the period 2018–2033.</p> <p>Once adopted, the Revised LDP will be the land use plan for the County (excluding that area contained within the Brecon Beacons National Park) and, therefore, decisions will be based on its content unless material considerations indicate otherwise. The Pre-Deposit Preferred Strategy for the Revised LDP (The Strategy) was an important first stage of the Plan making process.</p> <p>This Strategy contained several key elements, notably:</p> <ul style="list-style-type: none"> • Key Issues that the Plan seeks to contribute to addressing; • A Vision for what Carmarthenshire will look like 2033; • Strategic Objectives to address the issues and deliver the Vision; • Growth Strategy concerning the number of houses and jobs required during the plan period; • Spatial Strategy concerning the location of the proposed houses and jobs during the plan period; • Strategic policies; <p>The plan itself will build upon these elements further and additionally include specific policies; candidate development sites; implementation and monitoring; and proposal maps on a geographical basis, amongst other considerations.</p>
--	---

The key issues associated with the proposed rationale were grouped under the national well-being goals which means that they are framed within the context of the *Well-being of Future Generations (Wales) Act 2015*. This ensured that social, economic, and environmental interests are embedded into the Plan making process. The issues highlight some of those notable challenges for the County, with further information available within the Issues, Vision, and Objectives Topic Paper (which was re-published in December 2019 as updated).

The vision directly incorporates the vision set out in the Council's Corporate Strategy "*Moving Forward in Carmarthenshire - the next 5 years 2018–2023*". 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. 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 Council has reached an important milestone with the publication of the Revised LDP for consultation in January 2022. The Deposit Revised LDP consists of several key elements which reflect stages in its preparation. It has sought to build on the preparation of, and consultation responses to, the Pre-Deposit Preferred Strategy. The recommendations of the Integrated Sustainability Appraisal – Strategic Environmental Assessment have also been responded to where appropriate. In this respect, engagement has, in accordance with the provisions of the Delivery Agreement, been an important aspect of the Strategy's preparation, with the contribution of technical consultees and other focused groups being instrumental in guiding the Deposit Plan's content.

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

- The Council's Strategic Regeneration Plan 2015 – 2030: Transformations;
- Swansea Bay City Deal – including Yr Egin and the Wellness and Life Science Village;
- The New Corporate Strategy 2018 – 2023;
- The Council's Well-being Objectives; and
- Recent Council resolutions – including the declaration of a Climate Emergency and the motion on Planning and the Welsh language;
- Rural Taskforce Report and recommendations;
- National planning policy and legislative agenda;
- Our Commitment to Affordable Homes 2015 – 2020 and Affordable Housing Delivery Plan 2016-2020;
- Building More Council Homes – 'Our ambition and plan of action';
- Moving Forward in Carmarthenshire: the next 5-years.

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

The proposed growth levels would also seek to challenge and address current demographic patterns particularly the out-migration as evidenced in the 16-19 age group. It provides opportunities to balance the demographics of the

County through the retention of, and in-migration of younger adults (including those returning) to the County, and address some of the issues which could be perceived from an aging population.

In recognising the changing evidence base in relation to demographic change an addendum Report on Carmarthenshire's Population and Household Forecasts has been prepared. It identifies latest population and household projections reflecting the iterative nature of the Plan making process.

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

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

- Provide for the requirement of 8,822 new homes;
- To maximise affordable housing delivery providing for >1,000 new affordable homes. Note: this figure will be subject to further refinement ahead of the publication of the Deposit LDP. Additional evidence gathering in respect of viability and the impact on the affordable housing target and policies will also be ongoing;
- Provision for over 88 ha of employment land;
- Defined levels of development viability;
- Identify levels of developer contributions (s106) and key priority areas;
- Recognise the economic opportunities to sustain and enhance rural economies;

