

Topic Paper

**Revised Local
2018-2033 Development
Plan**

December 2018

Spatial Options

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1. Introduction

1.1 This paper sets out the spatial options developed for the Revised Local Development Plan (LDP) 2018-2033. The options set out conceptual strategies that are intended to guide discussion and to assist with identifying a suitable strategic spatial framework of the LDP. The consideration of strategic options is an important part in the preparation of the LDP which will guide the overall direction of growth over the Plan period.

1.2 This paper puts forward six possible Strategic Spatial Options for accommodating the distribution of housing growth anticipated over the Revised LDP plan period. It should be noted that the information and assessment of the growth options for Carmarthenshire are set out separately in the Population and Household Projection Topic Paper.

1.3 Each spatial option will need to have regard to legislation, national planning policy, local and regional strategies. Furthermore, the Plan must take account of the specific characteristics, assets and issues which are prevalent in Carmarthenshire and form a development plan which promotes and guides development in the best way for Carmarthenshire.

2. Purpose of this Paper

2.1 This paper seeks to provide background information in respect of the strategic Spatial Options proposed for the Revised LDP. It sets out the scope of the respective options building on the various discussions and engagement undertaken to date. It also sets out the general context for the County and some of the underlying considerations in the selection and refining process as well as their respective impacts.

2.2 It is intended that this paper through the consideration and finalising of options will:

1. Consider their respective impacts;
2. Develop upon the work already undertaken;
3. Inform the ongoing pre-deposit engagement and participation;
4. Inform the preparation of the preferred strategy and subsequent stages of plan preparation; and,
5. Form part of the evidence trail at the independent examination.

3. Tests of Soundness and National Guidance

3.1 The Welsh Government guidance to Local Planning Authorities on developing the spatial strategy for the LDPs notes that it should be sufficiently robust and flexible to accommodate fluctuations in the rate at which development takes place. Each option selected for consideration should also be realistic and based on a strong understanding of the Plan area. This Paper therefore makes reference to the information gained, and pertinent issues identified, through engagement in the LDP's preparatory process to date which are set out in the Issues, Vision and Objectives Topic Paper. Furthermore, it suggests other considerations and constraints which should influence the consideration and selection of options, a number of which are outlined below and further elaborated upon.

3.2 The Local Development Plan Manual (edition 2) provides guidance on assessing the options and in doing so predicting the effects of each option. It provides further guidance on evaluating the anticipated impacts.

3.3 It should be noted that the production of options is an important requirement of the SEA directive. The strategic options will be assessed against the SA-SEA within the Initial Sustainability Appraisal – Strategic Environmental Assessment Report and this will form an important component in the process of selecting the most suitable strategic option for Carmarthenshire.

3.4 Paragraph 8.2.1.2 of the Welsh Government Local Development Plan Manual – Edition 2 August 2015 sets out the tests of soundness. Of particular relevance to the formation, consideration and evaluation of Strategic Options are the following elements:

Test 1: Does the plan fit? (i.e. is it clear that the LDP is consistent with other plans?).

It is considered that all matters raised under this sub-heading within the LDP Manual are relevant, it is considered that with regards to the consideration of the Strategic Options is the requirement for them to accord with the Well-being Goals as set out in the Well-being of Future Generations (Wales) Act 2015 as well as having regard to the Public Service Board's Well-being Plan for Carmarthenshire. In addition, they will need to have regard to national policy and be consistent with local, regional and national plans¹, strategies and utility programmes.

Test 2: Is the plan appropriate? (i.e. is the plan appropriate for the area in the light of the evidence?)

For the consideration of the Strategic Options, it is considered that those questions which are of particular relevance are the consideration of whether the options are locally specific and address the key issues. Additionally, throughout their consideration, but especially through the Strategic Environmental Assessment – Sustainability Appraisal Initial Report, is the need to consider whether the options seek to meet assessed needs and contribute to the achievement of sustainable development. As part of the process of evaluating the Options it will also be necessary to ensure that the 'real' alternatives are being properly considered, which in this case would involve full and genuine consideration of each option.

Test 3: Will the plan deliver? (i.e. is it likely to be effective?)

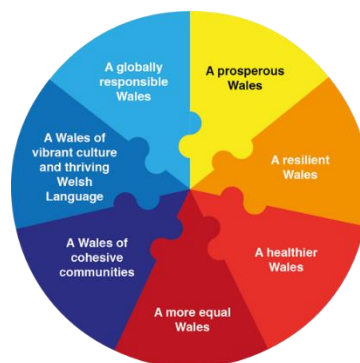
The most relevant questions to consider with regards the deliverability of the Strategic Options is whether the options will be effective and can they be implemented. The distribution of growth will need to be realistically achievable in order to achieve this. Furthermore, the availability of infrastructure and funding will be another key consideration and the availability of these could be a major influencing factor in the geographical distribution of growth in the County.

4. Policy Context

National Policy and Legislation

4.1 The Well-being of Future Generations (Wales) Act 2015 is about improving the social, economic, environmental and cultural well-being of Wales. It identified 7 wellbeing goals and established Public Services Boards (PSBs) for each local authority area in Wales. Each PSB must improve the economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals.

¹ Paragraph 2.1.8 Planning Policy Wales (PPW) (edition 9) November 2016



7 national wellbeing goals

4.2 The Planning (Wales) Act 2015 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) at an all Wales level, and Strategic Development Plans (SDPs) at a regional level to address cross-boundary issues such as housing, employment, waste and transport.

4.3 A consultation on the Issues, Options and Preferred Option for the NDF closed on the 23 July 2018. The NDF will have potential implications at a local level, most notably in terms of whether regional priorities will be set at the national level rather than being borne from the regional level up, based on work undertaken by those regions. There will also be challenges in terms of prioritisation of objectives and reconciling that these are what an area requires rather than a blanket approach imposed at a national level. A range of options are presented with the relationship between regional drivers (e.g. SDPs) and the NDF subject to clarification.

4.4 Planning Policy Wales (PPW – edition 9 – November 2016) sets out the land use planning policy for Wales and should be taken into account when preparing development plans. This guidance is supplemented by a series of Technical Advice Notes (TANs) and Minerals Technical Advice Notes (MTANs).

4.5 A consultation on PPW (edition 10) closed on 18 May 2018. It is proposed to revise PPW in light of the 7 national Well-being goals. There are likely to be implications for the Revised LDP which need acknowledging as considerations. These include the role of SDPs in influencing LDPs strategically, e.g. - setting allocation thresholds allocations. An overriding policy objective to support place-making has been identified. This is supported by five key Planning Principles which are necessary in order to ensure Sustainable Places:

- The Right Development in the Right Place;
- Best Use of Resources;
- Accessible and Healthy Environments;
- Creating and Sustaining Communities; and
- Environmental Protection.

4.6 The understanding of any impact from Brexit will develop as the Revised LDP plan preparation process proceeds.

Regional Policy

4.7 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 Revised LDP in guiding and supporting the City Region's aspirations will be central to its success.

4.8 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. There is reference to 11 major projects overall. Within Carmarthenshire, two specific projects are proposed: It is claimed that the proposed 'world class' Wellness and Life Science Village along the Llanelli coastline will become the largest ever regeneration project in South West Wales and aims to improve the health and wellbeing of people across the region; and a creative industry project at Yr Egin in Carmarthen seeks to take advantage of the new infrastructure proposals of the Internet Coast. It is claimed that Yr Egin will create major and positive change in the creative and digital economy of Wales.

