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Revised 2018-2033 Local Development Plan

Topic Paper Issues, Vision and Objectives



February 2023

Mynddugr 2014
December 2014

Cyngor Sir
Carmarthen

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1 Introduction and Purpose

1.1 Carmarthenshire County Council is preparing a Revised Local Development Plan (LDP) for Carmarthenshire. When adopted, the Revised LDP will guide development within the County (excluding the area included within Brecon Beacons National Park). The Revised LDP will take the place of the present LDP which was adopted in 2014.

1.2 This Paper has been informed by a range of sources. These include the LDP review report and wider consultation, including County Councillors, the Key Stakeholder Forum and the general public.

1.3 This Paper sets out the issues, Vision and Objectives for the Revised LDP. It should be noted that there are some elements of the LDP that are still considered relevant and as such it should be noted that this is a review process as opposed to writing a new Plan.

1.4 This Paper played a key role in informing the Revised LDP Draft Preferred Strategy which was made available for consultation in December 2018.

1.5 There are other documents available on the Council's website – including:

- Advisory Panel Minute Book - Volume 1 - (November 2017 to October 2018);
- Key Stakeholder Forum Meeting 23 May 2018 - Report and Papers;
- Town and Community Council Workshop 30 July 2018 - Report and Papers; and
- Key Stakeholder Forum Meeting 13 September 2018 - Report and Papers.

(Further meetings of the Advisory Panel were held in April and September 2019 and the minutes of these meetings are also available on the Council's website. Further meetings of the Advisory Panel were held on the 19th October and 30th November 2022 – minutes of these meetings will be available in due course).

1.6 Minutes of the Developer Forum are also available.

1.7 This is an evolving paper which reflects the iterative nature of plan making – together with the integral role of the Sustainability Appraisal – Strategic Environmental Assessment (SA/SEA). No direct comments were made on the first version of the Paper which was published with the Draft Pre Deposit Preferred Strategy back in December 2018, however comments were made on the Strategy itself which can be worked into this paper with a view to informing the draft deposit Revised LDP. Appendix 4 contains a list of these changes, including officer ones. All changes appear as tracked changes. There are also some minor contextual changes which appear as tracked in this document - These are not substantive in terms of content and can be considered as minor editorial amendments.

1.8 This is Version 3 of the Topic Paper (January 2023). Version 1 of the Topic Paper was published in December 2018 with version 2 published in December 2019.

2 National guidance and Tests of Soundness

2.1 Within Development Plans Manual Edition 3 (the Manual), the Welsh Government advises that it is important to identify the key issues, challenges and drivers for the area (economic, environmental, social and cultural aspects) including the requirements of national, regional and local strategies. In terms of the Vision, the Manual states that the Vision should be a concise, focused and positive statement which includes a spatial, land-use emphasis and articulates how places are planned to develop, change or be protected. The Vision should be specific and appropriate, based on a clear understanding of the economic, social, environmental and cultural issues and be consistent with the Well-being Plan and other local strategies. It should reflect varying geographical differences within the broader LPA area.

2.2 Paragraph 1.2 of Planning Policy Wales (edition 11) – PPW – states that Development plans must show how places are expected to change to accommodate development needs over the plan period. They provide certainty for developers and the public about the type of development that will be permitted at a particular location.

2.3 Paragraph 1.26 of PPW states that Local Development Plans should set out a vision for how places are expected to change in land-use terms to accommodate development needs over the plan period. This provides certainty for developers and the public about the type of development that will be permitted at a particular location. LDPs contain locally specific policies to explain or develop national policy further and to take forward local priorities for action.

2.4 In terms of the Plan's objectives, the Manual states that these should be focused statements which seek to address the main social, environmental, economic and cultural issues identified in the area. They should demonstrate delivery of the National Sustainable Placemaking Outcomes, align with the national well-being goals of the Well-being of Future Generations (Wales) Act 2015 and link to the vision, LDP policies and the monitoring framework. Effective public involvement at the preferred strategy stage is essential for meaningful community and stakeholder engagement with the plan. Early discussion on the evidence base, strategic options, strategy and related proposals will be critical for consensus building and ensure there are no major impediments to the delivery of the preferred strategy.

2.5 Paragraph 1.27 of PPW states that LDPs should have regard to the relevant local well-being plans and area statements which have been produced for the area. LDPs must be in general conformity with the National Development Framework and Strategic Development Plan.

2.6 Paragraph 1.31 of PPW states that confirms that detailed guidance on the processes and procedures that should be followed can be found in the Development Management Manual. It should be noted that at the preparation of the Preferred Strategy edition 2 of the Manual was in place.

Tests of Soundness

2.7 The Manual sets out the tests of soundness. It is considered that in relation the below are the most pertinent considerations in relation to LDP issues vision and objectives (IVOs).

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

The most notable considerations for IVOs development is that there is a need to have regard to national policy and regional plans and strategies. There will also be need to have regard to the wellbeing goals specified in the Well-being of Future Generations (Wales) Act 2015.

To this end, there will be a need to capture national and regional issues as well as local ones. Whilst there is also reference to the need to reflect the Single Integrated Plan (SIP) in the guidance, this has now been overtaken by Well Being Plans. To this end, there will be a need to reference and capture the Public Service Board's Well Being Plan for the County.

2.9 Test 2: Is the plan appropriate? (*i.e. is the plan appropriate for the area in the light of the evidence?*). The most notable considerations for IVOs development will be that the work will need to be locally specific, supported by robust, proportionate and credible evidence. The vision and strategy need to be positive and sufficiently aspirational. There will also be a need to be clear and focused. To this end, it is considered that there is a need to be locally distinctive (e.g. link to wellbeing plan, wellbeing objectives and local corporate strategies). It will also need to be specific to Carmarthenshire and not generic – therefore developing a spatial awareness is important.

2.10 Test 3: Will the plan deliver? (*i.e. is it likely to be effective?*) The most notable considerations for IVOs development will be that they are effective and implementable. To this end, whilst there will be an emphasis on developing a broad awareness of issues and set a series of aspirations in place, it is important to identify outcomes that are deliverable through the land use planning process. Furthermore, (particularly in relation to the objectives) they should be SMART (Specific Measurable Attainable Relevant and Time Bound).

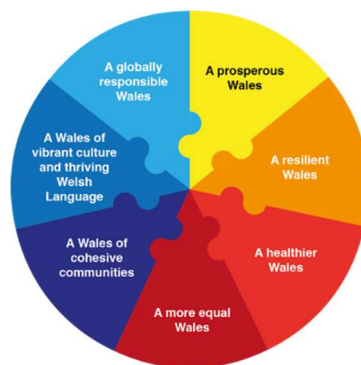
2.11 Summary of key Considerations:

- There is a need to capture national and regional issues as well as local ones;
- Regard must be given to the Well-being of Future Generations (Wales) Act 2015, and the five ways of working with a key message being engagement;
- A locally distinctive feel should underpin this work, possibly via a spatial expression the local wellbeing objectives as contained within the Public Service Board's Well Being Plan;
- There is a need to be positive and sufficiently aspirational whilst also recognising the need to provide deliverable and implementable outcomes moving forward.

3 Policy Context and Spatial Portrait

National Policy

3.1 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.



7 national wellbeing goals

3.2 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.

3.3 The NDF (now published as Future Wales: the national plan 2040) has implications at a local and regional level with the Revised LDP required to be in conformity with its content.

3.4 Planning Policy Wales (PPW – edition 11) 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).

3.5 PPW has 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. At a strategic level traditional planning policy topics are clustered around four distinctive themes – Strategic and Spatial Choices, Active and Social Places, Productive and Enterprising Places, & Distinctive and Natural Places. 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):

- Making best Use of Resources;
- Facilitating accessible and Healthy Environments;
- Growing our economy in a sustainable manner;
- Creating and Sustaining Communities; and
- Maximising Environmental Protection and Limiting Environmental Impact.

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

Regional Policy

3.7 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.

3.8 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. 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.

3.9 It is anticipated that SDPs will consider specific strategic elements such as housing, employment, transport, minerals and waste. In this respect an SDP will allow 'larger than local' issues to be considered and planned for within a strategic context. Of note is the reference to three regions and to Strategic Development Plans. Carmarthenshire is included within the mid and West Wales region within Future Wales. Swansea Bay and Llanelli are identified as part of the National Growth Area with a focus for growth, whilst Carmarthen is identified as one of the regional centres.

Local Policy

3.10 *The Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 - 2023* 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.

3.11 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.

3.12 Early discussions and engagement (e.g. Councillors and Key Stakeholders) have provided officers with the opportunity to capture a wide range of local issues which are set out in this Paper. However, the work already undertaken by the Public Service Board via the “Carmarthenshire We Want” process / wellbeing assessment and the formulation of the Wellbeing plan itself had already provided a platform and framework to have these discussions. The wider framework for engagement was also already established by the Well-being of Future Generations (Wales) Act 2015 and Council’s wellbeing objectives. This allowed for the conversations relating to the Revised LDP to lean towards developing a consensus on identifying those elements of the “Carmarthenshire We Want” that the Revised LDP could seek to address and had a land use planning relevance.

3.13 Of particular note in terms of developing an understanding of issues at a local level is the WIMD (Welsh Index of Multiple Deprivation). Wales has been broken down into 1,909 small areas called Lower Super Output Areas or LSOAs. Carmarthenshire has 112 LSOAs. The results from WIMD 2014 show that Carmarthenshire has 25 LSOAs that are within the 30% most deprived areas in Wales. The majority of these areas (60%) are located in the Llanelli region (15 LSOAs) with 20% in the Amman area (5 LSOAs), 12% in the Gwendraeth area (3 LSOAs) and 8% located in the Carmarthen area (2 LSOAs). Whilst outside of the 30% most deprived LSOA in Wales, it should also be noted that In the Access to Services Domain, Cynwyl Gaeo in Carmarthenshire is the area which is the most deprived in Wales, followed very closely by Llanegwad 2 and Trelech which are the 4th and 5th most deprived in Wales respectively.

3.14 *Moving Forward in Carmarthenshire - the next 5 years* - is the Council’s Corporate Strategy 2018 – 2023 (approved 2018 – updated 2019). It set out the direction for Carmarthenshire County Council over the next five years, incorporating its improvement and well-being objectives as defined by legislation. It also references the Executive Board’s key projects and programmes for the next five years, a set of almost 100 priority projects.

3.15 The strategy outlines the Council’s vision for the future through 15 objectives under four key themes - to support residents to: start well, live well and age well in a healthy, safe and

prosperous environment. The objectives are the same as set out under 3.11 above, aside from the addition of a 15th objective which is “Building a Better Council and Making Better Use of Resources”. The 15 Well-being Objectives cover the broad range of Council Services to ensure economic, environmental, social and cultural well-being. The update of the Strategy in June 2019 resulted in some minor changes to the Well-Being Objectives and for avoidance of doubt the Objectives as at June 2019 are provided on page 11 of this Paper. Reference is also made to the number of challenges that the County face as set out in the Corporate Strategy (June 2019). It is noted that those notices of motion passed by the Council since the publication of Version 1 and 2 of this Paper include declaring a climate emergency and a nature emergency along and focusing on planning and the Welsh language. The subsequent period since Corporate Strategies publication has seen the issues arising from the Covid 19 Pandemic and the associated lockdown periods. Reference in this regard is made to the Councils Covid-19 Recovery Plan.

3.16 *Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015 – 2030* set out Carmarthenshire’s regeneration strategy, building on the opportunities for growth and investment. This in turn reflects Carmarthenshire as a confident, ambitious and connected component of the Swansea Bay City Region.