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

	<p>In taking the above forward, the Deposit LDP, its evidence base, and its contextual influences, includes several new policy areas and/or an additional focus on aspects around:</p> <ul style="list-style-type: none"> • Placemaking and Well-being of future generations; • Green Infrastructure; • Climate Change and Sustainable Development; • The Welsh language; • Flood avoidance; • Reserve Regeneration Sites; and • Rural Planning Policy. <p>The Deposit Revised LDP seeks to acknowledge and respond to changes in evidence and consider the emerging growth provisions of the emerging National Development Framework as it progresses through the reporting process. The Revised LDP will continue to develop as new evidence, policy guidance and legislation emerges. It should also be noted that further non-substantive amendments to the Plan and its supporting documents will be undertaken to ensure its content is complete ahead of the consultation on the Deposit LDP. It will also ensure the Plan is up to date and reflects the latest factual and evidential position.</p>		
<p>The Public Sector Equality Duty requires the Council to have “due regard” to the need to:</p>	<p>2. What is the level of impact on each group/ protected</p>	<p>3. Identify the risk or positive effect that could result for each of the group/protected characteristics?</p>	<p>4. If there is a disproportionately negative impact what</p>

		<p>(1) eliminate unlawful discrimination, harassment, and victimisation;</p> <p>(2) advance equality of opportunity between different groups; and</p> <p>(3) foster good relations between different groups</p> <p>(see guidance notes)</p>	<p>characteristics in terms of the three aims of the duty?</p> <p>Please indicate high (H) medium (M), low (L), no effect (N) for each.</p>	Risks	Positive effects	mitigating factors have you considered?
Protected characteristics	Age		H	<p>The Plan fails to recognise the age profile of the County. It is noted within the key issues that Carmarthenshire has an ageing population.</p>	<p>The Plan seeks to re-balance the demographic profile of the County. This reflects the current trend in outmigration amongst younger age groups and a reliance on migration as the driver for population change. The Plan in seeking to re-balance the age profile provides for opportunities for a good working and living environment for all, creating prosperous and attractive communities. With</p>	

				regards to the provision of new homes, there is an emphasis on a mix of housing types, including affordable homes orientated towards community need.	
	Disability	H	The Plan directs development to locations that are inaccessible.	The Plan seeks to direct development to sustainable locations which are accessible by through a range of transport means including public transport. The Plan has strong emphasis on equality. Specific reference is made to Strategic Objectives 4 and 10.	
	Gender reassignment	N		The Plan will seek to develop a land use framework which ensures opportunities for enhanced inclusivity.	

	Race	H	The Plan fails to recognise the needs of specific communities.	The Plan contains a land use framework which ensures opportunities for enhanced inclusivity. Reference is made to the needs of the Gypsy and Traveller communities within Carmarthenshire. In this respect the Plan makes specific provision for their needs through Strategic Policy SP9 and related detailed policies.	
	Religion/Belief	N		The Plan provides a land use framework which responds to the identified issues through its vision, strategic objectives and strategic policies which is inclusive of religion/belief or other social considerations.	
	Pregnancy and maternity	L		The Plan will seek to develop a land use framework which ensures opportunities for	

				enhanced inclusivity. The Plan seeks to integrate other plans and strategies and promoting accessibility to services.	
Sexual Orientation	N			The Plan will seek to develop a land use framework which ensures opportunities for enhanced inclusivity.	
Sex	N			The Plan will seek to develop a land use framework which ensures opportunities for enhanced inclusivity.	
Welsh language	H		The Plan fails to make adequate provision to promote and safeguard the interests of the Welsh language and	The Welsh language is explicitly covered in Planning Policy Wales and Technical Advice Note 20: Planning and the Welsh Language. Both provide appropriate guidance on how to	

			<p>aspects of linguistic sensitivity.</p>	<p>consider the Welsh Language in preparing an preparing LDP.</p> <p>The Plan through its strategic objectives and Strategic Policy SP7 (and related detailed policies) make provision to support proposals which safeguard and promote the interests of the language.</p> <p>The Council is also subject to the Welsh Language Standards. Reference is made to the Topic Paper and evidence prepared in relation to the Welsh language which is published alongside the deposit LDP.</p>	
	Marriage/Civil Partnership	N		<p>The Plan will seek to develop a land use framework which ensures opportunities for enhanced inclusivity.</p>	

	Any other area	The plan must have regard to the social-economic duty.			
--	-----------------------	--	--	--	--

5. Has there been any consultation/engagement with the appropriate protected characteristics?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> - In that the Deposit Plan is subject to full Public consultation (as was the Preferred Strategy).
6. What action(s) will you take to reduce any disproportionately negative impact, if any? The potential for any disproportionate impact will be monitored throughout the Plan making process. In this respect the Plan will be subject to continual iteration through to its adoption and will also be subject to the preparation of a Sustainability Appraisal which will also consider and make recommendations on its impacts both environmentally and socially. The Deposit Revised LDP will be accompanied by an Easy Read Version and a similar document was available alongside the Pre-Deposit Preferred Strategy. Additionally, the deposit Revised LDP and any accompanying materials will be available in other formats upon request.	
7. Procurement Following collation of evidence for this assessment, are there any procurement implications to the activity, proposal, service. N/A Please take the findings of this assessment into your procurement plan. Contact the corporate procurement unit for further advice.	
8. Human resources Following collation of evidence for this assessment, are there any Human resource implications to the activity, proposal or service?	

