

**COUNTY COUNCIL  
7<sup>TH</sup> 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 7<sup>th</sup> 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

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**EXECUTIVE SUMMARY  
COUNTY COUNCIL  
7<sup>TH</sup> 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 9<sup>th</sup> 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 25<sup>th</sup> 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
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>YES</b>	<b>YES</b>

## 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:-	24 <sup>th</sup> 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		<a href="#"><u>Local Development Plan 2006 - 2021 (gov.wales)</u></a>
Annual Monitoring Reports		<a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.XW2KZ-hKjIU"><u>https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.XW2KZ-hKjIU</u></a>
LDP Review Report		<a href="http://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf"><u>http://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf</u></a>
Revised Delivery Agreement		<a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.YzxR9XbMKUk"><u>https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.YzxR9XbMKUk</u></a>
Local Development Plan 2018 - 2033		<a href="#"><u>Local Development Plan 2018 - 2033 (gov.wales)</u></a>
First Deposit Revised LDP		<a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/deposit-plan/#.YzxSPXbMKUk"><u>https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/deposit-plan/#.YzxSPXbMKUk</u></a>
Phosphates Webpage		<a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/ecology-advice/new-phosphate-targets/#.YzxSIXbMKUI"><u>https://www.carmarthenshire.gov.wales/home/council-services/planning/ecology-advice/new-phosphate-targets/#.YzxSIXbMKUI</u></a>
County Council meeting 13 of January 2021 (agenda item 7.4 refers)		<a href="https://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=155&amp;MId=4156&amp;Ver=4"><u>https://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=155&amp;MId=4156&amp;Ver=4</u></a>
County Council meeting 9 March 2022 (agenda item 7.2 refers)		<a href="https://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=155&amp;MId=5279&amp;Ver=4"><u>https://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=155&amp;MId=5279&amp;Ver=4</u></a>