4.9 It is anticipated that SDPs will consider specific strategic elements such as housing, employment, transport, Gypsy and Traveller provision, minerals and waste. In this respect an SDP will allow 'larger than local' issues to be considered and planned for within a strategic context.

Local Policy

4.10 The Carmarthenshire Well-being Plan was approved on 2 May 2018. 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.

4.11 There does not appear to be a clear vision presented in the Well Being Plan which could be used for the Revised LDP. Of particular note however is the fact that the Council has 14 wellbeing objectives (set in 2017-18) included within Appendix 1 of the Well Being Plan. These are as follows:

1. Help to give every child the best start in life and improve their early life experiences;
2. Help children live healthy lifestyles;
3. Continue to improve learner attainment for all;
4. Reduce the number of young adults that are Not in Education, Employment or Training;
5. Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty;
6. Create more jobs and growth throughout the county;
7. Increase the availability of rented and affordable homes;
8. Help people live healthy lives (tackling risky behaviour and obesity);

9. Support good connections with friends, family and safer communities;
10. Support the growing numbers of older people to maintain dignity and independence in their later years;
11. A Council-wide approach to support Ageing Well in the County;
12. Look after the environment now and for the future;
13. Improve the highway and transport infrastructure and connectivity; and
14. Promote Welsh Language and Culture.

5. The County's Character

5.1 Carmarthenshire is a diverse county with the agricultural economy and landscape of the rural areas contrasting with the urban and industrial and post-industrial south-eastern area. However, 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 more apparent in rural Carmarthenshire than it is in the south and east of the County where 65% of the population reside on 35% of the land. The diversity of the County is a key consideration for the Plan and an informing element for selecting the best strategy and distribution of growth for the County

5.2 The main urban centres of the County include Llanelli, Carmarthen and the Ammanford / Cross Hands area. There are a number of settlements varying in size often making notable contributions to the needs and requirements of their community and the surrounding area. A number of rural villages and settlements are self-sufficient in terms of facilities and services, however, other smaller settlements lack services and facilities.

5.3 The majority of existing housing and employment provision is within the established urban centres of Llanelli, Carmarthen, and the Ammanford / Cross Hands grouping of settlements. These settlements demonstrate sustainability and accessibility attributes, particularly in terms of important transport routes (including road/rail) as well as services (e.g. healthcare, retail and education). These areas are where the majority of the County's population reside and in the current LDP these areas have seen the majority of growth. However, these urban areas are supported by a range of smaller settlements differing in size and in their role and function. Each spatial option outlined below takes into consideration the method for directing growth and development through the LDP's strategy.

6. Evidence Base

6.1 In accordance with statutory requirements the Council has prepared and published three Annual Monitoring Reports (AMRs) on the Adopted LDP to date. The Review Report (ratified by full Council in January 2018) highlights a number of principle reasons for the review and in concluding that a 'full revision' of the Plan is necessary.

6.2 The ongoing review of data, statistics and information is important to the LDP and subsequent policies developed. Work has commenced on data gathering and collation and the findings shall be published throughout the preparation of the Revised LDP. Of particular relevance at this early stage of the Revised LDP's preparation is the publication of the Issues, Vision and Objectives Paper - which sets out the key considerations for Carmarthenshire – and the Population Distribution Topic Paper which sets out the projected growth requirements for Carmarthenshire.

6.3 The Issues, Vision and Objectives Topic Paper identifies the key issues and the objectives for the LDP. These are an important informant in identifying appropriate spatial options and to assist in the process of their assessment and evaluation. These are noted below for reference, however, further information on the identification process can be found in the Topic Paper itself. The 33 summary draft issues are as follows:

A Prosperous Carmarthenshire

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

A Resilient Carmarthenshire

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

A Healthier Carmarthenshire

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

A More Equal Carmarthenshire

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

A Carmarthenshire of Cohesive Communities

- 18 Lack of new homes being built in some Service Centres and Local Service Centres.

- 19 Lack of a five year supply of housing land and the need for a housing mix.
- 20 Changes in population and household forecasts indicate that significantly less homes are needed through to 2033.
- 21 Housing sites not being brought forward and built
- 22 A predominantly rural county where 60% of the population live in rural areas.
- 23 Ensuring infrastructure capacity can support development, including highways.
- 24 The need to promote and access alternative forms of transport.
- 25 Lack of employment opportunities, broadband and public services in rural areas.
- 26 Need to appreciate the sense of place – a county of contrasts.

A Carmarthenshire of Vibrant Culture and Thriving Welsh Language

- 27 Disused buildings across the County.
- 28 Need to measure the impact of development upon the Welsh language
- 29 Need for affordable housing within our communities to retain young families
- 30 Important archaeological sites and historic features
- 31 Highest number of Welsh speakers in Wales

A Globally Responsible Carmarthenshire

- 32 Emerging national and regional considerations including Brexit, National Development Framework, Strategic Development Plans and the review of Planning Policy Wales (Edition 10).
- 33 Need to promote energy efficiency in proposed and existing developments.

6.4 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.
- SO2 To assist with widening and promoting wellbeing opportunities through access to community, leisure and recreational facilities as well as the countryside.
- SO5 To safeguarded and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.

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.
- 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.

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.
- SO7 To make a significant contribution towards tackling the cause and adapting to the effect of climate change, including promoting the efficient use and safeguarding of resources.
- SO8 To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.

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.
- SO10 To make provision for an appropriate mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.
- SO11 To assist in protecting, enhancing and promoting the Welsh Language and the County's unique cultural identity, assets and social fabric.
- 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.
- SO13 To make provision for sustainable & high quality all year round tourism related initiatives.

- SO14 To reflect the requirements associated with the delivery of new development, both in terms of hard and soft infrastructure (including broadband).

7. Engagement

Engagement with County Councillors

7.1 There has been extensive consultation undertaken with Elected County Councillors through a number of channels. At the time of writing, these have included five meetings of the Advisory Panel along with presentations to three of the Political Groups.

7.2 The Advisory Panel's primary purpose is to take political ownership of the Revised LDP and ensure that the plan making process is managed in accordance with those relevant procedures and protocols.

7.3 At the meeting of the Advisory Panel on 17th July 2018, the 6 Spatial Options were presented to the Panel along with the possible option of selecting an option wholly different from those presented as well as the option of creating a 'hybrid' spatial option. The Panel favoured Option 4 – Community Led Option and voiced concerns regarding Options 5 and 6 which focus the majority of growth in the southern part of the County. In addition, the Panel emphasised the importance of addressing cross-border issues and the needs of the rural areas.

Key Stakeholder Forum

7.4 The process for preparing the Revised LDP encourages a wide range of organisations and groups to work with the Council² to help set the broad strategy of the plan from a very early stage of preparation. So whilst the Council as Local Planning Authority (LPA) is responsible for producing the plan (and the Advisory Panel provides the political steer) it is essential that its preparation and content reflect the views and preferences of the community at large, and that it is based on consensus.

7.5 At the second meeting of the Key Stakeholder Forum on the 13th September 2018 the 6 Spatial Options were presented to the Forum along with the possible option of selecting an option wholly different from those presented as well as the option of creating a 'hybrid' spatial option. The presentation was followed by a workshop which offered the opportunity for the Forum to offer their opinions on the different spatial options and to share these with the Forum as a whole.