3.17 There is also a corporate drive to deliver 1,000 new affordable homes across the County. The Affordable Housing Delivery Plan 2016-2020 will also be supported by a Council Housing Company. A report “building more homes – increasing our ambition” was received by the Council in February 2019 – with a banding framework in place to guide delivery. A further report was provided to the Council in September 2019. Furthermore, the Carmarthenshire Rural Affairs - Report and Recommendations of the Carmarthenshire Rural Affairs Task Group - was published June 2019. The report contained 55 recommendations, with six recommendations listed under the “planning and housing” section. In consolidating an awareness of the important contribution of rural areas of the County on a corporate level, there are recommendations that are directly relevant to the Revised LDP and as such the importance of this report in informing the Revised LDP cannot be understated. The report detailed recommendations and reported on eleven areas of influence that the Council could affect in terms of the county’s rural communities as follows: “Economic development, Planning and housing, Education and skills, Broadband and digital skills, Tourism, Transport and highways, Agriculture and food, Community resilience, access to services and third sector, Renewable energy, Environment and waste and The Way Forward”.

3.18 A further policy consideration is the emerging “our big NHS change” and the subsequent site selection process associated with the new hospital provision.

Spatial Portrait

3.19 Carmarthenshire is the third largest county in Wales covering some 2,365 square kilometres, which represents 11.5% of the total land mass of Wales. Carmarthenshire is a county of contrasts. The agricultural economy and landscape of rural Carmarthenshire is juxtaposed with the urban and industrial south-eastern area. Within the Plan area, the former coal, steel and other heavy industries have left their environmental legacy and now the County is diversifying into a modern economy inclusive of light engineering, new technological and service industries together with other business enterprises.

3.20 With a resident population of 185,610 in 2016, the County accounts for almost 6% of the total population of Wales.

3.21 As a primarily rural County, approximately 60% of the population reside in rural areas. The main urban centres of the County include Llanelli, Carmarthen and Ammanford which are home to 25% of the County's population.

3.22 Due to its central geographic location, Carmarthen typically serves the needs of the County's rural hinterland. There are a number of rural villages and settlements that are self-sufficient in terms of facilities and services, yet other smaller settlements lack services and facilities, meaning that the needs of residents in these areas are typically met by clusters of villages.

3.23 Carmarthenshire has a rich natural and cultural environment, including sites designated at the international level to protect important biodiversity features, as well as striking landscapes and distinctive historic towns and villages.

3.24 The above spatial portrait is sourced from the Draft Sustainability Appraisal / Strategic Environmental Assessment Scoping Report (August 2018).

The Council's Vision can be summed up as follows:-

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



Well-being Objectives

- 1. Help to give every child the best start in life and improve their early life experiences.
- 2. Help children live healthy lifestyles.
- 3. Support and improve progress and achievement for all learners.
- 4. Ensure all young people are in Education, Employment or Training (EET) and are following productive learning and career pathways.

- 5. Tackle poverty by doing all we can to prevent it, helping people into work and improving the lives of those living in poverty.
- 6. Creating 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. Supporting 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 supporting Ageing Well in Carmarthenshire.

- 12. Looking after the environment now and for the future.
- 13. Improving the highway and transport infrastructure and connectivity.
- 14. Promoting Welsh language and culture.

15. Building a Better Council and Making Better Use of Resources

Carmarthenshire County Council's Corporate Strategy

4 LDP Review report and Annual Monitoring Reports

4.1 In accordance with statutory requirements the Council has prepared and published 3 Annual Monitoring Reports (AMRs) on the Adopted LDP.

4.2 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.

4.3 The below summarises some of the key issues to emerge from the review report:

- There is a need re-evaluate the issues which informed the LDP Vision and Strategic Objectives;
- Changes in population forecasts indicate that significantly less homes are needed in Carmarthenshire through to 2033;
- The settlement framework is not delivering as envisaged, particularly in terms of new homes within the Service Centres and Local Service Centres;
- There is a lack of a five year supply of housing land;
- There are housing allocations that are not being delivered;
- The identified strategic sites have, in the main, proved successful in delivering the key elements of the plan's land use aspirations;
- The delivery of affordable housing through the LDP has been slower than envisaged.

4.4 In terms of AMR period 2021 – 22, some notable issues to emerge include:

- Employment sites allocated within the Plan with planning permission has increased to 30.76ha during this AMR period;
- Retail frontage vacancy rates in Llanelli Town Centre (15.3%) are higher than Ammanford Town Centre (4.8%) and Carmarthen Town Centre (13%)
- The amount of habitat in suitable condition for the marsh fritillary butterfly at the Mynydd Mawr Special Area of Conservation continued to increase.

4.5 The LDP AMR's are available on the Council's website.

5 Engagement with County Councillors

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

5.2 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.

5.3 The below tables captures some of the main outputs to emerge from discussions with the Advisory Panel and Political Groups. Recurring themes are underlined and bolded.

Promote re use of buildings – e.g. religious buildings and old farm buildings	Spatial strategy – is there too much emphasis on 3 growth areas ? Appropriate growth is needed in rural areas (including employment land)	A strong emphasis on rural interests is important. Need to understand rural need as well as deliver strategically in urban areas.	Review areas where the LDP is unpopular	Need a methodology for assessing impact on Welsh language from development to support policy implementation
Hard and soft infrastructure is important	Build relationship between land use planning and specific individual needs (e.g. physical access)	Welsh language interests need to be considered – County contribution to 1million speakers by 2050	Community focused approach (place plans?)	Rural employment – could a “modern” unused agricultural building be used for industrial
Tension between creating communities v developing communities	Good design - affordable homes integrated into developments	Need land supply for allotments to meet identified need	Making use old connectivity corridors – e.g. for cycle routes	When discussing options, there was concern in terms of those options that were heavily focused on the urbanised south east due to infrastructural capacity constraints to the east of Llanelli / Hendy.
Review scope and mechanisms of Section 106	Ensure land supply to ensure the Council housing building company delivers	Other organisations need integrated and affordable proposals – e.g. healthcare reorganisation	Develop definitions, guidance and undertake audit on redundant / derelict buildings , with a resultant flexible policy approach / SPG to re-use if possible	

Advisory Panel outcomes

5.4 The Advisory Panel Minute Book - Volume 1 - (November 2017 to October 2018) is available on the Council’s website. A notable theme was concern at the out migration of the younger population from the County.

A broad acceptance that the Council’s well-being objectives can provide a	A “One Carmarthenshire – Un Sir Gar ” ethos offers potential as a	Acknowledging the county’s contrasting spatial characteristics by	Need to acknowledge of the importance of rural areas	Rural Housing need
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suitable platform for framing those initial discussions with regards plan preparation – including issues identification	means to explore those various corporate priorities and issues	exploring the opportunities and challenges presented by a “County of Contrasts”		
Integrated Service Planning – e.g. DCWW and Health -	Grey, green and social infrastructure is important as is the size of sites allocated	Settlement specific issues and Councillors wish to develop links with the officers who have spatial responsibilities for areas of the County also requirement for planning training for Councillors	Site Deliverability “use it or lose it”	Public transport is important – as are sustainable transport corridors –e.g. cycling
Highway infrastructure and capacity and traffic generation is an issue	There are localised “hot spots” in terms of highway issues including Dafen area	Highways SPG is required – also a policy hook for transport and access plans to be explored. Also need to ensure sufficient car parking provision – design into the scheme from outset	Need to link and connect with other plans/documents – e.g. transport plan, relationships between other plans and policies is important	We need to develop a “critical list” of priorities
Historic railway corridors offer potential and should be protected – potential for regeneration and connection	HGV’s going through villages - also need to counter “rat runs”	Balance job creation with village interests	Rural diversification – focus on quality for tourism related development – try and be responsive to market demand	Re use of disused industrial sites offers potential.
There is a need to encourage the re use of redundant and disused buildings	Adaptation and re use of rural buildings – confirm policy position on need to advertise.	Waste water capacity is critical	Any new builds need to be BT accessible	Electric Vehicle Charge Points
Houses In Multiple Occupation (HMOs) policy clarification needed	Rural needs : small individual plots, 2 nd home ownership, explore “slow growth areas”, affordable housing % for +5 - needs to be similar level to urban areas, Hamlets – potential expansion, Settlement Hierarchy – recognise rural areas , Empty underused property, Farm buildings and dwellings – dwellings for farm children – design guide needed for setting (rural issues are important) – type of buildings and homes .			
Agricultural Industry – need to understand the needs of rural communities	Try and engage with the Young Farmers as part of future Key Stakeholder Forum	Homes secured with section 106 – difficulty in accessing finance and mortgage – look at the legal agreements – can people move up the ladder?	Town and Community Councils have an important role to play	Should large scale agricultural business be considered as heavy industry? The smaller and independent agricultural businesses are being “swallowed up”
Need to relax the conditions in relation to re-use of agricultural	Very important that there is early input into the Plan making process – be proactive not	Candidate sites not just promotion of development but also safeguarding	There will be a reduced housing requirement	“Use it or lose it” – given the reduced growth requirement, then sites will

<u>buildings/out buildings</u>	reactive – don't just wait for the planning application!	land from development		<u>need to be deliverable</u>
We need to challenge demographics, projection etc so that we get a locally appropriate <u>growth requirement</u> , try to understand the link between employment and housing	LDP 1 – 18,000 down to 15,197 – LDP 2 – 3,000 up to ??	<u>Affordable Housing</u> – floor space contribution – need to review as part of <u>evidence base</u>	<u>Adaptation and re use of rural buildings</u> - need to review as part of <u>evidence base</u>	Concern that <u>employment sites</u> are not being <u>delivered</u> – need to have a think about <u>infrastructure</u> and cost of preparing the site
Awareness raising – there is a perception of planning which make it unpopular and this is perhaps why we struggle to get people to <u>engage</u>	Stress that the development plan is about balance..... young and old, rural and urban, - also need to prepare the Plan in the knowledge that national policy has a big influence	<u>Welsh language</u> is part of the social fabric – bi lingual signage should be promoted with developers challenged, try and develop a <u>methodology for assessing impact on the language.</u>	Review the effectiveness of identifying “ <u>language</u> sensitive areas”	Strong emphasis on <u>understanding the needs of rural areas – agriculture and homes.</u> In developing a <u>spatial strategy</u> , regard is required to the views of <u>local communities</u> and flexibility is required.
The Plan should not be officer led	<u>Welsh language and rural needs are vital issues</u>	Traffic generation		

Political Groupings outcomes

6 Key Stakeholder Forum

6.1 The process for preparing the Revised LDP encourages a wide range of organisations and groups to work with the Council 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.

6.2 The objectives of the KSF are to provide a platform for key service providers in the County (across a range of sectors) to influence the Revised LDP vision, key objectives and strategic context; and to give a wide spectrum of organisations and groups with an interest in the future of Carmarthenshire the opportunity to help shape the LDP.

6.3 A Key Stakeholder Forum meeting was held in Carmarthen on the 23 May 2018. A full feedback report is available, however the below tables captures some of the main issues and solutions to emerge from discussions. It should be noted that the discussions on the day, along with the outputs, were grouped under headings based on the Council's wellbeing 2017/18 objectives. Planning Aid Wales led the session.

6.4 It can be seen that there was a broad spectrum of entries under each number, however it appears that numbers **4, 5, 6, 7, 9 12 and 14** drew the most interest from participants in terms of engagement and submission of comments which suggest they were deemed to be of particular interest and relevance. Recurring themes are underlined and bolded.