N/A		
9. Based on the information in sections 2 and 6, should this function/policy/procedure/practice or a decision proceed to Detailed Impact Assessment? (recommended if one or more H under section 2)	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Approved by: Head of Service	, Head of Planning	Date:

3. Detailed Equalities Impact Assessment (rLDP)



Department:	Forward Planning (Place & Sustainability – Environment)
Completed by (lead):	Ian R Llewelyn
Date of Detailed assessment:	December 2022
Area to be assessed: (<i>Policy, function, procedure, practice or a financial decision</i>))	Carmarthenshire County Council Deposit Revised Local Development Plan (LDP) 2018–2033
Is this existing or new function/policy/Procedure/practice	New Policy

1. Describe the aims, objectives or purpose of the function/policy, practice or procedure and who is intended to benefit.	Please see initial EqIA above.
--	--------------------------------

2. Please list any existing documents, evidence, research which have been used to inform the Detailed equality impact assessment. (This must include relevant data used in this assessment)	Please see initial EqlA.			
3. Has any consultation, involvement been undertaken with the protected characteristics to inform this assessment? (please provide details, who and how consulted)	Please see initial EqlA.			
4. What is the actual/likely impact?	Within the initial assessment, potential High impacts were noted in relation to the following characteristics: Age; Disability; Race; and the Welsh language.			
5. What actions are proposed to address the impact? (<i>The actions</i>	What are we going to do?	Who will be responsible?	When will it be completed?	How will we know we have achieved our objective?

<p><i>needs to be specific, measurable and outcome based)</i></p>	<p>In terms of age, the Plan provides opportunities for retention of, and migration of younger adults into the County- most notably by delivering a minimum of new jobs. This Plan makes provision for a range of age groups recognising the diverse demographics across the County. Whilst the Plan does not specifically identify housing for the elderly or supported living these can (and are) accommodated and considered against the Plan's policy framework. The preparation of the Plan has been supported by engagement with a range of statutory and non-statutory bodies. This has included</p>	<p>Elected Members and officers of the County Council and relevant service partners.</p>	<p>Plan to be adopted in 2023 and ongoing monitoring of implementation throughout the Plan period.</p>	<p>Adoption of the Revised LDP and then through the Annual monitoring of the Plan.</p>
--	---	--	--	--

Page 1029	the integration of strategic community infrastructure within the Plan's policies and proposals.			
	In terms of disability, the Plan seeks to deliver developments that are accessible and integrated thus ensuring ease of access for all. Reference is made to Strategic Policy 12 & Policy PSD1.	Elected Members and officers of the County Council and relevant service partners.	Plan to be adopted in 2023 and ongoing monitoring of implementation throughout the Plan period.	Adoption of the Revised LDP and then through the Annual monitoring of the Plan.
	In terms of race, the Plan meets an identified need in terms of Gypsy and Traveller provision. Reference is made to Strategic Policy 10 & Policy GTP1.	Elected Members and officers of the County Council and relevant service partners.	Plan to be adopted in 2023 and ongoing monitoring of implementation throughout the Plan period.	Adoption of the Revised LDP and then through the Annual monitoring of the Plan.
	In terms of the Welsh language, the Plan seeks to promote the Welsh language and culture and is committed	Elected Members and officers of the County	Plan to be adopted in 2023 and ongoing monitoring of	Adoption of the Revised LDP and then through the Annual monitoring of the Plan.