7.6 The Forum outlined what they considered would be the likely positive and negative effects of each of the six options. Whilst there was no clear decision on which option was favoured by the Forum, the feedback provided was generally more positive in respect of options 1 and 4. Whilst it was acknowledged that there were elements of options 5 and 6 which provided benefits in attracting inward investment there were concerns that they focussed heavily on the southern part of the County. A copy of the Key Stakeholder Forum 2 Report which captures the Forum's feedback is available for viewing on the Council's website.

² Paragraph 2.5.2 Planning Policy Wales (2015) Edition 9 November 2016

Developers' Forum

7.7 Engagement with developers operating in Carmarthenshire is key to ensuring that the Revised LDP is realistically deliverable. As part of the preparations of the LDP a forum has been set up for developers with a view of gauging their views on key issues and to influence the production of a Plan which is deliverable. The Forum comprises a cross-section of developers from a variety of companies, with varied expertise and who operate on varying scales.

7.8 At the second meeting of the Developers' Forum on the 20th September 2018 the 6 Spatial Options were presented to the Forum along with the possible option of selecting an option wholly different from those presented as well as the option of creating a 'hybrid' spatial option. Generally, the feedback emphasised the importance of a spatial option which responded to market demand whilst also ensuring that there were plenty of rural opportunities as well as small-scale opportunities.

8. Considerations and Drivers

8.1 The strategic spatial options have been developed in response to the needs of Carmarthenshire and the challenges that it faces. National Policy and legislation as well as local plans and strategies also provide a framework for developing strategic growth and spatial options.

8.2 Below are some of the factors which influence or contribute towards the selection of a strategic direction for the LDP, including the consideration of a settlement pattern and the distribution of development. The spatial options outlined below have therefore been evaluated in terms of their compliance with the Council's well-being objectives and the main considerations outlined below.

Sustainability

8.3 The emphasis placed upon sustainability significantly influences the direction taken and choices made when selecting an appropriate strategy and spatial distribution of growth for the LDP. National Planning Policy places requirements on the land use planning system and development plans to fulfil its role in the delivery of sustainable development. In addition, the Well-being of Future Generations (Wales) Act 2015 is based upon the principles of sustainability and is designed with the main aim of facilitating the delivery of public services which meets the needs of the present without compromising the ability of future generations to meet their own needs.

8.4 The Carmarthenshire Public Services Board has the responsibility of preparing a Well-being Plan and CCC have in conjunction with this work prepared their well-being objectives. The LDP must be prepared in accordance with these objectives and the well-being goals as set out in the legislation.

Climate Change

8.5 The climate change agenda raises a number of issues which impact upon local planning authorities. The LDP is an important instrument in addressing the challenges posed. These challenges include addressing the causes and impacts of climate change by

reducing predicted CO2 emissions, taking account of changes in weather patterns and managing the general uncertainty associated with climate change.

8.6 The Welsh Government is committed to reducing emissions of greenhouse gases and to respond in an effective manner to the change already underway. The links between climate change and the sustainability agenda (and products of environmental interaction and this changes in climate, such as flood risk and coastal erosion) are largely established and the LDP and its strategy is expected to show an understanding and awareness of such factors. The selection of an appropriate spatial strategy and its potential contribution in addressing climate change is therefore an important consideration. The selection of the preferred spatial option needs to have due regard to climate change and sustainability if the plan is to be implementable, particularly with a view to contributing to meeting national objectives and to accord with the well-being goals.

Natural Environment

8.7 The quality of the landscapes and natural environment of the County contributes significantly to the County's identity, character and distinctiveness and is a core component of sustainable development. The protection and enhancement of the natural environment and our natural resources is a key consideration for the LDP's Strategy. The impact of any spatial option upon the natural environment will be assessed as part of the Initial Sustainability Appraisal – Strategic Environmental Assessment (SA-SEA) Report. It features as a key consideration in the well-being goal for a resilient Wales 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). The Environment (Wales) Act 2016 expands the duty placed on public bodies, requiring them to maintain and enhance biodiversity and promote ecosystem resilience.

Population and Household Formation

8.8 Demographic information and patterns of population change represent important components of strategic planning and underpins much of the County's service delivery provision as well as directing investment and growth. Information is needed on the size of the population, its rate of growth, its distribution and its composition by sex, age and socio-economic group. Projections of future population are therefore vital for development plan purposes and assessing how much land must be made available for housing, employment and other major uses. Population projections and other demographic factors indicate the requirements or demands for future housing growth. However, further consideration and discussion in respect of the Carmarthenshire's growth requirements and projected housing need is set out in the Population and Household Projection Topic Paper.

Housing Delivery

8.9 The table below shows the number of residential units which have been completed during the LDP period up to, and including the year 2016/2017. In terms of the distribution of completed units on large sites, between 60% and 80% of the units are within the Growth Areas. The table shows that the delivery of housing has been weak in the Service Centres and Local Service Centres, whilst housing delivery has been stronger in the Sustainable Communities. The housing delivery and trends are important factors in the consideration of

the LDP's strategy and is one factor in contributing to building an understanding of market demand and projected delivery.

Tier	2006 /2008	2008/ 2009	2009 /2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	Total
Tier 1	304	182	160	356	195	242	303	305	399	320	264	3030
Tier 2	166	30	27	54	14	15	11	62	29	10	5	423
Tier 3	76	24	10	25	17	20	27	30	13	57	56	355
Sustainable Communities	101	27	103	128	50	40	38	32	75	39	81	714
Total	647	263	300	563	276	317	379	429	516	426	406	4522

Retail

8.10 Historically, Carmarthenshire has had 3 principal retail centres – Carmarthen, Llanelli and Ammanford - which is reflected in the current LDP's retail hierarchy and the status which they are afforded through planning policies. Further retail offer is provided through a localised provision in the smaller settlements in the County, mainly in the Service Centres with some limited convenience provision the Local Service Centre.

8.11 The role that a particular retail centre plays in serving a wider area inevitably depends upon its level of offer and as such a hierarchy has developed. For example, Carmarthen is recognised as having a regional influence. However, the service contribution of any given retail area (be it a town centre or individual convenience store) should not be underestimated with factors such as geographical location and the goods sold all contributing to its respective value to the local or wider community. It is therefore as important to consider the regional retail offer as well as the local convenience offer which supports the county's communities and promotes a sustainable shopping pattern.

Employment and the Economy

8.12 The creation of job opportunities is an ongoing priority for Carmarthenshire. A key consideration for the LDP's Strategy will be not only the amount and location of employment land to be provided but also the flexibility, range and choice of sites which are provided and potentially available. The Plan's strategy will therefore need to ensure that there is sufficient flexibility to respond to and attract investment into Carmarthenshire and to cater for varying economic needs be they for large enterprises or small businesses.

8.13 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.

8.14 In terms of the employment provision in the current LDP the Carmarthenshire Employment Sectoral Study concludes that although a substantial amount of land is allocated to new employment use, the extent to which this has been taken up in recent years – both through planning permissions and actual development – means that without a renewed supply of additional employment land in the next LDP, the full potential for employment will be severely constrained.

Transport

8.15 The County is well positioned on the A40, A477 and A48 trunk roads. Their connections to the west provide links to the Irish ferry ports, with the M4 providing a strategic linkage to the east. This east-west link is further emphasised by the West Wales railway line which extends from Swansea (and the wider rail network - including London) through to Pembrokeshire via Carmarthen and Llanelli. Going north, the A40 and A483 leads to mid-Wales, and supported by the Heart of Wales Railway line. This is further supplemented by the numerous bus routes and public transport links throughout the County.