1 Giving children the best start in life and improving their early life experiences	
Issues	Solutions
	<ul style="list-style-type: none"> • <u>Use of closed buildings</u> e.g. primary school convert to nursery, community hubs and affordable child care.
2 Helping children live healthy lifestyles	
Issues	Solutions
	<ul style="list-style-type: none"> • Maintain cycle routes, maintain rights of way & footpaths
3. Continuing to improve learning achievement	
Issues	Solutions
<ul style="list-style-type: none"> • Access to <u>education</u> - physical & <u>technology</u> via <u>online</u> services 	<ul style="list-style-type: none"> • Improved road network to ensure easier <u>public transport</u> links. • <u>Improved IT network and phone technology.</u>

4. Improving education, employment or training for young adults	
Issues	Solutions
<ul style="list-style-type: none"> • Provide opportunities for young people. Opportunity for reasonable sized developments offering opportunities to local builders. • IT issues for the digital services in the rural areas. Better public transport links. Cost of transport - public transport. • Consider impact of new developments on needs / capacity of local education • Impact of new development on education provision. 	<ul style="list-style-type: none"> • Use of closed buildings.... - business centre, medical centre and education centre. • Fit for purpose modern educational facilities. • Policies on contribution to education provision to support schools in rural areas.
5. Tackling and preventing poverty	
Issues	Solutions
<ul style="list-style-type: none"> • Planning restrictions on allotments etc. • Section 106 - low cost home ownership provision. 	<ul style="list-style-type: none"> • Encourage "incredible edible" community approach. • HMOs policy. (Houses in Multiple Occupation) • Revise section 106 community provision.
<ul style="list-style-type: none"> • Gypsy and Traveller sites (the needcross boundary) 	
6. Creating more jobs / growth	
Issues	Solutions
<ul style="list-style-type: none"> • RECRUITMENT: lack of light industry in rural areas has a direct impact on our ability to recruit on-call fire fighters during core day time hours. Recruitment & retention of staff in rural area. 	<ul style="list-style-type: none"> • Town centres retail policy. • More sites in rural areas for light industry. • More wet weather family attractions. • Diversity of employment sites. • Rural developments – no opportunity to situate business locally • Deliverability of sites for housing. • Tourism related development.
<ul style="list-style-type: none"> • Right type of housing and employment in the right area. 	

7. Increasing rented and affordable homes	
Issues	Solutions
<ul style="list-style-type: none"> Lack of flexibility in housing allocations. No opportunity to <u>build in the countryside. (small scale)</u> 	<ul style="list-style-type: none"> Encourage more <u>sustainable homes</u> using <u>local</u> resources or renewal energy adaptations. <u>Deliverability of sites for housing.</u>
8. Living healthier lives	
Issues	Solutions
	<ul style="list-style-type: none"> Ring fence for <u>allotment</u> use. Hospital policy (infrastructure etc).
9. Better connected safer communities.	
Issues	Solutions
<ul style="list-style-type: none"> Lack of Community & sense of place. Under <u>development.</u> Need to fully consider the impact of new development on <u>capacity</u> of local services e.g. blue light. <u>Transport access links</u> to ensure that all residents can access Doctors surgeries/ education. BUDGET PLANNING: changing risks – industrial /commercial, should these locations change where we have fire stations in the future. Whilst if FRS budget is cut? (Fire and Rescue Service) 	<ul style="list-style-type: none"> <u>HMOs</u> policy (Houses in Multiple Occupation) <u>Design</u> standards. Hub based solutions for promoting <u>collaboration</u> for LSB partners (Local Service Board). Focus on priorities.
10. Supporting older people	
Issues	Solutions
	<ul style="list-style-type: none"> Dementia friendly <u>design.</u>
11. Supporting people to age well	

Issues	Solutions
	<ul style="list-style-type: none"> • Healthcare contributions - developers. • Building designs enabling to live people in their homes longer. • Align health strategy with planning guidelines.
12. Looking after the environment	
Issues	Solutions
<ul style="list-style-type: none"> • Climate change adaptation. • Historic environment - a finite resource that need protecting. • RESIDUAL WASTE FACILITIES: the need for facilities to serve the region. • GREEN INFRASTRUCTURE: in line with well-being act (but covers number of objectives) 	<ul style="list-style-type: none"> • Prioritise brownfield sites, Development to maximise green technology. • Energy efficiency targets. Building design / materials. • Memorandum of understanding (protect water quality - Burry Inlet).
13. Improving highways / transport	
Issues	Solutions
	<ul style="list-style-type: none"> • Healthcare - Rural transport. • Eco-travel infrastructure.
14. Promoting Welsh language and culture	
Issues	Solutions
<ul style="list-style-type: none"> • Protecting the historic environment. • Losing culture and language. • In-migration. 	<ul style="list-style-type: none"> • Tool for assessing impact of development on Welsh language national policy intervention. • Provide affordable housing in small welsh language communities to retain young families.
Other issues / solutions	
Issues	Solutions

	<ul style="list-style-type: none">• Infrastructure capacity for development e.g. housing. Alignment with infrastructure providers capital investment programme.• Better public engagement (e.g. on major applications).• Joint Authority working on a variety of topics: employment and minerals.
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Key Stakeholder Forum 1 - main outcomes

6.5 A second meeting of the Forum was held on September 13 2018. The issues, vision and objectives were tabled with a view to building consensus.

6.6 The below documents are available on the Council's website:

- Key Stakeholder Forum Meeting 23 May 2018 - Report and Papers; and
- Key Stakeholder Forum Meeting 13 September 2018 - Report and Papers.

7 Developer Forum

7.1 A forum was held Developers' Forum on 5th July 2018, St Peter's Hall, Carmarthen. It was attended by primarily local and small scale developers and as such provided an invaluable opportunity hear from the sector – particularly given that there had been no representation from the Sector at the Key Stakeholder Forum meeting of 23 May 2018.

7.2 Some of the main outcomes to emerge from the day that are considered to be of relevance to issues generation include:

Developers were not engaged in the production of the last LDP	Evidence needed to support applications on LDP allocations should be in place at LDP stage as oppose to application stage	In terms of deliverability there is a need think about: demand, logistics, financial viability and profitability.	In terms of current LDP allocations: Land banking, sites are too big and do not accord with local demand.
Developer contributions render sites financially unviable in certain areas	Forum attendees happy to work with the Council to facilitate / inform delivery and site selection moving forward	Allow for a 20% profit margin on developments	Forum attendees want to continue to be involved – two representatives will sit on the Key Stakeholder Forum

Developer Forum- main outcomes

7.3 A second meeting of the Forum was held on September 20 2018. Discussions focused on key aspects of the emerging Preferred Strategy, as well as an open discussion on the issues facing developers when seeking to bring sites forward for development.

7.4 Minutes of the Forum are available.

8 Town and Community Councils

8.1 A workshop was held in Llandeilo on July 30 2018. Planning Aid Wales led the session. The focus was on capacity building, developing understanding of ambassadorial roles and issues generation. A snapshot of the issues and solutions are provided in the table below. A feedback report will be made available.

8.2 It should be noted that the County's rural and urban town and community councils are also represented on the Key Stakeholder Forum.

8.3 Some of the clear messages to emerge included an emphasis on delivering a wide mix of homes across the County – including bungalows. Furthermore, there was a strong emphasis on healthcare and the importance of developing an understanding of any implications of “our big NHS change” and healthcare provision proposed changes on the Revised LDP.

Issues	Solutions
Council Housing Provision Rural Dwellings Need for Young People Ageing Farmers	Working more closely with Brecon Beacons National Park Authority Young Farmer Schemes (Council Farms)
Issues	Solutions
Young People affording homes in the area Property left to go to rack and ruin Transport	Compulsory Order? Could use 106 monies towards renovations
Issues	Solutions
Education Facilities Hospital / Health Transport Green Areas Footpaths Lack of small dwellings Water levels/drainage Welsh Language& other classes Bring Community together/village hall Should consider how many applications for building have already been passed when planning for more	Keep Amman Valley Hospital open/more surgeries needed. Minor Injuries Unit Needed. Pressure on bus / transport companies to provide services that are adequate for the needs of people without their own. Keeping the green areas, don't build on them. Keep the green areas to combat obesity & promote mental health & wellbeing. Improve the footpaths Bungalows, 1&2 bedroom housing Engineers to look at solutions Classes accessible to those who want to learn Welsh & other languages - We have one but others don't..

Issues	Solutions
Health Upkeep of Village Halls Better Play Areas Industrial Estates Road Network Housing	Local Community Hospitals to be retained Section 106 agreements Ammanford Bypass Executive Housing - No strain on education, retired no children More bungalows
Issues	Solutions
Health - GP surgeries are closing Infrastructure - Small supermarkets closing in our area No leisure facilities in our area	Stimulate private business – how? Plan to attract Sainsbury's etc. - Co-op closing soon Open facilities – the former Gwendraeth School has closed down.
Issues	Solutions
Villages are more of an accommodation location than actually working in the area Not many social activities in the area	Try to have more work in the immediate area. Encourage companies to open, more clubs and restaurants.
Issues	Solutions
Houses for young people Place for classes/ people to socialise. Houses too expensive for young people. Sports facilities nearby instead of in towns Mobile phone signal.	Village initiatives Make sure developers pay the full sum for the community. Developers don't know on what the money is spent on. The Council contributes a building for local people to run a shop or business The community to create and promote local business with the support of the Council and Community.
Issues	Solutions
Local infrastructure – capacity full Transport Infrastructure (rurality) Post office closing	

Issues	Solutions
<p>Infrastructure to cope with new homes, ie, bus service, sewerage/drainage, water, Schools, GP surgeries</p> <p>Local objections to development</p>	<p>Consultation with developers & outside agencies and Health Boards</p>
Issues	Solutions
<p>School has closed making the village a retirement community</p> <p>Roads are not maintained properly</p> <p>Safety Issues</p> <p>Old houses uninhabitable</p>	<p>There should be a school in most villages to keep the young people in the area</p> <p>Maintain roads to cope with today's traffic</p> <p>Crash barriers in appropriate places</p> <p>Can old houses be re done up</p>
Issues	Solutions
<p>Local Concern is the current capacity of the local sewerage pumping station which has already exceeded its limit</p> <p>How will this problem be addressed if additional housing is to be allocated?</p> <p>How is local need assessed when land is acquired by housing association and if the acquisition leads to exceeding existing LDP allocations?</p>	<p>Need to resolve current issues before granting further housing allocations</p> <p>Should be in response to local needs</p>
Issues	Solutions
<p>How can Town and Community Councils influence decisions about the allocation of infrastructural resources linked to planning consents? E.g., GP, schools, play areas?</p> <p>Apathy towards the LDP setting process. It doesn't really mean anything until the application of 30 homes or the chicken farm is actually submitted.</p>	<p>More information circulated about how the S106 planning process works to Town and Community Councils, how is the money allocated?</p> <p>Look at how this process best works elsewhere</p>
Issues	Solutions
<p>Affordable housing</p> <p>Lack of Land</p>	<p>Compulsory purchase of land which had houses on previously but have now been demolished – ownership often local.</p>

Town and Community Council workshop - main outcomes

8.4 The Town and Community Council Workshop 30 July 2018 - Report and Papers are available on the Council's website.

9 Public Consultation

9.1 Two specific online consultations are considered to be of relevance to this Paper.

“Starting the Conversation” - Revised Carmarthenshire Local Development Plan (2018 – 2033) Online Consultation June 22 to August 10 2018.