	to contributing to the Welsh Government's long-term aim of achieving 1 million Welsh speakers by 2050. Reference is made to Strategic Policy 8, Policy WL1 & Policy PSD9.	Council and relevant service partners.	implementation throughout the Plan period.	
6. How will actions be monitored?	<p>The Council's elected Members have ownership of the Revised LDP. As a result, the progress being made on the introduction of the above actions, as well as the wider Revised LDP, will be scrutinised by Elected Members. Reference is also made to the Revised LDP Delivery Agreement between the Welsh Government and the County Council which sets out how the Plan will be prepared and in what timescale.</p> <p>The preparatory process of the Revised LDP requires that the Plan be subject to Independent Examination. Subject to the LDP Inspector finding the Plan sound, a key monitoring stage in the progress of the above actions will be the Council's adoption of the Revised LDP. It should be noted that the findings of the Inspector will be binding on the Council.</p> <p>Following the adoption of the Plan, the Council's focus will then turn to implementation. The Plan will form the basis of decision making within the LPA area. There is a requirement to prepare an Annual Monitoring Report, whilst there is also a requirement for a review to be undertaken every 4 years. It should be noted that some of the above actions may be subject to a specific monitoring indicators.</p>			
Approved by:  Head of Service	 , Head of Planning		Date:	

4. Review following consultation

This chapter will be updated accordingly.

For further information regarding Assessing Impact, please contact the -

Policy & Partnership Team

Chief Executive's Department

01267 22(4914) / (4676) equalities@carmarthenshire.gov.uk

A copy of the assessment was sent to the above e-mail address upon completion.

CABINET

31 OCTOBER 2022

PRESENT: (In Person) Councillor D. Price (Chair)

Councillors (In Person):

C.A. Davies, L.D. Evans, P.M. Hughes, G.H. John, A. Lenny, E.G. Thomas.

Councillors (Virtually):

G. Davies, J. Tremlett.

Also Present (In Person):

W. Walters, Chief Executive;
J. Morgan, Director of Community Services;
C. Moore, Director of Corporate Services;
G. Morgans, Director of Education & Children's Services;
N. Daniel, Head of ICT and Corporate Policy;
L.R. Jones, Head of Administration and Law;
D. Hockenhull, Marketing and Media Manager;
H. Morgan, Economic Development Manager;
L. Jenkins, Cabinet Support Officer;
E. Evans, Principal Democratic Services Officer;
A. Eynon, Principal Translator;
J. Owen, Democratic Services Officer.

Also Present (Virtually):

M. Evans Thomas, Principal Democratic Services Officer.

Chamber, County Hall, Carmarthen, SA31 1JP and remotely: 10:00am - 10:15am

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor A. Vaughan Owen.

2. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interests.

3. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE CABINET HELD ON THE 17TH OCTOBER 2022

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Cabinet held on the 17th October 2022 be signed as a correct record.

4. QUESTIONS ON NOTICE BY MEMBERS

The Chair advised that no questions on notice had been submitted by members.

5. PUBLIC QUESTIONS ON NOTICE

The Chair advised that no public questions had been received.

6. IMPLICATIONS OF THE RENTING HOMES (WALES) ACT 2016

The Cabinet received a report on the implications of the Renting Homes (Wales) Act which requested that introductory tenancies and its successors under the Act are no longer used.

Cabinet Members noted that from 1st December 2022, all tenancies issued by landlords in Wales would convert under the new legal regime of the Renting Homes Act to contract holders. The Act superseded previous housing legislation on tenancies passed by UK Parliament and would replace the different tenancy and licence that currently exist with just two types of 'occupation contract'; one for the private rented sector and one for the social rented sector.

It was reported the Act would bring together new and additional rights for the contract holder, placing requirements on the landlord to act within a reasonable timescale to requests and ensuring properties were fit for habitation.

Cabinet Members gave consideration to the main implications of the Act as summarised in the report.

UNANIMOUSLY RESOLVED that:

- 6.1 from 1 December 2022 the Council will not issue introductory standard occupation contracts under the Renting Homes (Wales) Act 2016;**
- 6.2 the Council's previous decision electing to operate an introductory tenancy regime be revoked with immediate effect.**

7. UPDATE ON THE UK SHARED PROSPERITY FUND (UKSPF)

The Cabinet received an update report on the UK Shared Prosperity Fund.

Since the report presented to Cabinet in July 2022, which set out the general principles of the UK Shared Prosperity Fund, the report provided progress update in preparation for the new investment programme.

It was highlighted that despite the programme being structured around a regional plan, with a Regional Lead (Swansea CC), implementation would be devolved to the local level.

The report detailed the following proposed modes of delivery:

- Anchor projects
- Standalone projects
- Commissioned projects

The scope of delivery for each of the proposed Anchor projects was appended to the report at Annex 1.