8.16 Strategic highways and transport issues will be an important component in the identification of the strategy and will have a direct bearing on the distribution of growth. In this respect its availability will be a key consideration, similarly the potential for development to act as a facilitator and enable to transport improvements will be considered as the strategic approach develops.

Accessibility and Infrastructure

8.17 The relationship of new developments to infrastructure (such as water supply, sewerage, drainage etc.) is an important consideration as part of any sustainable spatial strategy as indeed is the availability of a choice of transport modes.

8.18 There is a need to reflect the overarching sustainable objectives through reducing the need to travel and to recognise the implications of climate change (however this must also be considered against a largely rural backdrop throughout much of the County and the reliance of the motor car). Through controlling the location of new development, land use planning may influence (and potentially reduce) the need for the use of the private car and facilitate opportunities for the use of other modes of transport including public transport, walking and cycling.

8.19 The proximity of, and access to, transport nodes and corridors are important considerations in the development of a settlement hierarchy for the LDP. The availability of the public transport infrastructure is likely to emerge as valuable consideration in the site selection process.

9. Spatial Options

9.1 This chapter provides an outline of possible Spatial Options. The following Spatial Options have been presented for consideration:

- Option 1 - Current LDP Option
- Option 2 - Infrastructure and Transport Network Option
- Option 3 - Dispersal Option
- Option 4 - Community Led Option
- Option 5 - Swansea Bay City Region Influence Option
- Option 6 - Market Led Option

9.2 The Population Distribution Topic Paper identifies how much growth is required in Carmarthenshire for the Revised LDP plan period, however, the following spatial options outline how that identified growth could be distributed to across the County. In accordance with Welsh Government guidance it is important that only realistic and achievable options to accommodate growth are set out rather than list all eventualities.

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

9.4 No single option is considered preferable at this stage and there remains scope and flexibility for the options to be adapted to take account of additional factors.

9.5 The Strategic Environmental Assessment – Sustainability Appraisal (SEA-SA) assessed the anticipated impacts of each Spatial Option against the Objectives of the LDP. The summarised findings of the SA-SEA Report are noted below alongside an explanation of the symbols used as part of the appraisal criteria.

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 be in 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
	Effect on the Sustainability objective depends on how the policy and allocation are implemented	Suggestions for implementation

?	Uncertain effect – need more information	Consider where this will come from – who has it? What will be done about collecting it? When will it be collected?
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Table 1 Sustainability Appraisal Criteria

9.6 Option 1 - Current LDP Option

Description

Utilising the settlement hierarchy to allow for a proportional distribution of development based on sustainability principles

Spatial Expression / Settlements Affected

This Option is based on the 4 tier settlement hierarchy.

Summary Assessment

This option 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 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



Positives

- Reduces the number of journeys and journey distances thus contributing to

Negatives

- Does not sufficiently take into account market demand based upon the past delivery rates.

<p>the environmental resilience of the County</p> <ul style="list-style-type: none"> • Reflects current service provision and the availability of facilities • Benefits social inclusion through access to transport, services and facilities • Proportionate distribution of growth reflecting the current population distribution. • Largely consistent with current and emerging national planning policies 	<ul style="list-style-type: none"> • Housing previously apportioned to the second and third tiers of the settlement hierarchy have not delivered in accordance with the Plan's strategy • Does not fully reflect the role of settlements in their wider context • Places pressure on communities in those areas that have historically taken most development • Does not deliver flexibility and opportunities for small-scale rural development
<p>Performance against the Council's Well-being Objectives</p>	
<p>Start Well - Help to give every child the best start in life and improve their early life experiences</p>	<p>Green</p>
<p>Start Well - Help children live healthy lifestyles</p>	<p>Green</p>
<p>Start Well – Continue to improve learner attainment for all</p>	<p>Green</p>
<p>Start Well – Reduce the number of young people that are Not in Education, Employment or Training (NEET)</p>	<p>Amber</p>
<p>Start Well / Live Well – Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty</p>	<p>Green</p>
<p>Live Well – Create more jobs and growth throughout the county</p>	<p>Amber</p>
<p>Live Well – Increase the availability of rented and affordable homes</p>	<p>Green</p>
<p>Live Well – Help people live healthy lives (tackling risky behaviour and obesity)</p>	<p>Green</p>
<p>Live Well / Age Well – Support good connections with friends, family and safer communities</p>	<p>Green</p>
<p>Age Well – Support the growing numbers of older people to maintain dignity and independence in their later years</p>	<p>Green</p>
<p>Age Well – A Council-wide approach to support Ageing Well in Carmarthenshire</p>	<p>Green</p>
<p>Healthy and Safe Environment – Look after the environment now and in the future</p>	<p>Green</p>
<p>Healthy and Safe Environment – Improve the highway and transport infrastructure and connectivity</p>	<p>Amber</p>
<p>Healthy and Safe Environment – Promote Welsh Language and Culture</p>	<p>Green</p>
<p>Building a Better Council and Making Better Use of Resources</p>	<p>Green</p>

Table 2: Option 1 – Current LDP Option

9.7 Below is a summary of the assessment of Option 1 taken from the SA-SEA Report.

SA Objective	Option 1
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	+

Table 3: Summary of the SA Assessment of Option 1

Conclusions

9.8 In relative terms, this option fares well against the Well-being Objectives and the SA Objectives. This is likely to be largely down to the proportional distribution of growth across a four-tier settlement hierarchy which reflects the existing scale of settlements.

9.9 This option represents a continuation of the existing LDP strategy and as such reference is made 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.

9.10 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.

9.11 Option 2 - Infrastructure and Transport Network Option

Description

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

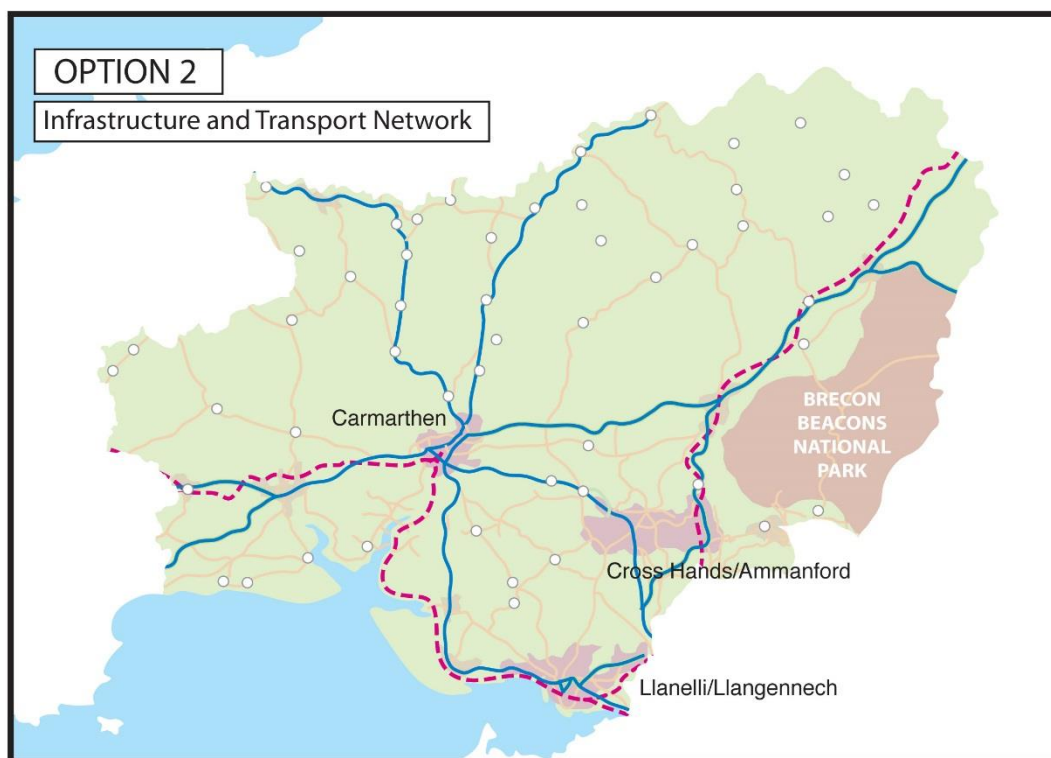
Spatial Expression / Settlements Affected