9.2 This informal “snap” online survey sought feedback with regards to the Plan’s issues, vision and strategic objectives.

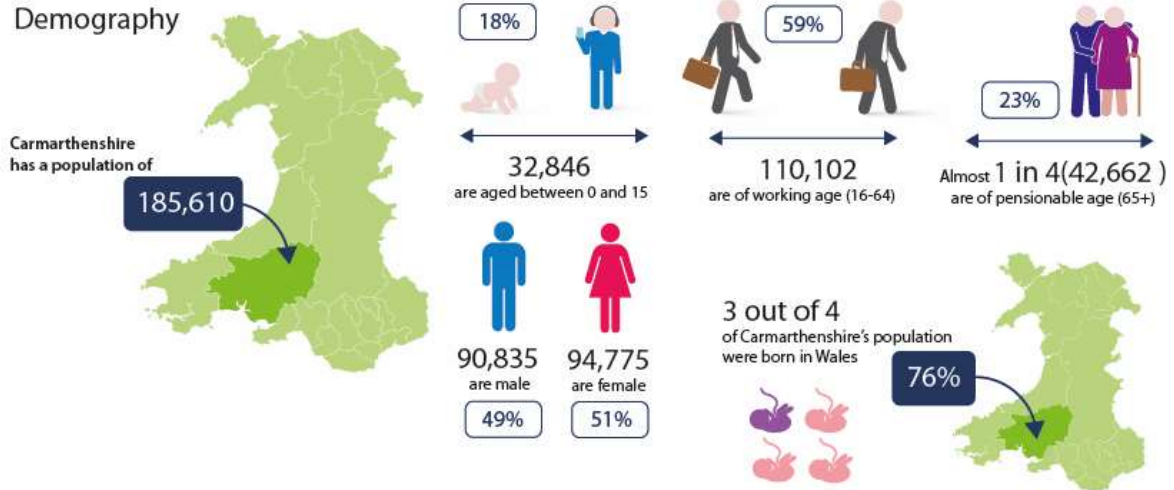
9.3 The following prioritisation exercise on key issues was based upon the “At a Glance” section of the Carmarthenshire Well Being Plan (see overleaf). Participants were asked to rank the considerations in terms of their relevance to being identified as key issues for the Revised LDP. The scale was 1 for highly relevant and 5 for totally irrelevant.

Heading	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)
Demography	28	16	20	12	24
Economy	32	16	16	4	32
Health and wellbeing	40	16	4	12	28
Environment	32	28	8	12	20
Culture	21	21	12	29	17

9.4 A second prioritisation exercise on key issues was drafted as follows “*Initial discussions with Councillors have indicated that the below statements are important considerations and issues for the Revised LDP. Please tell us if you agree*”.

Statement	Strongly Agree (%)	Agree (%)	Don't Know (%)	Disagree (%)	Strongly Disagree (%)
A “One Carmarthenshire – Un Sir Gar” approach can allow for conflicting demands and priorities to be managed (e.g. balancing the needs of both rural and urban areas)	44	40	4	12	0
It is important to understand and recognise the needs of rural areas as well as deliver those strategic developments in urban areas	64	32	0	0	4
Hard (e.g. roads) and soft (e.g. healthcare, schools) infrastructure must be sufficient to support development	77	23	0	0	0
Housing developments in our communities must be of an appropriate size	65	35	0	0	0
The re-use of redundant buildings is an important issue in Carmarthenshire	69	23	4	4	0
The County needs to contribute to the national target of 1 million Welsh speakers by 2050	35	27	23	15	0
The LDP is about creating communities and not just developing communities	32	28	20	12	8

Demography



Carmarthenshire has an ageing population.

By 2039, around **1 in 3** Carmarthenshire residents will be aged 65 and over.



1 in 4

have a limiting long-term illness



There are over **78,800** households in Carmarthenshire. **30%** are occupied by just one person.



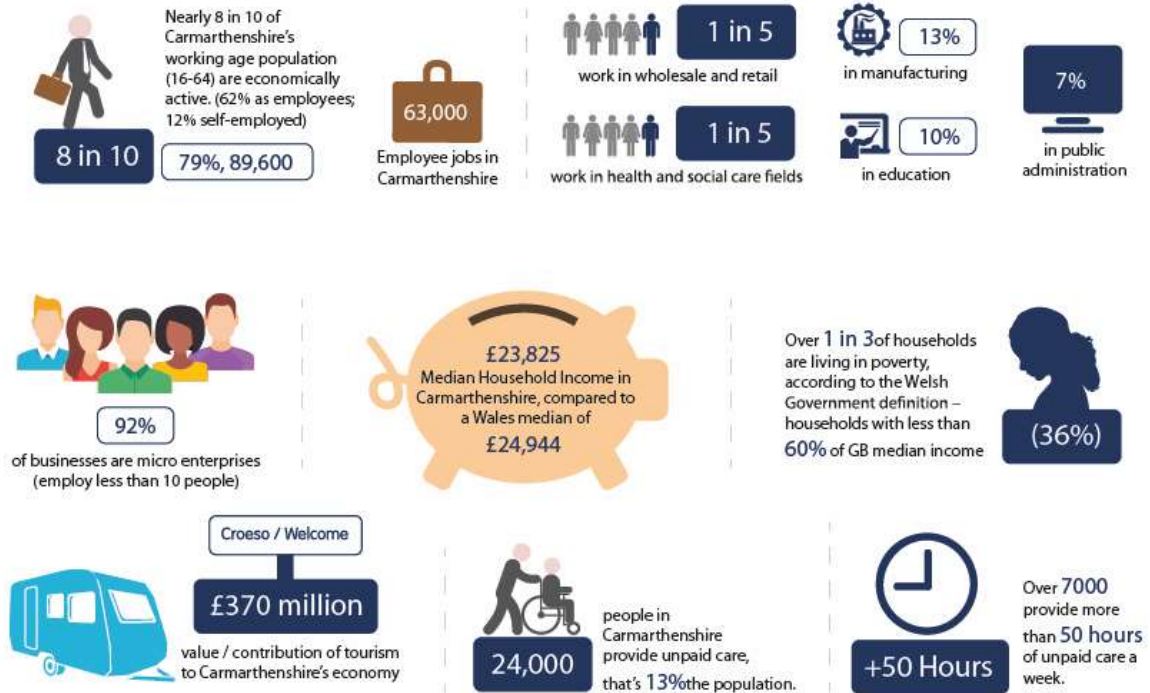
60% of the population live in rural areas, which form **53%** of the County



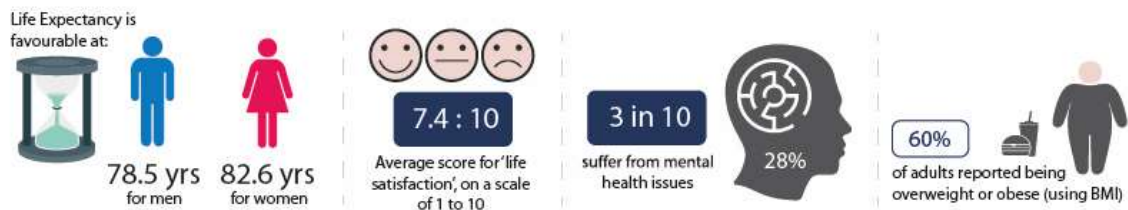
There are **three major towns** of **Llanelli, Carmarthen** and **Ammanford** which are home to **25%** of the population.



Economy



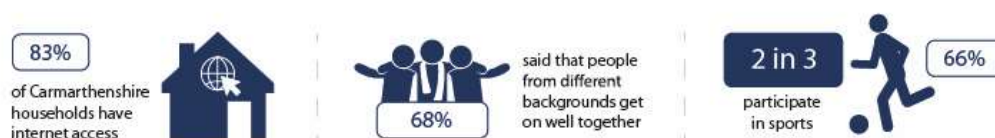
Health and Well-being



Environment



Culture



Carmarthenshire Well Being Plan - At a glance Section

9.5 A prioritisation exercise on the vision for the Revised LDP was drafted as follows “*The Council with its partners will be writing a vision for the Revised LDP. Please rank the following (based on the national well-being goals) in terms of their relevance to being included in the Revised LDP Vision*”. The scale was 1 for highly relevant and 7 for totally irrelevant.

Goal	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)	6 (%)	7 (%)
A prosperous Carmarthenshire	52	16	16	8	0	0	8
A resilient Carmarthenshire	32	32	16	4	4	4	8
A healthier Carmarthenshire	38	31	19	8	0	0	4
A more equal Carmarthenshire	28	36	8	12	8	4	4
A Carmarthenshire of cohesive communities	20	32	20	16	4	8	0
A Carmarthenshire of vibrant culture and thriving Welsh Language	27	27	19	11	8	4	4
A globally responsible Carmarthenshire	16	20	20	12	8	8	16

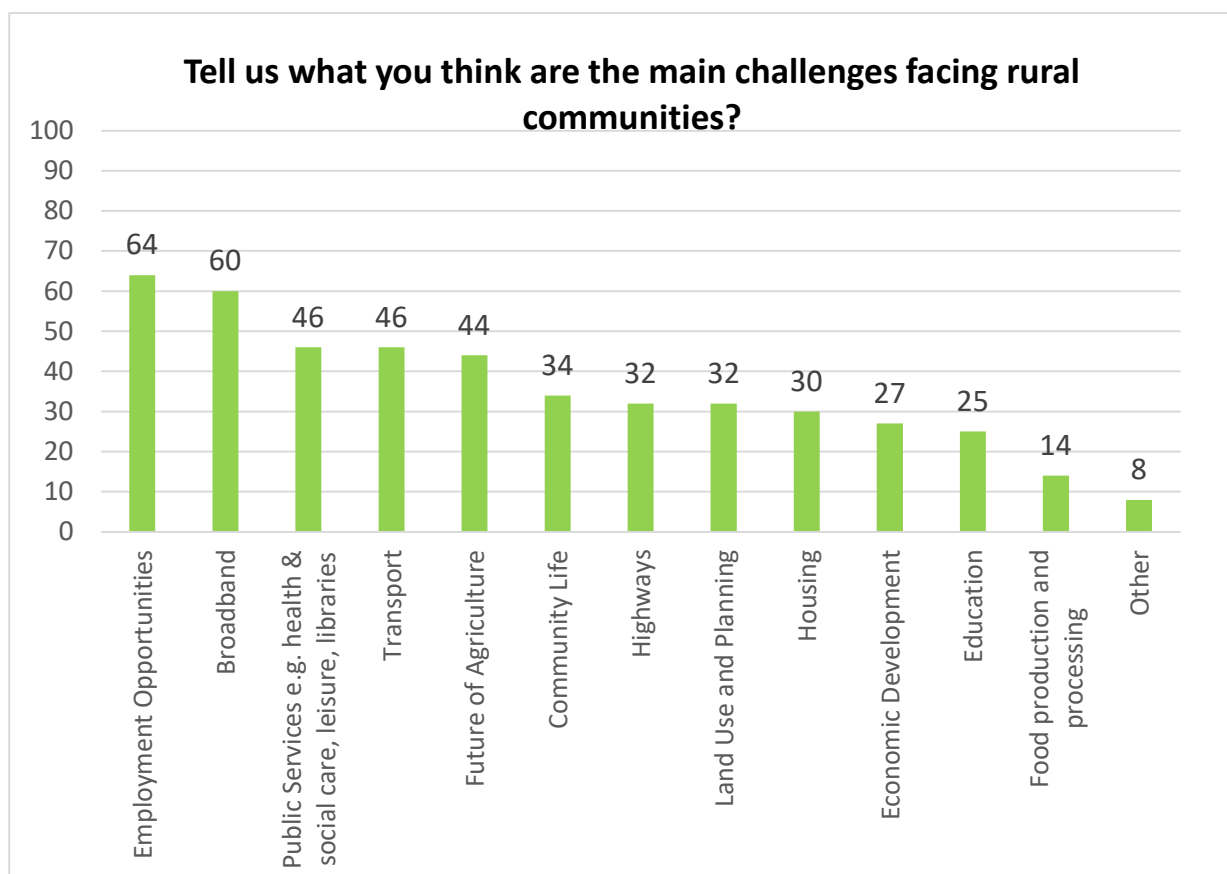
9.6 A prioritisation exercise on the Revised LDP strategic objectives was drafted as follows “*The below are the Council's 14 Wellbeing objectives for 2017-2018. Please tell us if you agree on whether they should also form part of the Strategic Objectives of the Revised LDP*”.