In terms of managing the UK Shared Prosperity Fund in Carmarthenshire, Cabinet Members noted that the Fund had provided for circa 4% of resources to be used to fund administrative support for the programme and that the Lead Local Authority (Swansea Council) would require additional capacity to resource its regional management function. Therefore, the majority of the 4% administrative budget would be utilised to provide capacity within local management teams.

It was concluded that a great deal of progress had been made since the Regional Investment Plan was submitted to UK Government earlier this year. Whilst formal approval from UK Government was awaited, work was on-going to ensure that the necessary arrangements were in place and that delivery was able to start following the receipt of the UK Government approval.

UNANIMOUSLY RESOLVED that:

- 7.1 steps taken to date that will enable the County to benefit from the Shared Prosperity Fund be endorsed;**
- 7.2 the proposed Anchor projects be approved;**
- 7.3 the establishment of the Programme Management Team that will be responsible for the delivery of the Programme at a local level be approved.**

8. ANY OTHER ITEMS OF BUSINESS

The Chair advised that there were no items of urgent business.

CHAIR

DATE

This page is intentionally left blank

MONDAY, 14 NOVEMBER 2022

PRESENT: Councillor D. Price (Chair)

Councillors (In Person):

C.A. Davies
E.G. Thomas

G. Davies
J. Tremlett

P.M. Hughes
A. Vaughan Owen

A. Lenny

Councillors (Virtually):

G.H. John;

Also in attendance (Virtually):

Councillor D. Cundy;

Also Present (In Person):

W. Walters, Chief Executive;
C. Moore, Director of Corporate Services;
J. Morgan, Director of Community Services;
G. Morgans, Director of Education & Children's Services;
A. Williams, Director of Place and Infrastructure;
R. Griffiths, Head of Place and Sustainability;
L.R. Jones, Head of Administration and Law;
C. Higginson, Media Manager;
L. Jenkins, Cabinet Support Officer;
S. Rees, Simultaneous Translator;
M.S. Davies, Democratic Services Officer;

Also Present (Virtually):

N. Daniel, Head of ICT and Corporate Policy;
I.R. Llewelyn, Forward Planning Manager;
J. Owen, Democratic Services Officer.

Chamber, County Hall, Carmarthen: 10.00 am - 10.35 am

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor L.D. Evans.

2. DECLARATIONS OF PERSONAL INTEREST

Councillor	Minute Number	Nature of Interest
A. Davies	9 – Capital Programme 2022/23 update	The Tywi Valley Cycle Path passes through her farmland.

3. MINUTES - 31ST OCTOBER 2022

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Cabinet held on the 31st October, 2022 be signed as a correct record subject to the inclusion of Cllr. Deryk Cundy as having been in attendance.

4. QUESTIONS ON NOTICE BY MEMBERS

The Chair advised that no questions on notice had been submitted by members.

5. PUBLIC QUESTIONS ON NOTICE

The Chair advised that no public questions had been received.

6. FREEDOM OF INFORMATION POLICY

The Cabinet considered a proposed revised Freedom of Information Policy which would establish the principles underpinning Carmarthenshire County Council's approach to the promotion of open government and reinforce its commitment to openness. The document had originally been approved as the Code of Practice on Public Access to Information on 14th May 2013 and had far exceeded its review date. The revised Policy reflected the key features of the Freedom of Information Act 2000 (the Act), including the categories of exempt information specified within this legislation.

UNANIMOUSLY RESOLVED to approve the revised Freedom of Information Policy.

**7. REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018-2023
DRAFT SECOND DEPOSIT**

Further to Minute 7.2 of Council held on the 9th March 2022 the Cabinet considered a report setting out the Draft Second Deposit Revised LDP (Deposit LDP) by identifying the Council's land use Vision, Strategic Objectives and Strategic Growth requirements for the County through to 2033, along with a detailed and comprehensive set of policies and provisions including site specific allocations for housing and employment use, as well as environmental and other spatial considerations. Approval was sought for the publication of the Deposit LDP and supporting documents as part of a formal public consultation for a minimum statutory period of 6 weeks commencing in December 2022/January 2023.

It was noted that the Deposit Revised LDP, together with other supporting documents, were emerging documents which would develop through to the point of publication. This reflected the availability of some pieces of evidence and timelines associated with the plan's preparation and ensure that the Plan would include the most current information at publication.