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

Summary Assessment

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

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



Positives

- Availability of highway infrastructure
- The highway network is closely aligned with the main urban areas in the County.
- Convenient linkages to cross border settlements.
- Focusses resources and funding to specified hubs and corridors thus enabling development in these areas
- Focusses growth in areas well-served by transport infrastructure thus delivering a sustainable pattern of growth

Negatives

- May not meet the housing and employment needs of some communities as the main informant for the strategy would be infrastructure provision and capacity
- Highway capacity issues could restrict the delivery of the strategy at the specified locations
- May be driven and restricted by infrastructure investment rather than informing and driving the priorities for investment in infrastructure

<ul style="list-style-type: none"> • Focusses growth in the County’s towns, market towns and larger villages as well as the previously identified growth areas • The availability of infrastructure provides developers with a level of certainty regarding the costs and timescales for delivering allocated sites • This strategy could be responsive to the changing location of healthcare provision in the County by encouraging growth in the locality of new healthcare provision • The availability of infrastructure will require less mitigation in terms of the impacts of development and growth 	<ul style="list-style-type: none"> • May lack flexibility to deal with unforeseen highway and infrastructure capacity issues • Could place pressure on the natural environment, particularly in areas that have historically taken most development • The provision and availability of infrastructure may not align with the needs of the local communities and what the market demands • It may not reflect the principles of sustainability • It does not take account of where housing and employment opportunities are needed • Focus on corridors has little regard for the existing settlement pattern. • Does not provide for growth opportunities in rural settlements
Performance against the Council’s Well-being Objectives	
Start Well - Help to give every child the best start in life and improve their early life experiences	Amber
Start Well - Help children live healthy lifestyles	Green
Start Well – Continue to improve learner attainment for all	Amber
Start Well – Reduce the number of young people that are Not in Education, Employment or Training (NEET)	Amber
Start Well / Live Well – Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty	Amber
Live Well – Create more jobs and growth throughout the county	Red
Live Well – Increase the availability of rented and affordable homes	Green
Live Well – Help people live healthy lives (tackling risky behaviour and obesity)	Green
Live Well / Age Well – Support good connections with friends, family and safer communities	Amber
Age Well – Support the growing numbers of older people to maintain dignity and independence in their later years	Amber
Age Well – A Council-wide approach to support Ageing Well in Carmarthenshire	Amber
Healthy and Safe Environment – Look after the environment now and in the future	Green
Healthy and Safe Environment – Improve the highway and transport infrastructure and connectivity	Amber
Healthy and Safe Environment – Promote Welsh Language and Culture	Amber
Building a Better Council and Making Better Use of Resources	Green

Table 4: Option 2 - Infrastructure and Transport Network Option

9.12 Below is a summary of the assessment of Option 2 taken from the SA-SEA Report.

SA Objective	Option 2
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	-

Table 5: Summary of the SA Assessment of Option 2

Conclusions

9.13 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.

9.14 However, as part of the assessment of priorities for rural areas (as elaborated upon in the Issues, Vision and Objectives Topic Paper) the need for appropriate infrastructure and in particular the need for highway, broadband and transport infrastructure to be made available. This Option focusses on the availability, or planned availability, of infrastructure, however, it is unlikely to meet the needs of the rural areas which are not within close geographical proximity to the existing highway network. This could result in a disparity of access to services across the County and could serve to discourage growth in areas where there may be demand or need for additional housing and employment opportunities.

9.15 Option 3 - Dispersal Option

Description

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

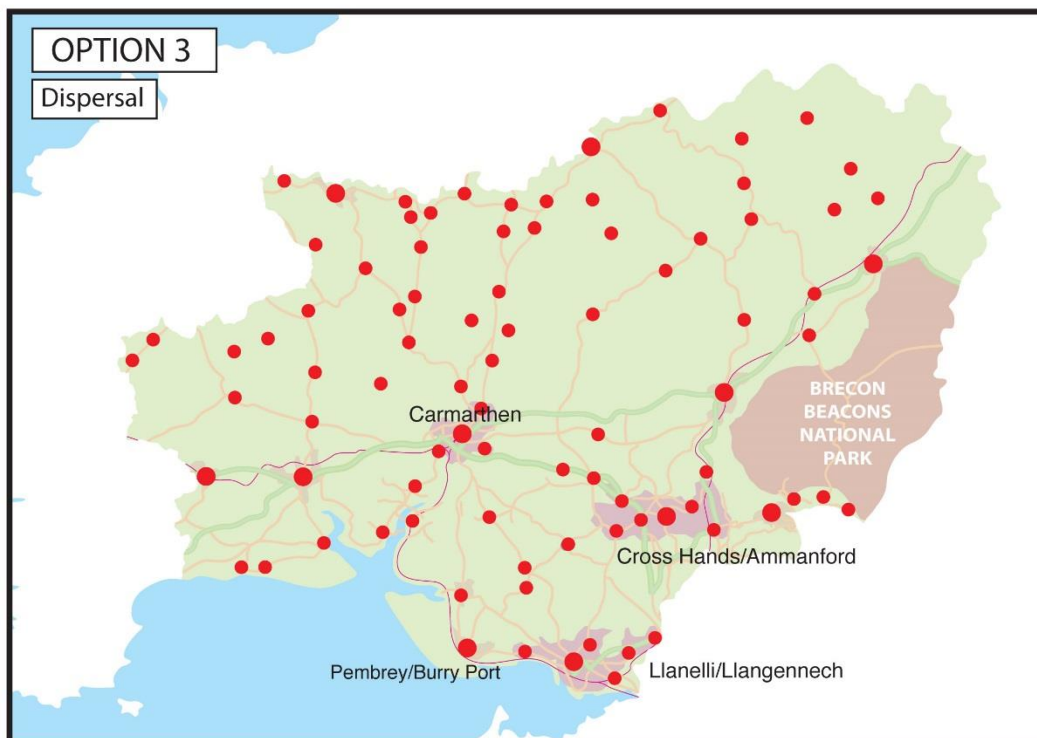
Spatial Expression / Settlements Affected

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.