Statement	Strongly Agree (%)	Agree (%)	Don't Know (%)	Disagree (%)	Strongly Disagree (%)
1 Help to give every child the best start in life and improve their early life experiences	52	32	8	4	4
2 Help children live healthy lifestyles	52	28	8	8	4
3 Continue to improve learner attainment for all	42	37.5	12.5	4	4
4 Reduce the number of young adults that are Not in Education, Employment or Training	46	34	4	8	8
5 Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty	69	19	4	4	4
6 Create more jobs and growth throughout the county	57	31	4	4	4
7 Increase the availability of rented and affordable homes	52	32	8	4	4
8 Help people live healthy lives (tackling risky behaviour and obesity)	40	28	20	8	4
9 Support good connections with friends, family and safer communities	40	44	8	4	4
10 Support the growing numbers of older people to maintain dignity and independence in their later years	73	23	0	0	4
11 A Council-wide approach to support Ageing Well in the County	64	24	8	0	4
12 Look after the environment now and for the future	72	20	4	0	4
13 Improve the highway and transport infrastructure and connectivity	52	36	8	0	4
14 Promote Welsh Language and Culture	35	46	11	4	4

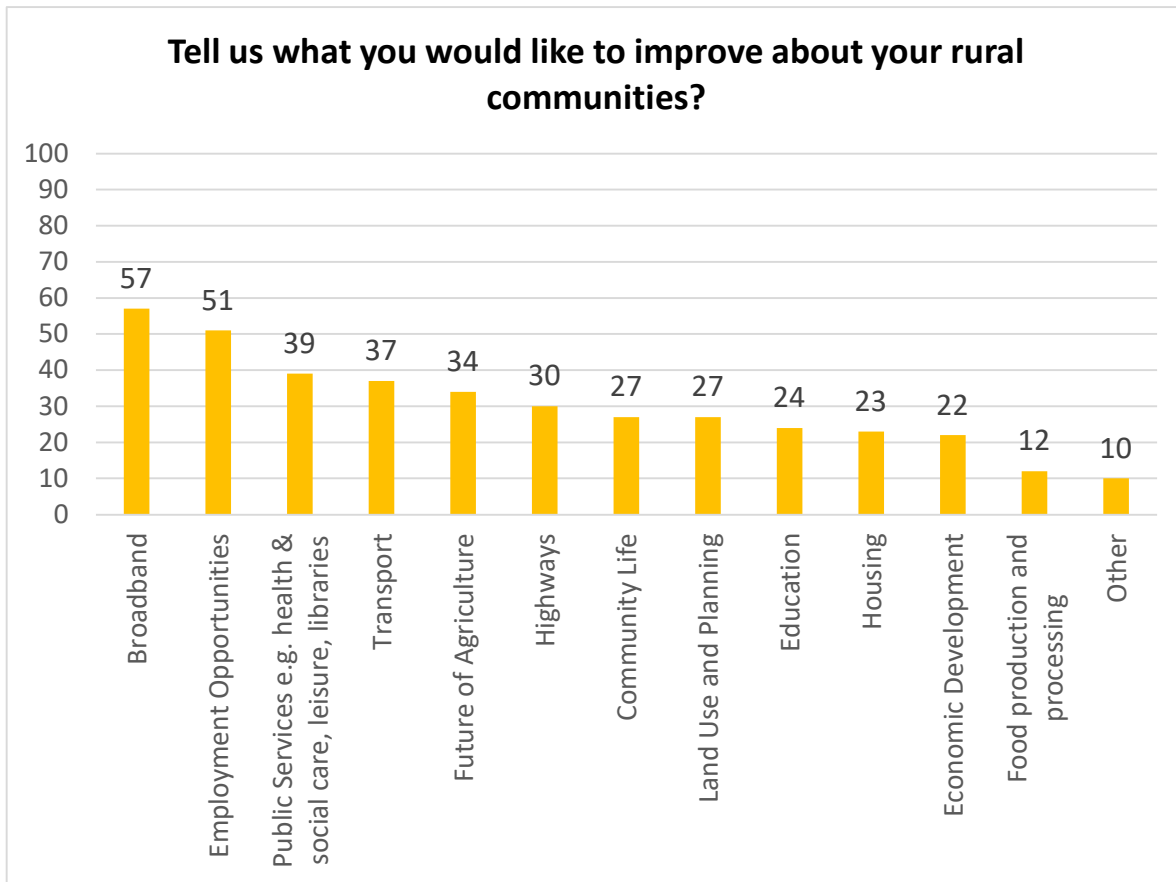
Cross party task group on rural issues – survey on rural affairs consultation undertaken between the end of November 2017 to the end of April 2018.

9.7 This mixed method survey including qualitative and quantitative elements. The headline quantitative results are set out within this Paper, however some of those qualitative replies which are deemed of relevance are also outlined.

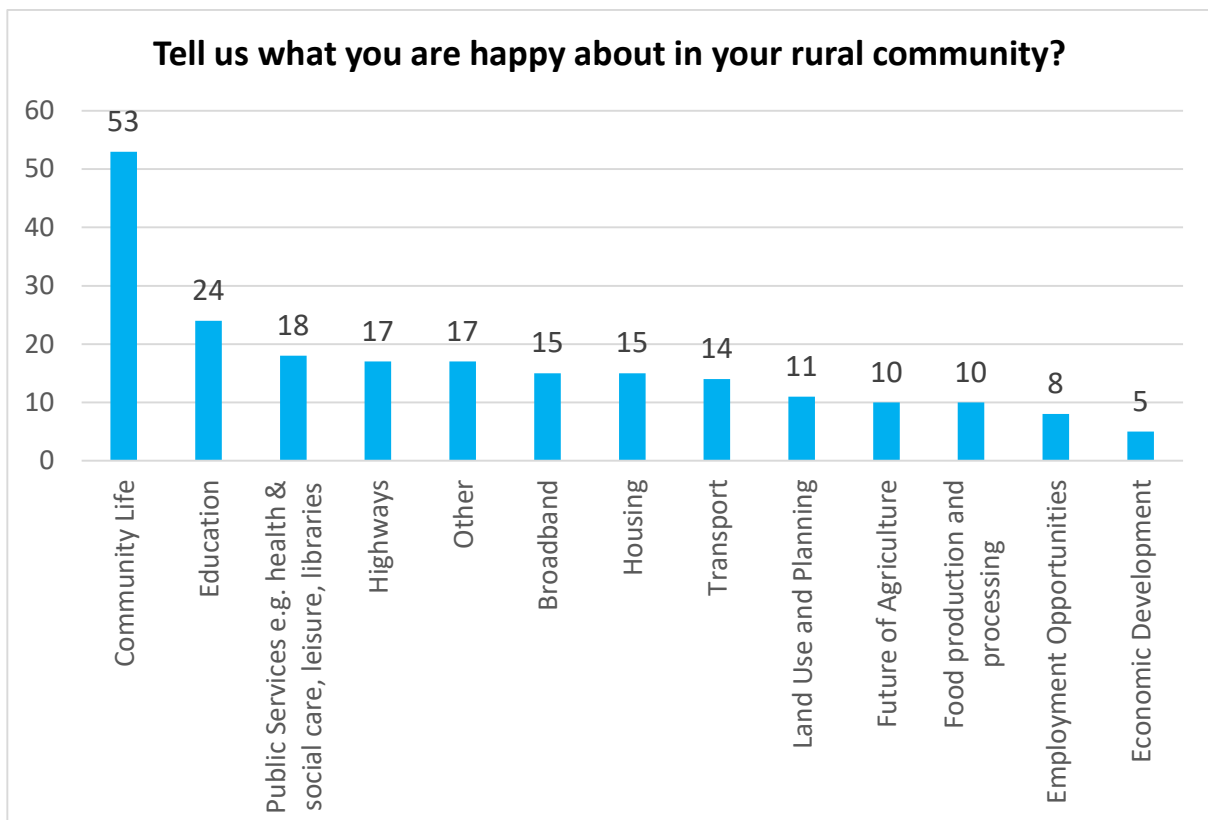
9.8 The results of the “main challenges facing rural communities” are set out below. The qualitative analysis cites that young people are being driven away from rural communities due to lack of employment and also lack of affordable housing. The lack of transport links – including public transport along with the lack of public services.



9.9 The results of “the desired improvements in rural communities” are set out overleaf. The qualitative analysis cites that the challenges facing rural communities are dependent on each other i.e. Broadband / employment/ transport / health. Many respondents noted that employment opportunities would improve if adequate broadband was available throughout the county. There were many comments regarding planning policy and economic regeneration in rural areas. Respondents also noted that the closure of schools, post offices and banks in rural areas had a negative impact on communities. Furthermore, many expressed that it is difficult to attract medical professionals to small rural areas.



9.10 The results of the “things that people are happiest about in their rural communities” are set out below:



9.11 The qualitative analysis cites the ‘community feel’ and ‘community spirit’ of rural areas. Reference is also made to beauty, peace and quiet, open green spaces and fresh air. Several respondents noted that the schools in the rural community were ‘very good’

9.12 The results of “three things that would make the difference to you living and/or working in a rural community” are below:

Overall Total		
Topic	No. Comments	%
Highways	146	14.4
Broadband	134	13.2
Transport	116	11.4
Other	115	11.3
Public Services	88	8.7
Community Life	86	8.5
Employment Opportunities	78	7.7
Economic Development	54	5.3
Land Use & Planning	52	5.1
Future of Agriculture	52	5.1
Housing	50	4.9
Education	40	3.9
Food Production & Processing	4	0.4
TOTAL	1015	100

9.13 Other topics raised which are of relevance to this Paper included:

- Investment in sustainable energy;
- Ensure the Welsh language is kept and enforce incomers to learn the language;
- Banks and post offices in rural communities;
- A way to keep the young within the county.

9.14 Reference is made to paragraph 3.17 of this Paper.

9.15 The Draft Pre Deposit Preferred Strategy, was published for consultation in December 2018 and was accompanied by version 1 of this Topic Paper which was published as a supporting document.

10 Sustainability Appraisal Scoping Report (Draft August 2018)

10.1 The purpose of Sustainability Appraisal (SA/SEA) is to assess the social and economic effects of the Local Development Plan to ensure that decisions accord with the principles of sustainable development. This Report was on consultation until August 27 2018.

10.2 The Draft sustainability issues & opportunities and Draft objectives are set out below. It is considered that they have potential in informing the issues for the Revised LDP. Note the following exclude the issues arising from the publication of the NRW Guidance on phosphate Levels in protected Riverine Special Areas of Conservation. The impacts etc arising from this will be considered as part of the 2nd Deposit LDP and its supporting documents.

