

**COUNCIL**  
**28<sup>th</sup> SEPTEMBER 2016**

**Draft Supplementary Planning Guidance**  
**Carmarthenshire Local Development Plan**

**Executive Board Recommendations**

- That the representations received be noted;
- To proceed to formally adopt the Supplementary Planning Guidance to the Carmarthenshire Local Development Plan, including the proposed amendments;
- That officers be given delegated authority to amend any typographical or grammatical errors.

**Reasons:**

- To reflect the requirements and commitments set out within the Adopted Local Development Plan.
- To support implementation of, and provide guidance and elaborate on the policies and provisions of the Adopted Local Development Plan.
- To ensure compliance with the Community Infrastructure Regulations 2010.

**Relevant scrutiny committee consulted: N/A**

**To be referred to the Executive Board for decision: YES**

**Executive Board Member Portfolio Holder: Cllr. M Stephens**

<b>Directorate:</b> Environment	<b>Designations:</b>	<b>Tel Nos. / E-Mail Addresses:</b>
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**EXECUTIVE SUMMARY  
COUNCIL  
28<sup>th</sup> SEPTEMBER 2016**

**Draft Supplementary Planning Guidance  
Carmarthenshire Local Development Plan**

**1. BRIEF SUMMARY OF PURPOSE OF REPORT.**

1.1 This Report follows the authorisation by County Council on the 11 November 2015 to publish five draft Supplementary Planning Guidance (SPG) (listed within this report) for formal public consultation which took place between 24th February and 8th April 2016. The draft SPG have been prepared to support and elaborate on the policies and provisions of the Adopted Carmarthenshire Local Development Plan (LDP). Their progression toward adoption seeks to reflect the commitments in relation to the preparation of SPG set out within the LDP, including Appendix 3.

In total some 59 representations were received to the Draft SPG from a range of organisations, interested parties and members of the public - details of which are set out in **Appendix 1**.

1.2 It should be noted that it is not the purpose of the SPG to devolve policy matters from the LDP or from national policy.

**2. Background**

2.1 The Carmarthenshire Local Development Plan (LDP) was adopted by Full Council on 10 December 2014 along with 8 thematic and site specific SPG prepared concurrent to the LDP. The LDP is consequently the statutory development plan for the County (excluding that area contained within the Brecon Beacons National Park). The LDP, as supported through the SPG, is one of the high level strategies which must be prepared and approved for the County, setting out in appropriate land-use terms, the priorities expressed in the Integrated Community Strategy.

2.2 In recognising the role of SPG in supporting the Plan and as a means of providing more detailed policy guidance, Appendix 3 of the LDP sets out a series of proposed SPG for preparation during the Plan period through to 2021. These SPG, range from thematic policy guidance through to site-specific Development Briefs. Each of these is accompanied by an indicative date for their publication and represents commitments within the Plan. The preparation of the SPG, are key indicators in the LDP Monitoring Framework and will be subject to reporting to the Welsh Government through the Annual Monitoring Report (AMR).

2.3 Whilst not exhaustive, Appendix 3 of the LDP provides a clear statement on SPG preparation whilst recognising the need to review their preparation given the potentially changing requirements emerging from the implementation of the LDP.

### 3. Draft SPG

3.1 The following Draft SPG were published for public consultation and are the subject of this report:

- Placemaking and Design;
- Archaeology and Development;
- Leisure & Open Space Requirements for New Developments;
- Natural Environment and Biodiversity; and,
- Rural Development.

3.2 Copies of the Draft SPG are available to view through the following link:

<http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.V06h-JwrKUk>

### 4. Responses Received

4.1 The appended report sets out the representations submitted during the formal consultation along with the Officer recommendation, and where applicable, recommended changes to the SPG. In total some 59 representations were received to the Draft SPG from a range of organisations, interested parties and members of the public. In this regard the respective SPG drew the following number of representations:

- Placemaking and Design - 17
- Archaeology and Development - 13
- Leisure & Open Space Requirements for New Developments - 11
- Natural Environment and Biodiversity - 6
- Rural Development - 12

4.2 Appendix 2 also considers and recommends further non substantive amendments where they are required to address matters of accuracy and implementation, and where they offer clarity and enhance their meaning and understanding.

### 5 Adoption

5.1 It should be noted that the content of the draft SPG incorporating the proposed changes contained in this report will be adopted following resolution at the meeting of full Council. Copies of the final adopted SPG incorporating the agreed amendments will be prepared in the weeks following adoption, and will along with a statement of consultation be published accordingly.

<b>DETAILED REPORT ATTACHED?</b>	<b>NO</b>
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# IMPLICATIONS

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

Signed: **Llinos Quelch** Head of Planning

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

## 1. Policy, Crime & Disorder and Equalities

The Draft SPG is an elaboration on the policies and provisions of the Local Development Plan featured in the **Integrated Community Strategy for Carmarthenshire 2012-17**. They, as part of the LDP, are key factors in the delivery of the outcomes, particularly **Supporting Opportunities for the Building of Economically Viable and Sustainable Communities**. Through land use planning policies, the LDP seeks 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. 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.

## 2. Legal

The Local Authority currently secures planning contributions as governed by Section 106 of the Town and Country Planning Act 1990. The SPG document sets out the framework for how contributions will be assessed and collected.

## 3. Finance

Financial costs (including production of the final SPG, translation, publicity etc) are covered through the financial provisions in place - including reserves.

Established provisions are in place in relation to the gathering and apportionment of financial contributions from developer contributions. The revisions to guidance in relation to developer contributions set out within these SPG ensure that where planning obligations are sought that they remain appropriate in light of regulatory changes.

# CONSULTATIONS

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

Signed:      Llinos Quelch                      Head of Planning

**1. Scrutiny Committee – N/A**

**2. Local Member(s) –** Members have been consulted as part of the SPG’s preparatory process.

**3. Community / Town Council –** Community and Town Councils represent a statutory consultee within the LDP process and have been consulted as part of the SPG’s preparatory process.

**4. Relevant Partners –** Statutory consultees, the public, interested parties and key agencies and bodies have been consulted as appropriate, with identified partners including Dyfed Archaeological Trust also contributing to the preparation of specific draft SPG.

**5. Staff Side Representatives and other Organisations –** Contributions have been sought from relevant internal consultees to ensure the draft SPG reflect the specialist and detailed nature of their subject matter.

**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
<b>Carmarthenshire Local Development Plan</b>	<a href="http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/">http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/</a>
<b>Adopted Supplementary Planning Guidance</b>	<a href="http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/">http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/</a>
<b>Draft Supplementary Planning Guidance</b>	<a href="http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.V06h-JwrKUk">http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.V06h-JwrKUk</a>