Positives

- Relieves development pressures on urban areas by encouraging new development towards villages and rural centres.
- Growing rural settlements are better able to retain services and facilities.
- Larger scale residential developments could provide additional opportunities for affordable housing in rural areas.
- Dispersed growth allows flexibility to respond to area specific constraints by dispersing development across a larger number of locations.
- Responds to the development needs of both urban and rural communities

Negatives

- Does not take into account the needs of areas.
- Requires the release of greenfield land.
- Growth of settlements in sensitive areas could damage those areas.
- Lack of accessibility to public transport would result in an increase in number and length of car journeys.
- Requires high levels of investment in infrastructure, services and facilities.
- May contribute to social exclusion due to increased energy and travel costs.
- Does not take into account market demand
- Is unlikely to accord with the principles of sustainability and national planning policy.

	<ul style="list-style-type: none"> • Could potentially impact upon the character and culture of rural areas. • May impact upon service delivery through an unsustainable pattern of development.
Performance against the Council's Well-being Objectives	
Start Well - Help to give every child the best start in life and improve their early life experiences	Green
Start Well - Help children live healthy lifestyles	Green
Start Well – Continue to improve learner attainment for all	Amber
Start Well – Reduce the number of young people that are Not in Education, Employment or Training (NEET)	Amber
Start Well / Live Well – Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty	Amber
Live Well – Create more jobs and growth throughout the county	Amber
Live Well – Increase the availability of rented and affordable homes	Green
Live Well – Help people live healthy lives (tackling risky behaviour and obesity)	Red
Live Well / Age Well – Support good connections with friends, family and safer communities	Red
Age Well – Support the growing numbers of older people to maintain dignity and independence in their later years	Amber
Age Well – A Council-wide approach to support Ageing Well in Carmarthenshire	Amber
Healthy and Safe Environment – Look after the environment now and in the future	Amber
Healthy and Safe Environment – Improve the highway and transport infrastructure and connectivity	Red
Healthy and Safe Environment – Promote Welsh Language and Culture	Amber
Building a Better Council and Making Better Use of Resources	Red

Table 6: Option 3 - Dispersal Option

9.16 Below is a summary of the assessment of Option 3 taken from the SA-SEA Report.

SA Objective	Option 3
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	-

Table 7: Summary of the SA Assessment of Option 3

Conclusions

9.17 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. Furthermore, it would raise serious issues in relation to the Council's Well-being Objective to make better use of resources. It is anticipated that this Option would require additional investment in order to deliver services to residents in the rural parts of the County who may be located longer distances from services and facilities.

9.18 This option does however through its broad brush approach to distribution of growth focus additional growth in rural areas. It is recognised that a significant proportion of the County is rural and that the chosen preferred option will be required to have appropriate regard to rural considerations and these.

9.19 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.

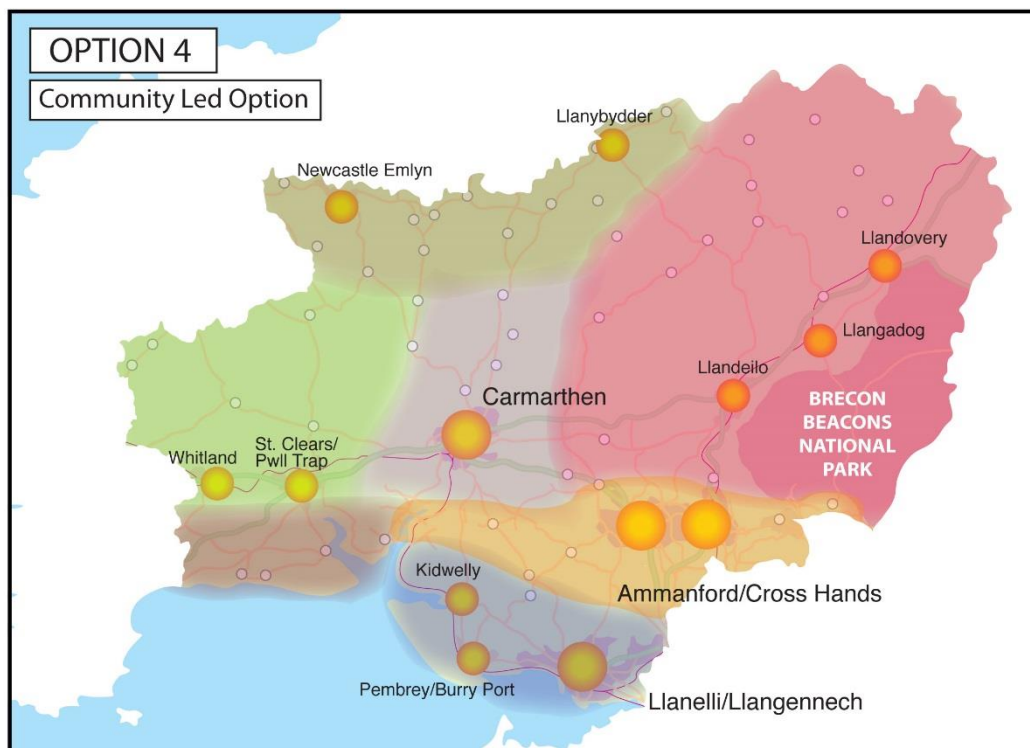
Summary Assessment

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.

Similarly to Option 1, this option seeks to provide proportional distribution of growth to both urban and rural areas. However, whilst Option 1 draws significantly upon the existing scale of settlements this option allows flexibility to earmark the apportioned growth within a wider area rather than restricting growth to the larger settlements. It also looks to reflect the role which settlements play within their localities in supporting sustainable communities. This is informed by the Role and Functions Topic Paper.



Positives

- Provides a balance between the contrasting urban and rural areas of the county which reflects the principles of sustainability
- Apportioned growth would reflect the role which settlements play within their communities
- Supports the ongoing use of community facilities and services in both rural and urban areas
- Provides the potential to support the retention of younger people within the settlement.
- Could result in greater investment opportunities in the rural areas
- Could allow for a flexible approach to small-scale growth in rural communities
- Provides the potential to apportion growth in a manner which acknowledges and respects the characteristics of settlements.

Negatives

- Could result in development in environmentally unsustainable locations
- Could result in disproportionate growth in rural areas
- Development in rural areas could generate significant car journeys which would be contrary to the principles of sustainability
- It is unclear whether growth allocated to some settlements within rural areas, particularly the market towns, would materialise given that limited growth has successfully occurred within these areas in the past; this could compromise the delivery of the Plan.

<ul style="list-style-type: none"> • May contribute to social inclusion in rural areas through encouraging growth and investment in services and facilities, whilst reflecting, and where appropriate, enforcing the role of existing urban centres. 	
Performance against the Council's Well-being Objectives	
Start Well - Help to give every child the best start in life and improve their early life experiences	Green
Start Well - Help children live healthy lifestyles	Green
Start Well – Continue to improve learner attainment for all	Green
Start Well – Reduce the number of young people that are Not in Education, Employment or Training (NEET)	Green
Start Well / Live Well – Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty	Green
Live Well – Create more jobs and growth throughout the county	Amber
Live Well – Increase the availability of rented and affordable homes	Green
Live Well – Help people live healthy lives (tackling risky behaviour and obesity)	Green
Live Well / Age Well – Support good connections with friends, family and safer communities	Green
Age Well – Support the growing numbers of older people to maintain dignity and independence in their later years	Green
Age Well – A Council-wide approach to support Ageing Well in Carmarthenshire	Green
Healthy and Safe Environment – Look after the environment now and in the future	Green
Healthy and Safe Environment – Improve the highway and transport infrastructure and connectivity	Amber
Healthy and Safe Environment – Promote Welsh Language and Culture	Green
Building a Better Council and Making Better Use of Resources	Green

Table 8: Option 4 - Community Led Option

9.20 Below is a summary of the assessment of Option 4 taken from the SA-SEA Report.

SA Objective	Option 4
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	++

Table 9: Summary of the SA Assessment of Option 4

Conclusions

9.21 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.