Sustainability Issue and Opportunity	SA Objectives
1 Sustainable Development	
<p>The importance of conserving and carefully using natural resources is recognised at international and national level. Carmarthenshire's ecological footprint is currently exceeding sustainable levels with respect to food and drink, energy, capital investment (transport/buildings) and consumables.</p>	<p>1-1 To live within environmental limits 1-2 To ensure a strong, healthy and just society 1-3 To achieve a sustainable economy 1-4 To remove barriers and promoting opportunities for behavioural change</p>
2 Biodiversity	
<p>There are numerous sites of biodiversity value in the county with designations ranging from the international to the local level. These need to be protected and, where possible, enhanced. A significant number of protected sites in Carmarthenshire are identified as being in unfavourable condition, and therefore likely to be highly sensitive to external pressures.</p>	<p>2-1 To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement 2-2 To protect, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas</p>
3 Air Quality	
<p>Air quality targets at the European and national level need to be met. Air quality in Carmarthenshire is generally good, however ozone levels can be high in rural areas.</p> <p>There are currently three Air Quality Management Areas (AQMA) within Carmarthenshire. The ongoing implications on the areas themselves and beyond their boundaries is likely to require consideration.</p>	<p>3-1 To maintain/reduce the levels of the UK National Air Quality pollutants 3-2 To reduce levels of ground level ozone 3-3 To reduce the need to travel, through appropriate siting of new developments and provision of public transport infrastructure</p>
4 Climactic Factors	
<p>Climate change is an internationally recognised issue and a key Government priority. Carmarthenshire needs to play its part in minimising impacts on climate change and in being prepared to adapt for the impact climate change may have on the county. In particular, populations within</p>	<p>4-1 To reduce the emission of greenhouse gases 4-2 To minimise the vulnerability of Carmarthenshire to the effects of climate change</p>

<p>coastal and fluvial floodplains may be at increased risk of inundation.</p> <p>Changes in the distribution of sites that are suitable for the growth of particular agricultural crops may also be anticipated. New development will need to use energy efficiently, and seek to produce energy from renewable or low carbon sources.</p>	<p>through making space for water, costal retreat and shifting habitat distribution patterns</p> <p>4-3 To encourage all new developments to be climate resilient</p> <p>4-4 To encourage energy conservation and higher energy efficiency.</p> <p>4-5 To minimise energy consumption and promote renewable energy sources.</p>
<p>5 Water</p>	
<p>Biological and chemical water quality is typically good. However pressures on watercourses in terms of previous industrial activity and diffuse pollution from agriculture within the river catchments exist. In addition, surface water and groundwater are used for abstraction for public and industrial supplies. Groundwater levels in the Teifi catchment are declining.</p> <p>There are also quite a high number of homes at risk from flooding. Many of the main settlements in Carmarthenshire developed upon flat, fertile floodplains and consequently a number of settlements are at risk from flooding. In light of climate change, more people are likely to be put at risk of flooding and flood events are anticipated to occur more frequently.</p>	<p>5-1 To ensure water quality of rivers, lakes, groundwater and coastal areas is improved and ensure that the hydromorphological quality of water bodies is maximised.</p> <p>5-2 To protect and maintain water resources in the public supply chain and ensure enough water is available for the environment at all times of year.</p> <p>5-3 To minimise diffuse pollution from urban and rural areas.</p> <p>5-4 To increase water efficiency in new and refurbished developments</p> <p>5-5 To make space for water, and minimise flood risk</p>
<p>6 Material Assets</p>	
<p>Carmarthenshire is a large, predominantly rural county with typically large distances between regional and local centres.</p> <p>Consequently, a high proportion of people travel to work by car and there is reliance upon the private car for accessing services.</p> <p>There has historically been a reliance upon landfilling as a method of waste disposal for controlled waste. However, rates of recycling of municipal waste in Carmarthenshire are just above the national average.</p>	<p>6-1 Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials.</p> <p>6-2 Promote the waste hierarchy of reduce, reuse and recycle.</p> <p>6-3 Encourage needs to be met locally.</p> <p>6-4 Promote the use of more sustainable resources.</p> <p>6-5 Improve the integration of different modes of transport.</p>

	6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking).
7 Soil	
<p>There are few areas of soils of highest agricultural quality. Grade 3 agricultural land in the county is typically associated within river valleys. Soil is an important carbon store and should be conserved.</p> <p>Soils in Wales are typically at risk from acid deposition and eutrophication that may cause critical loads to be exceeded.</p> <p>Areas of contaminated land have been identified by Carmarthenshire County Council. These areas are associated with previously developed/urban land.</p>	<p>7-1 To avoid and reduce contamination of soils and promote the regeneration of contaminated land.</p> <p>7-2 To avoid loss of soils to non-permeable surfaces and minimise soil erosion.</p> <p>7-3 To reduce SO₂ and NO_x emissions and nitrate pollution from agriculture.</p>
8 Cultural Heritage and Historic Environment	
<p>There is potential for damage to occur to important archaeological sites and the historic environment within the county from development through both destruction/disturbance of features of cultural heritage importance but also through disrupting the setting of such features.</p>	<p>8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development / regeneration and support their enhancement</p> <p>8-2 To promote high quality design reflecting local character and distinctiveness</p>
9 Landscape	
<p>There are several sites designated as of landscape or townscape value within the county. These features need to be protected, and where possible enhanced.</p>	<p>9-1 To protect and enhance landscape/townscape from negative effects of land use change</p> <p>9-2 To take sensitive locations into account when siting development and to promote high quality design</p> <p>9-3 To encourage appropriate future use of derelict land</p>
10 Population	
<p>There is a trend of out-migration amongst young people from the county and the population structure of the county is becoming skewed towards older age groups.</p> <p>The county has a strong Welsh identity, with a high proportion of people residing in Carmarthenshire that were born in Wales. The proportion of the population from ethnic minority groups is low.</p>	<p>10-1 Ensure suitable, affordable housing stock with access to education and employment facilities</p> <p>10-2 Promote the retention of younger people</p> <p>10-3 Promote inclusion of disadvantaged and minority groups into society</p>
11 The Welsh language	

Carmarthenshire has the highest number of Welsh speakers in Wales with 78,000 people reporting they could speak Welsh in the 2011 Census, which increased to 80,700 people in the Welsh Language Use Survey 2015.	11-1 Encourage growth of the Welsh language and culture
12 Health and Well-being	
A lower proportion of people in Carmarthenshire state that their level of health is generally 'good' and a higher proportion of people live with a long-term limiting illness than the national average. Rates of obesity are also above the national average.	12-1 Create opportunities for people to live active, healthy lifestyles through planning activities 12-2 Provide access to health and recreation facilities and services 12-3 Encourage walking or cycling as alternative means of transportation 12-4 Promote access to Wales' natural heritage
13 Education and Skills	
A high proportion of people in Carmarthenshire have no qualifications, although levels of attainment of 19-21 year olds are just above the national average. Literacy and numeracy rates compare unfavourably against the national average.	13-1 Provide accessible educational and training facilities which meet the future needs of the area 13-2 Increase levels of literacy (in English and Welsh) and numeracy 13-3 Promote lifelong learning
14 Economy	
The dominant economic activities in the county are based around tertiary activities including retail, health care and education with quite a high proportion of manufacturing activities. Employment rates are slightly below average in Carmarthenshire. A relatively low proportion of people work from home.	14-1 To promote sustainable economic growth 14-2 To provide good quality employment opportunities for all sections of the population 14-3 To promote sustainable businesses in Wales
15 Social Fabric	
Rates of rough sleepers are above average in Carmarthenshire. Levels of violent crime, vehicle theft and theft from vehicles are below the national average, however the actual rates have been increasing since 2002. Seven LSOAs in Carmarthenshire are in the top 10% of the most deprived LSOAs in Wales. Geographical access to services and employment are the two main domains that contribute to deprivation in Carmarthenshire. The ratio of average house price to average earnings ratio is high, indicating a lack of affordability.	15-1 Improve safety and security for people and property 15-2 Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions 15-3 Promote the delivery of affordable housing 15-4 Improve accessibility to services, particularly for disadvantaged sections of society.

11 The Issues

11.1 The issues have been transparently sourced. It should be noted that they are grouped under the national wellbeing goals to ensure that they are framed within the context of the Well-being of Future Generations (Wales) Act 2015. This allows for the appreciation of social, economic and environmental matters to be embedded into the Plan.

11.2 Reference is made to the work already undertaken by the Public Service Board via the “Carmarthenshire We Want” process / wellbeing assessment and the formulation of the Carmarthenshire Wellbeing plan itself. This engagement had already provided a platform and allows for the conversations relating to the Revised LDP to lean towards developing a consensus on identifying issues with a land use planning relevance whilst also being locally relevant. To this end, the identification of issues that have a land use planning relevance will also allow for the development of strategic objectives that can deliver through the Revised LDP.

11.3 The issues are below were subject to consultation as part of the publication of the Draft Preferred Strategy for consultation in December 2018 and formed part of the consultation on the 1st Deposit version of the Revised LDP.

A prosperous Carmarthenshire

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

A resilient Carmarthenshire

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

A healthier Carmarthenshire

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

A more equal Carmarthenshire

- 15 Rural and urban deprivation.

16 Over 1 in 3 households are living in poverty.

17 Council's target to provide 1,000 affordable homes.

A Carmarthenshire of cohesive communities

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

19 Lack of a five year supply of housing land and the need for a housing mix.

20 Changes in population and household forecasts indicate that significantly less homes are needed through to 2033.

21 Housing sites not being brought forward and built

22 A predominantly rural county where 60% of the population live in rural areas.

23 Ensuring infrastructure capacity can support development, including highways.

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

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

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

A Carmarthenshire of vibrant culture and thriving Welsh Language

27 Disused buildings across the County.

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

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

30 Important archaeological sites and historic features

31 Highest number of Welsh speakers in Wales

A globally responsible Carmarthenshire

32 Emerging national and regional considerations including Brexit, the National Development Framework (Future Wales; the National Plan 2040 – published 24th February 2021) and Strategic Development Plans. Planning Policy Wales (Edition 11) was published in December 2018.

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

11.4 The following further contextual issues have emerged after the publication of the Pre-Deposit Preferred Strategy and the 1st Deposit Plan and include matters which whilst beyond the Plan's control have impacted on its preparation and content. These will be considered through the content of the 2nd Deposit Plan and its supporting documents and evidence:

Updated Contextual Issues

UCI 1 Response to the publication of the NRW Guidance on Phosphate Levels in protected Riverine SACs.

UCI 2 Recognise and reflect the impacts arising from Covid-19.

UCI 3 Declaration by the Council of a Climate Emergency.

UCI 4 Declaration by the Council of a Nature Emergency.

UCI 5 Ten Towns Initiative.