UNANIMOUSLY RESOLVED TO RECOMMEND TO COUNCIL

7.1 to approve the content of the Draft Second Deposit Revised Local Development Plan 2018 – 2033 (and supporting documents) for formal public consultation;

7.2 to approve the rolling forward of the Draft Supplementary Planning Guidance in relation to the Burry Inlet and the Caeau Mynydd Mawr

Special Area of Conservation for adoption concurrent with the Revised LDP;

7.3 to note the Draft Briefing Note on the emerging Economic and Housing Growth Report and agree the recommended revised Growth Option;

7.4 to grant officers delegated authority to make any typographical or factual amendments as necessary in order to enhance clarity of meaning.

8. COUNCIL'S REVENUE BUDGET MONITORING REPORT

The Cabinet considered the revenue budget monitoring report which provided the latest budgetary position as at 31st August 2022 in respect of 2022/2023. Overall, the monitoring report forecast an overspend for the year at departmental level of £4,930k with a forecast overspend on the Authority's net revenue budget of £4,804k. At a high level, this was due to a combination of:

- nationally negotiated pay offers (as yet unresolved) at much higher levels than budgeted, for which additional governmental funding is currently unknown. High level estimates are that this could be £7.1m above budget;
- overspends in service areas driven by increased demand combined with reduced grant funding versus previous years, particularly Learning Disabilities and Childrens Service;
- a sustained reduction in commercial income, covering car parks, leisure centres and school meals;
- capital financing underspends due to scheme delays and reduced need to borrow.

It was noted that as part of the 2022/23 budget setting process, the Authority had agreed a £3m in-year contingency budget which was currently held centrally and provided a partial offset to the above mentioned general pressures.

The Housing Revenue Account reported a predicted overspend of £27k for 2022/23, to be funded through a contribution from reserves. This would be reviewed as the significant issues identified became clearer from a financial perspective. It was also noted that nationally negotiated pay offers at much higher levels than budgeted would fall directly on the HRA to fund which, at a high level had been estimated to be £0.5m above budget.

UNANIMOUSLY RESOLVED that:

8.1 The Budget Monitoring report be received, and the budgetary position and appropriate corrective action taken be noted;

8.2 in respect of significant overspends on specific budget areas Chief Officers and Heads of Service critically review options available to them to address the ongoing impact.

9. CAPITAL PROGRAMME 2022/23 UPDATE

(NOTE: Councillor A. Davies declared an interest in this item and was not in attendance during the consideration or voting of this item.)

The Cabinet considered a report which provided the latest budgetary position for the 2022/23 capital programme, as at the 31st August 2022 and detailed new projects for noting and Cabinet approval. It was reported that departmentally a net spend of £78,293k was forecast compared with a working net budget of £148,731k, giving a -£70,438k variance. This was a significant reappraisal of the forecasted outturn to that reported following the June Monitoring due mainly to reprofiling and slippage of the City Deal, Towy Valley Path, Modernising Education Programme and Housing Revenue Account programme. In part, some of the slippage was as a result of contractor capacity issues.

The net budget included the original H.R.A. and General Fund capital programmes approved by Council on the 2nd March, 2022 and slippage from 2021/22. It was noted that some budgets had also been amended to account for differences in actual grant allocations compared with the anticipated allocations at the time the programme was approved and, new grant awards received during the year to date.

It was noted that Appendix B detailed the main variances within each department.

UNANIMOUSLY RESOLVED that:

9.1 the capital programme update report 2022/23 be received;

9.2. the new projects as detailed within the report be noted and agreed.

10. TO NOTE THAT THE LABOUR GROUP HAS NOMINATED COUNCILLOR MICHAEL THOMAS TO REPLACE COUNCILLOR SHELLY GODFREY-COLES ON THE EDUCATION ADMISSIONS FORUM.

UNANIMOUSLY RESOLVED to note that the Labour Group has nominated Councillor Michael Thomas to replace Councillor Shelly Godfrey-Coles on the Education Admissions Forum.

11. ANY OTHER ITEMS OF BUSINESS THAT BY REASONS OF SPECIAL CIRCUMSTANCES THE CHAIR DECIDES SHOULD BE CONSIDERED AS A MATTER OF URGENCY PURSUANT TO SECTION 100B(4)(B) OF THE LOCAL GOVERNMENT ACT, 1972.

The Chair advised that there were no items of urgent business.

CHAIR

DATE