9.22 This option compares well when considered against the Sustainability Appraisal Objectives and the Council's Well-being Objectives.

9.23 Feedback indicates that the option would need to be appropriately balanced to ensure growth is distributed in an appropriate and deliverable manner. Whilst there has been relatively positive feedback in respect of the principles which underpin this option, there have also been concerns that it may not be entirely realistically deliverable. This option does not explicitly draw reference to market demands and market trends and it is acknowledged that growth must be apportioned to areas where there is a desire, demand or incentive to deliver that growth.

9.24 Option 5 - Swansea Bay City Region Influence Option

Description

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

Spatial Expression / Settlements Affected

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

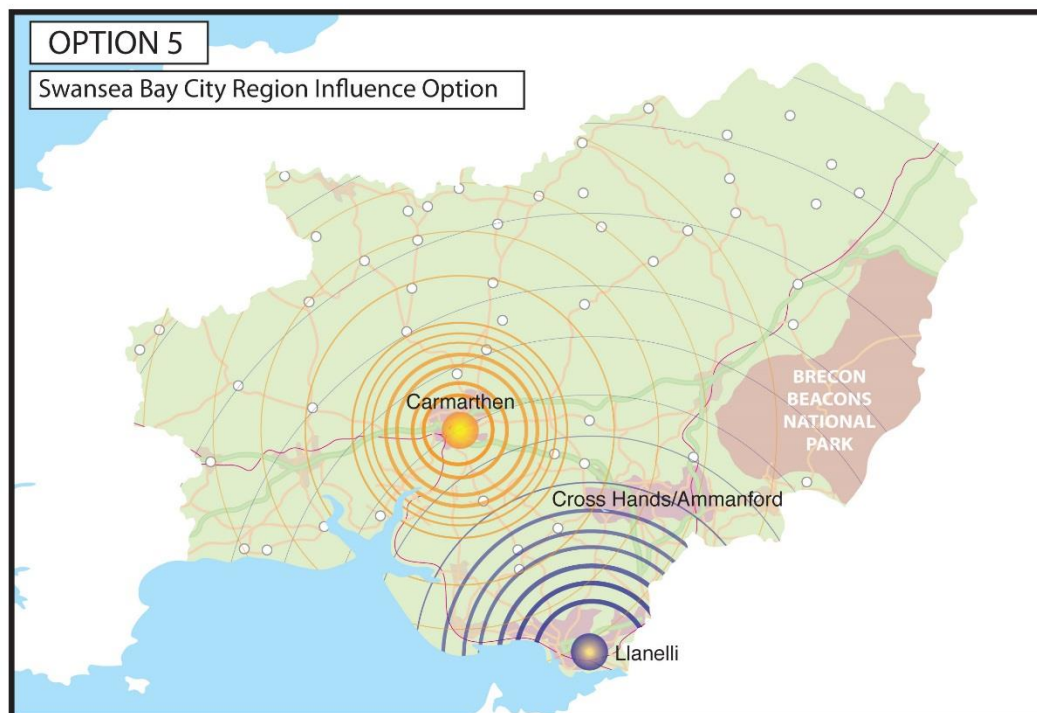
Summary Assessment

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

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

This Option is likely to see the majority of growth being focussed in Carmarthen and Llanelli and the surrounding areas, however, the settlements further away from Carmarthen and Llanelli may potentially see very little growth. It may provide

opportunities for spin-off investments and entrepreneurship based activities by building on the City Deal priorities.



Positives

- Likely to result in significant job creation
- The commitment already given to significant investment in these projects would improve the Option’s deliverability
- Development would build on, and benefit from, significant investment and resources focussed to facilitate the delivery of the Swansea Bay City Deal
- Future employment opportunities and residential development would be well aligned which should contribute to a more sustainable pattern of development
- Would allow for continued regard for the existing settlement pattern

Negatives

- Potentially limited growth focussed to the north of the county
- Constrains development outside urban centres.
- Increases the potential for the over development of urban areas resulting in concentration and ‘town cramming’.
- Development needs may result in pressures on urban green spaces.
- Places additional pressures on urban public services.
- Would restrict proposals within rural areas with potential impacts on local service provision and population level.
- The areas furthest away from the project areas will be likely to depend upon broadband provision and speed in order to benefit from the investment in these areas.

Performance against the Council’s Well-being Objectives

Start Well - Help to give every child the best start in life and improve their early life experiences	Amber
Start Well - Help children live healthy lifestyles	Green
Start Well – Continue to improve learner attainment for all	Amber

Start Well – Reduce the number of young people that are Not in Education, Employment or Training (NEET)	Green
Start Well / Live Well – Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty	Green
Live Well – Create more jobs and growth throughout the county	Green
Live Well – Increase the availability of rented and affordable homes	Green
Live Well – Help people live healthy lives (tackling risky behaviour and obesity)	Green
Live Well / Age Well – Support good connections with friends, family and safer communities	Amber
Age Well – Support the growing numbers of older people to maintain dignity and independence in their later years	Amber
Age Well – A Council-wide approach to support Ageing Well in Carmarthenshire	Amber
Healthy and Safe Environment – Look after the environment now and in the future	Green
Healthy and Safe Environment – Improve the highway and transport infrastructure and connectivity	Amber
Healthy and Safe Environment – Promote Welsh Language and Culture	Amber
Building a Better Council and Making Better Use of Resources	Green

Table 10: Option 5 - Swansea Bay City Region Influence Option

9.25 Below is a summary of the assessment of Option 5 taken from the SA-SEA Report.

SA Objective	Option 5
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	-

Table 11: Summary of the SA Assessment of Option 5

Conclusions

9.26 This Option aligns with regional economic plans which it is considered will have beneficial impacts on the County's economy and draw inward investment. Furthermore, it

gives full recognition of the strategic importance of the identified sites – Yr Egin and The Life Science and Well-being Village.

9.27 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. Engagement with stakeholders raised concerns over the concentration of growth being centred around the Carmarthen and Llanelli areas and the lack of growth apportioned to the northern part of the County and the SA-SEA Report notes that the long-term effects upon the County's economy under this option are uncertain and could potentially exacerbate a disparity between the economic standing of the north and the south of the County.

9.28 Nevertheless, the engagement and assessment to date acknowledges the regional importance of these projects and the investment which they will attract. It should therefore be recognised and reflected in any preferred option for the Revised LDP.