11.5 The issues and their sources are below.

HEADLINE CONSIDERATIONS	LDP ISSUE AND REFERENCE	Issues Paper Source
There are national and regional considerations including Brexit, the Future Wales and Strategic Development Plans. Planning Policy Wales (edition 10) was published in December 2018.	National and regional considerations including Brexit, the Future Wales and Strategic Development Plans. Planning Policy Wales (edition 10) was published in December 2018. ISSUE 32	National Policy Review
The £1.3 billion Swansea Bay City Deal signed in March 2017 includes a 'world class' Wellness and Life Science Village in Llanelli and a creative industry project at Yr Egin in Carmarthen.	The £1.3 billion Swansea Bay City Deal, with projects identified in Llanelli and Carmarthen. ISSUE 1	Regional Policy Review
25 Lower Super Output Areas (LSOA) are within the 30% most deprived areas in Wales. 60% of these are in the Llanelli area, 20% Amman, 12% Gwendraeth and 8% within the Carmarthen area. Cynwyl Gaeo is the most deprived LSOA in Wales for access to services. Llanegwad "2" and Trelech are 4th and 5th in Wales in this regard.	Rural and urban deprivation. ISSUE 15	Local Policy Review
Changes in population forecasts indicate that significantly less homes are needed through to 2033.	Changes in population and household forecasts indicate that significantly less homes are needed through to 2033. ISSUE 20	LDP Review Report
The LDP settlement framework is not delivering as envisaged, particularly in terms of new homes within the Service Centres and Local Service Centres.	Lack of new homes being built in some Service Centres and Local Service Centres. ISSUE 18	LDP Review Report

Need for housing mix including bungalows.	The need for a housing mix ISSUE 19	LDP Review Report and TACC workshop
The Council has a target for affordable homes.	Council's target to provide 1,000 affordable homes. ISSUE 17	Local Policy Review
Retail frontage vacancy rates in Llanelli Town Centre are higher than Ammanford Town Centre and Carmarthen Town Centre.	Varying vibrancy and vitality within our retailing town centres. ISSUE 2	LDP Review Report
There are LDP housing allocations that are not being delivered. There is a need to understand why and promote an "use it or lose it" approach.	Housing sites not being brought forward and built. ISSUE 21	LDP Review Report and County Councillor Engagement
Carmarthenshire has an ageing population and by 2039 1 in 3 residents will be 65 and over. County Councillors are concerned at out-migration of the younger population.	An ageing population and the out-migration of the younger population. ISSUE 9	Well Being Plan At a glance and County Councillor engagement
Over 1 in 3 households are living in poverty	Over 1 in 3 households are living in poverty. ISSUE 16	Well Being Plan At a glance
60% of adults reported as being overweight or obese	60% of adults reported as being overweight or obese. ISSUE 10	Well Being Plan At a glance
Tourism related developments need to focus upon all weather and be quality driven.	A buoyant Visitor economy with potential to grow. ISSUE 4	Stakeholder Forum
Carmarthenshire is a predominantly rural county with 60% of the population living in rural areas. An understanding and recognition of the needs of rural areas is missing.	A predominantly rural county where 60% of the population live in rural areas. ISSUE 22	Well Being Plan At a glance and County Councillor Engagement
5,587 is the minimum number of homes at risk from flooding. Climate change is likely to	Risks from flooding and the challenges presented by climate change. ISSUE 5	Well Being Plan At a glance

increase the occurrence and nature of this risk.		and Draft SA
The LDP strategy's focus upon the urban areas of the County can lead to infrastructure capacity issues, including highways.	Ensuring infrastructure capacity can support development, including highways. ISSUE 23	County Councillor Engagement
There are numerous disused buildings within the County that need to be reused	Disused buildings across the County. ISSUE 27	County Councillor Engagement
There is a lack of understanding of the impact of development upon the Welsh language, particularly given the national aim for 1million Welsh speakers by 2050	Need to measure the impact of development upon the Welsh language. ISSUE 28	County Councillor Engagement
Appropriate growth is needed in rural areas (including employment opportunities)	Appropriate growth is needed in rural areas (including employment opportunities) ISSUE 3	County Councillor Engagement
There is a need to safeguard and promote former connectivity corridors – e.g. railway corridors for cycle routes.	The need to promote and access alternative forms of transport. ISSUE 24	County Councillor Engagement
There needs to be affordable housing in small Welsh language communities to retain young families	Need for affordable housing within our communities to retain young families ISSUE 29	Stakeholder Forum
There is a need to promote energy efficiency targets within building design / materials.	Need to promote energy efficiency in proposed and existing developments. ISSUE 33	Stakeholder Forum
The top 3 challenges facing rural areas are lack of employment opportunities, broadband and public services.	Lack of employment opportunities, broadband and public services in rural areas. ISSUE 25	Public consultation
The top 3 things that people are happiest about in their rural communities are Community life, education and public services.	Community life, education and public services indicate wellbeing in rural areas. ISSUE 11	Public consultation
Beauty, peace and quiet, open green spaces and fresh air are also contributors to happiness in rural areas.	Beauty, peace and quiet, open green spaces and fresh air are also contributors to happiness in rural areas. ISSUE 12	Public consultation
Carmarthenshire's ecological footprint is currently exceeding sustainable levels with respect to food and drink, energy, capital investment (transport/buildings) and consumables.	An ecological footprint that is currently exceeding sustainable levels. ISSUE 7	Draft SA Report
There are several sites designated as of landscape or townscape value within the county	Rich landscape or townscape qualities. ISSUE 8	Draft SA Report

There is potential for damage to occur to important archaeological sites and the historic environment within the county from development	Important archaeological sites and historic features. ISSUE 30	Draft SA Report
Carmarthenshire has the highest number of Welsh speakers in Wales with 78,000 people reporting they could speak Welsh in the 2011 Census, which increased to 80,700 people in the Welsh Language Use Survey 2015	Highest number of Welsh speakers in Wales. ISSUE 31 Note: updated figures to be set out in the Welsh language Topic Paper to reflect 2021 Census.	Draft SA Report
There are currently Air Quality Management Areas (AQMA) in Carmarthen, Llanelli and Llandeilo	Air Quality Management Areas in Carmarthen, Llanelli and Llandeilo. ISSUE 13	Draft SA Report
There are numerous sites of biodiversity value in the county with designations ranging from the international to the local level.	Biodiversity designations ranging from the international to local level. ISSUE 6	Draft SA Report
An overriding policy objective to support place-making has been identified within Planning Policy Wales Edition 11.	Need to appreciate the sense of place – a county of contrasts. ISSUE 26	National Policy Review and Local policy review (spatial portrait)
“Our big NHS change” proposals. (National Health Service)	“Our big NHS change” and any implications. ISSUE 14	Local policy review and TACC workshop

12 The Vision

12.1 The vision for the Revised LDP incorporates the vision set out in the Council Corporate Strategy “Moving Forward in Carmarthenshire - the next 5 years – 2018-2023” (June 2019). Consultation was undertaken on the draft Vision as part of the publication of Draft Preferred Strategy in December 2018 and the consultation of the 1st Deposit Revised LDP.

12.2 There is no vision contained within the Carmarthenshire Well Being Plan to directly draw upon. The vision for the Revised LDP therefore reflects the four wellbeing objectives which are (1) Healthy Habits (2) Early Intervention (3) Strong Connections and (4) Prosperous People and Places.

12.3 The supporting text of wellbeing objective 4 has also been incorporated into the vision for the Revised LDP due to this objective’s emphasis on “*maximising opportunities for people and places in both urban and rural parts of our county*”. This responds to the emphasis on recognising rural issues and needs within issues identification. It also acknowledges that the county is one of contrast as part of developing an appreciation of the sense of place. The inclusion of the “One Carmarthenshire” theme that emerged from Revised LDP engagement confirms a recognition of the need to balance conflicting demands and interests.

12.4 The recognition of the Swansea Bay City Deal within the vision for the Revised LDP sets the tone for the Revised LDP strategy to be positive and sufficiently aspirational. This deal seeks to transform the economic landscape of the area; boost the local economy by £1.8 billion; and generate almost 10,000 new jobs over the next 15 years.

12.5 The national wellbeing goals are not directly referenced in the vision for the Revised LDP. This is due to them being utilised in framing the issues identification process and the fact that the Carmarthenshire wellbeing Plan objectives provide a localised expression of wellbeing.

12.6 The Vision

One Carmarthenshire

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

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

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

12.7 It should be noted that the Vision was also subject to SA/SEA as part of the Preferred Strategy work.

13 The Strategic Objectives

13.1 Reference is made to the work already undertaken by the Public Service Board via the “Carmarthenshire We Want” process / wellbeing assessment and the formulation of the Carmarthenshire Wellbeing plan itself.

13.2 The Carmarthenshire Well Being Plan contains four wellbeing objectives that have been utilised to frame the LDP Strategic Objectives. The current LDP strategic objectives have provided the starting point for the Revised LDP as the LDP is being reviewed.

13.3 An online conversation was undertaken on whether any of the Council’s 14 wellbeing objectives for 2017/18 (as listed in the Well Being Plan Appendix) should be directly identified as LDP strategic objectives. It was considered however that these would be better served by playing an informing role, with Appendix 2 of the Topic Paper setting out a Compatibility Assessment against the 15 wellbeing objectives contained within the Council’s corporate strategy (2019). Consultation was undertaken on the draft Strategic Objectives as part of the publication of Draft Preferred Strategy in December 2018 and the consultation of the 1st Deposit Revised LDP.

13.4 The Revised LDP Strategic Objectives will respond and deliver upon the issues for the Revised LDP as set out in Section 11 of this Paper. They are sufficiently aspirational and ambitious so as to deliver the vision but crucially they are also capable of being delivered through the land use planning framework. They are also Specific Measurable Relevant Attainable and Time Bound (SMART).

13.5 The Strategic Objectives

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

SO1 To ensure that the natural environment, including habitats and species, are safeguarded and enhanced.	
LDP Issues addressed	6, 7, 12, 13, 26, 32, UCI 1, UCI 3, UCI 4
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

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

SO5 To safeguard and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.	
LDP Issues addressed	8, 26, 27, 30, 32, UCI 5
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

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

SO3 To assist in widening and promoting education and skills training opportunities for all.	
LDP Issues addressed	11, 15, 16, 22, 25, 26, 32, UCI 5
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

SO4 To ensure that the principles of equal opportunities and social inclusion are upheld by promoting access to a high quality and diverse mix of public services, healthcare, shops, leisure facilities and work opportunities, as well as vibrant town centres.	
LDP Issues addressed	2, 3, 9, 11, 14, 16, 18, 22, 25, 26, 32, UCI2
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

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

SO6 To ensure that the principles of spatial sustainability are upheld by directing development to sustainable locations with access to services and facilities and wherever possible encouraging the reuse of previously developed land.	
LDP Issues addressed	5, 7, 13, 22, 23, 26, 32
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

SO7 To make a significant contribution towards tackling the cause and adapting to the effect of climate change, including promoting renewable energy and the efficient use and safeguarding of resources.	
LDP Issues addressed	5, 7, 13, 24, 26, 32, 33, UCI 3, UCI 4
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

SO8 To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.	
LDP Issues addressed	22, 23, 24, 26, 32
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

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

SO9 To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County's communities by promoting a place making approach and a sense of place.	
LDP Issues addressed	8, 26, 28, 31, 32, UCI 2, UCI 5
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

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

SO11 To assist in protecting, enhancing and promoting the Welsh Language and the County's unique cultural identity, assets and social fabric.	
LDP Issues addressed	3, 17, 18, 20, 26, 28, 29, 31, 32, UCI 5
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

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

SO13 To make provision for sustainable & high quality all year round tourism related initiatives.	
LDP Issues addressed	4, 25, 26, 32, UCI 2
Specific Measurable Achievable Relevant and Time Bound	√
Aspirational and Ambitious	√

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

Appendix 1 Compatibility Matrix - Revised LDP Proposed Strategic Objectives and Council's wellbeing objectives.