9.29 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

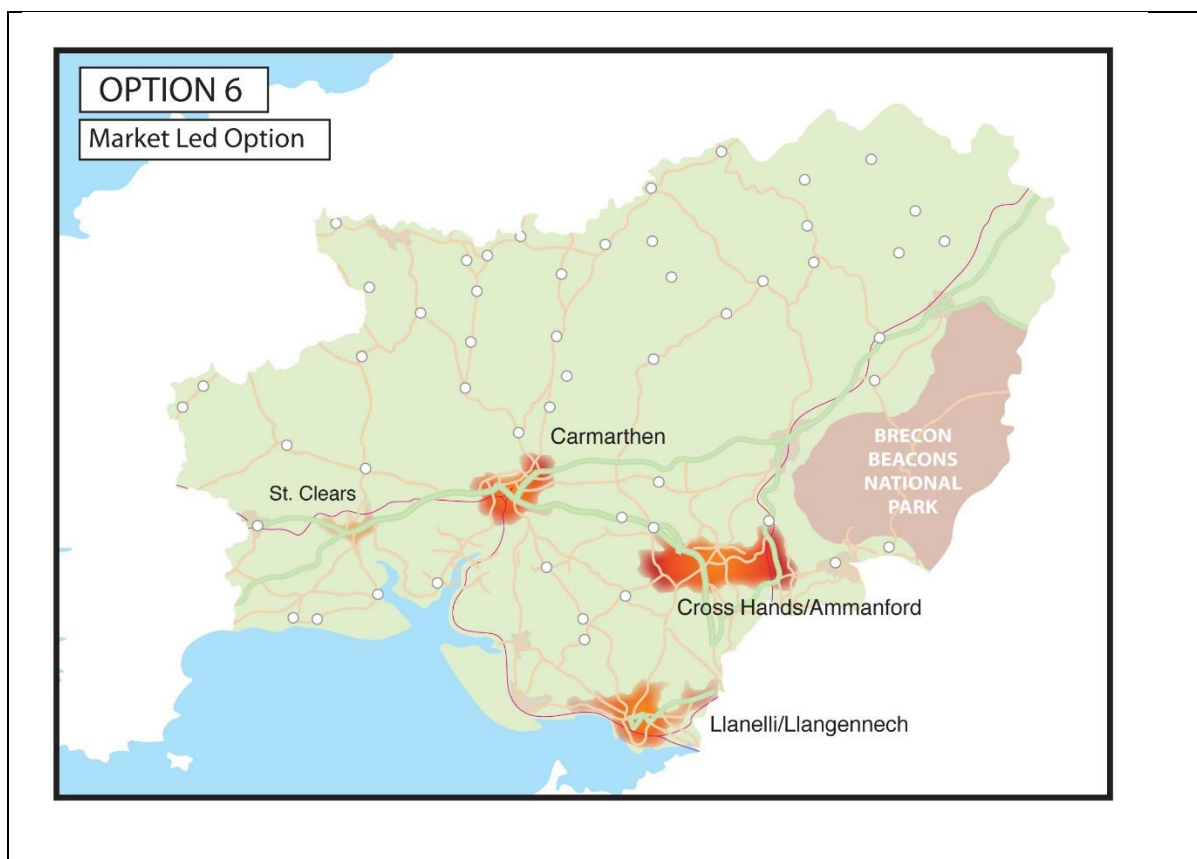
Growth would be focussed in the top tier of the adopted LDP's settlement hierarchy comprising Carmarthen, Llanelli and Ammanford / Cross Hands areas.

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.



Positives

- A focus on delivery by market forces with minimal public sector involvement.
- New developments would be well related to the existing transport infrastructure and existing services and facilities.
- Likely to allow for financial viability and profitability.
- Provides homes in the areas which are popular with the majority and therefore would perform well in regards to the supply and demand of housing.

Negatives

- Given the proximity and accessibility of the Llanelli area to the County's boundary with Swansea County, this option could increase the supply of housing to meet demands from outside the plan area.
- Subject to market trends and influenced by economic boom and recession.
- This Option focusses growth in existing urban settlements and would be less likely to recognise the role of rural areas.
- Could contribute to congestion along the highway network in the areas identified for a higher proportion of growth, particularly in the Llanelli area.
- May not be sufficiently flexible to respond to changes in market demand, particularly in response to changes in the preferred locations.
- The spatial option would be informed by past build rates however this may not be a true reflection of what the market demands given that there could be a desire to build and live in other locations but other constraints and financial

	<p>viability may impede the delivery of sites at these locations.</p> <ul style="list-style-type: none"> • Places pressure on communities in those areas that have historically taken most development. • Places pressures on greenspaces in the areas identified to accommodate the majority of growth.
Performance against the Council's Well-being Objectives	
Start Well - Help to give every child the best start in life and improve their early life experiences	Red
Start Well - Help children live healthy lifestyles	Red
Start Well – Continue to improve learner attainment for all	Amber
Start Well – Reduce the number of young people that are Not in Education, Employment or Training (NEET)	Amber
Start Well / Live Well – Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty	Red
Live Well – Create more jobs and growth throughout the county	Red
Live Well – Increase the availability of rented and affordable homes	Green
Live Well – Help people live healthy lives (tackling risky behaviour and obesity)	Amber
Live Well / Age Well – Support good connections with friends, family and safer communities	Amber
Age Well – Support the growing numbers of older people to maintain dignity and independence in their later years	Amber
Age Well – A Council-wide approach to support Ageing Well in Carmarthenshire	Amber
Healthy and Safe Environment – Look after the environment now and in the future	Amber
Healthy and Safe Environment – Improve the highway and transport infrastructure and connectivity	Red
Healthy and Safe Environment – Promote Welsh Language and Culture	Amber
Building a Better Council and Making Better Use of Resources	Amber

Table 12: Option 6 - Market Led Option

9.30 Below is a summary of the assessment of Option 6 taken from the SA-SEA Report.

SA Objective	Option 6
SA1 Sustainable Development	?
SA2 Biodiversity	
SA3 Air Quality	-
SA4 Climatic Factors	-
SA5 Water	-
SA6 Material Assets	-
SA7 Soil	+
SA8 Cultural Heritage	

SA9 Landscape	I
SA10 Population	+/-
SA11 Welsh Language	-
SA12 Health and Wellbeing	+/-
SA13 Education and Skills	?
SA14 Economy	?
SA15 Social Fabric	-

Table 13: Summary of the SA Assessment of Option 6

Conclusions

9.31 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.

9.32 This option performs relatively poorly from a SA-SEA perspective and in assessment against the Well-being Objectives. In addition, similarly to option 5 above, engagement with stakeholders identified concerns in respect of the level of growth apportioned to the south of the County and the lack of growth apportioned to the northern part of the County. However, it has been noted, in particular through the Developers' Forum, that market demand must be acknowledged in any preferred strategy to ensure the delivery of growth and that the Revised LDP allocations are realistically deliverable. The role of the market will inevitably be a contributing to the development of the preferred option.

10. Preferred Option

Balanced Community and Sustainable Growth Strategy

10.1 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.

10.2 This preferred option recognises the contrasting character of Carmarthenshire in that it seeks to provide for both the urban and rural areas and apportion appropriate levels of growth to these areas. These principles underpin spatial option 4 – Community Led and as such is considered appropriate to be a significant influence upon the preferred option.

10.3 In response to the engagement undertaken and the anticipated economic, financial and educational benefits anticipated to be derived from the Swansea Bay City Deal, it is acknowledged that the strategic nature of these schemes should be reflected in the preferred option. It is also acknowledged that the importance of the market's influences cannot be ignored in the process of appropriately distributing growth across the County. Market demands will inevitably influence the delivery of growth and it therefore must be reflected in the preferred option if the anticipated growth is to be realised.

10.4 Further information in respect of the Preferred Option's settlement hierarchy and the role which settlements will play in that hierarchy can be found in the Revised LPD Draft Preferred Strategy and the Issues, Vision and Objectives Topic Paper.