	LW 1	LW 2	LW 3	LW 4	LW 5	LW 6	LW 7	LW 8	LW 9	LW 10	LW 11	LW 12	LW 13	LW 14	LW 15
SO1															
SO2															
SO3															
SO4															
SO5															
SO6															
SO7															
SO8															
SO9															
SO10															
SO11															
SO12															
SO13															
SO14															

Revised LDP Strategic Objectives (SO) and Council's Well Being Objectives (LW)

	Alignment between Revised LDP Strategic Objective and Wellbeing Objective
	Neutral alignment between Revised LDP Strategic Objective and Wellbeing Objective
	Negative alignment between Revised LDP Strategic Objective and Wellbeing Objective

A1 There is alignment in terms of the emphasis on promoting access to homes and jobs across the County, as well creating well-connected communities. The alignment on wellbeing is pronounced by the emphasis on widening opportunities to access facilities and opportunities across the County based upon the principles of equality. In noting the Plan's role in delivering development, there is also alignment in terms of the consideration of environmental and climate change interests. This also reflects the Plan's regulatory role and the requirements to consider the impacts upon future generations. There is also alignment on cultural and linguistic issues.

A2 The strategic objectives also provide scope for the Revised LDP to acknowledge those wellbeing objectives that emanate from demographic issues (particularly those issues facing an increasing elderly population). For example, Strategic Objective 10 sets the context for the Plan's policies to acknowledge the need for a range and choice of house types.

A3 The Revised LDP strategic objectives will provide a key delivery mechanism for the corporate and community ambitions as set out within the wellbeing goals. It provides a spatial instrument to deliver the "Carmarthenshire We Want" by providing a locally distinctive means of shaping the future use of land within the County by tackling the Plan's key issues and deliver its vision.

A4 The above has been revisited (no changes) following the amendments to Version 1 of this Paper and the refresh of the Council's Corporate Strategy in June 2019. Reference is also made to the requirement for Sustainability Appraisal – Strategic Environmental Assessment. This will play a key role in mediating and balancing various demands by considering social, economic and environmental issues. Reference is made to Appendix 3 in this regard.

Appendix 2 - Compatibility Matrix - Revised LDP Proposed Strategic Objectives.

LDP SO															
S01	S01														
S02		S02													
S03			S03												
S04				S04											
S05					S05										
S06						S06									
S07							S07								
S08								S08							
S09									S09						
S10										S10					
S11											S11				
S12												S12			
S13													S13		
S14														S14	

Revised LDP Strategic Objectives

	Alignment between Revised LDP Strategic Objectives
	Unknown alignment between Revised LDP Strategic Objectives
	No direct link between Revised LDP Strategic Objectives
	Potential conflict between Revised LDP Strategic Objectives

A5 There is alignment between those strategic objectives that set the framework for the delivery of new development – e.g. homes, jobs as well as transportation considerations. This is shown by the eminence of green on the lower half of the matrix. Of particular note in this regard is the strong alignment demonstrated by Strategic Objective 12 which frames considerations in relation to investment and innovation –notably the Swansea Bay City Deal. The above has been revisited (no changes) following updates to this Paper (notably the Vision and Objectives).

A6 In relation to the strategic objectives that frame those environmental and safeguarding concerns, reference is made to the requirement for Sustainability Appraisal – Strategic Environmental Assessment. This will play a key role in mediating and balancing various demands by considering social, economic and environmental issues. Reference is made to Appendix 3 in this regard.

Appendix 3 - Compatibility Matrix - Sustainability Appraisal Objectives (August 2018) and Revised LDP Proposed Strategic Objectives.

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
SO1															
SO2															
SO3															
SO4															
SO5															
SO6															
SO7															
SO8															
SO9															
SO10															
SO11															
SO12															
SO13															
SO14															

Revised LDP Strategic Objectives (SO) and Sustainability Objectives (SA)

	Positive alignment between Revised LDP Strategic Objective and Sustainability Objective
	Unknown alignment between Revised LDP Strategic Objective and Sustainability Objective
	No direct link between Revised LDP Strategic Objectives and Sustainability Objective
	Potential conflict between Revised LDP Strategic Objectives and Sustainability Objective

Commentary

A7 All of the strategic objectives have a strong alignment with the SA1 – Sustainable development, demonstrating that sustainability has been fully considered when developing the SOs. This is also evident in the fact that the SOs perform well generally across all SA objectives with very few potential conflicts highlighted. The above has been revisited (no changes) following updates to this Paper (notably the Vision and Objectives).

A8 SO1

- Directly supports the protection of biodiversity, habitats and species (SA2).

- Aligns positively with improving air quality (SA3) and resilience to climatic factors (SA4) by safeguarding green spaces, trees and other natural vegetation that contribute to air purification and reduction of greenhouse gases.
- Ensuring the safeguarding and enhancement of species and habitats, of which there are many riverine, estuarine, coastal and marine examples in Carmarthenshire. Their protection should require that water quality be improved which aligns positively with SA5.
- Encouraging sustainability and sustainable modes of transport (SA6) aligns positively with reducing transport and congestion related impacts on species and habitats.
- Protection of the natural environment increases access to green spaces for the purposes of wellbeing (SA12), however this could encourage unsustainable recreational pressures to habitats and species that are highly sensitive to external pressures.

A9 SO2

- Biodiversity and its protection and enhancement in rural and urban areas (SA2) increases access to the natural environment for recreational and wellbeing purposes. However, this may lead to unsustainable recreational pressures to habitats and species that are highly sensitive to external pressures.
- Maintaining a high level of water quality (SA5) ensures water based community, leisure and recreational facilities are accessible at a high standard. However, increased recreational use of water resources could place increase pollution pressures on sensitive water bodies.
- Promotion and integration of different modes of transport (in particular cycling and walking) (SA6) is positively aligned with SO2.
- SO2 contributes positively to promoting social inclusion of disadvantaged and minority groups in society through promotion of access to wellbeing opportunities and facilities (SA10/SA15).
- This objective directly aligns with SA12.

A10 SO3

- Aligns positively with the inclusion of disadvantaged and minority groups, as well as promoting the retention of young people in the community (SA10/SA12/SA15) by promoting access to education and skills training opportunities for all.
- Carmarthenshire supports both Welsh and English medium learning facilities, and their promotion will align positively with the promoting of the Welsh Language throughout the County (SA11).
- The objective directly aligns with SA13.
- Supporting a more educated and skilled population positively supports a sustainable economy with good employment opportunities (SA14).

A11 SO4

- Ensuring services and facilities are accessible as well as promoting vibrant town centres encourages needs to be met locally, reducing the distances people will be required to travel and increasing access to public transport (SA3/SA4/SA6)
- Equal opportunities and social inclusion align positively with SA10 and SA15.

- Establishing vibrant town centres with a diverse mix of facilities supports the enhancement of townscapes (SA9).
- Access to services and facilities provides encouragement for the retention of young people (SA10) and Welsh speakers (SA11) within the County, and supports sustainable economic growth throughout Carmarthenshire (SA14).

A12 SO5

- This objective directly aligns with SA8.
- Both SO4 and SA9 promote the reuse of derelict land and redundant buildings and the enhancement of local townscapes.
- This objective also aligns with SA7 as it offers potential to ensure brownfield sites are redeveloped, and minimises development of greenfield sites and river corridors where soils of high agricultural value are located
- Safeguarding and enhancement of the built and historic environment ensures that Welsh cultural assets are protected (SA11) and are accessible to people in Carmarthenshire for wellbeing purposes (SA12).

A13 SO6

- Limits the potential for extensive rural development and resulting habitat fragmentation (SA2) as development is concentrated in sustainable locations.
- Needs provided locally reduces the distances people are required to travel and increases access to public transport (SA4, SA6), contributing to reducing the reliance on the private car which leads to positive impacts on air quality (SA3).
- It also ensures that development is focussed in areas with existing infrastructure to support development e.g water resources (SA5), access to health, education and training facilities (SA12,SA13, SA15).
- Encouraging the reuse of previously developed land aligns positively with SA9 and SA7.

A14 SO7

- The objective directly aligns with SA4.
- Tackling the causes of climate change aligns positively with promoting access to alternative transportation and public transport infrastructure (SA6) and as a result can have positive effects on other elements such as air quality (SA3).
- Adapting to the effects of climate change includes making space for water and minimising flood risks (SA5).
- Promotion of efficient use and safeguarding of resources also aligns positively with SA6.

A15 SO8

- Establishing an accessible and sustainable transport system, including alternative transport methods aligns positively with improving air quality (SA3) and reducing greenhouse gas emissions (SA4)
- The objective aligns directly with SA6

- Access to public transport promotes the inclusion of disadvantaged groups in society (SA10, SA15), allowing them to access facilities and services regardless of social situation.
- Encouragement of alternative methods of transportation such as walking and cycling aligns positively with SA12.

A16 SO9

- Carmarthenshire's biodiversity, natural environment (SA2), cultural heritage (SA8) and unique landscape (SA9) all contribute to a sense of place and should be protected.
- Creating a strong sense of place and vibrant communities within Carmarthenshire are important the retention of young people in the county (SA10).
- The County has a strong Welsh identity that must be protected and enhanced (SA11) to maintain Carmarthenshire's distinctiveness and character.
- Placemaking should improve social fabric by removing barriers and creating opportunities for positive interactions, especially for disadvantaged and minority groups in society (SA10, SA15).

A17 SO10

- Provision for a mix of high quality homes across the county aligns positively with both SA8 and SA9.
- Equality of opportunities will ensure that disadvantaged and minority groups as well as young people are given the opportunity to access suitable housing across the county (SA10, SA15), which may also lead to the retention of Welsh speaking residents in the County (SA11).

A18 SO11

- This objective directly aligns with SA11 and SA15.
- Aligns positively with SA10, as Carmarthenshire's population has a strong Welsh identity, with a high proportion of the population born in Wales.
- Promotion of the Welsh language will positively impact on levels of Welsh literacy (SA13).

A19 SO12

- Proposed plans for the support the regional delivery of the Swansea Bay City deal focusses new developments in Llanelli and Carmarthen, both of which have a number of sensitive biodiversity (SA2) and air quality (SA3) and water quality (SA5) areas which could be negatively impacted.
- Creation of employment opportunities in both rural and urban areas throughout the county may lead to a positive reduction in the requirement for private car use for outward commuting (SA4/SA6). However, initial plans for developments situated in Carmarthen and Llanelli do not currently support this.

- It is difficult to determine what effect this objective will have on SA11 as economic development and the resulting job creation has the potential to retain skilled Welsh speaking residents in the County. However, this may also encourage an inward migration of non-Welsh speakers to the county, which could dilute the Welsh speaking culture in Carmarthenshire.
- This objective will have a positive effect on job creation, which in turn will promote economic growth and sustainable business in Wales (SA14).
- This will also contribute towards the education, upskilling and retention of young people and professionals within Carmarthenshire (SA10/SA13) as good quality employment opportunities are made available for all sections of the population (SA15).
- The plans for a life science and wellbeing village as part of the Swansea Bay City deal will be a strong positive driver of Health and wellbeing throughout Carmarthenshire.

A20 SO13

- Increasing levels of tourism in the county has the potential to increase recreational pressure on some of Carmarthenshire's biodiversity and cultural heritage designated sites, in particular coastal and marine sites with high recreational value (SA2/SA5/SA8).
- The increasing traffic pressures associated with tourism is likely to have a negative impact on areas with existing air quality issues as well as habitats/species that are sensitive to such pressures (SA2/SA3).
- Provision for year round tourism related initiatives is likely to result in an increase in employment and associated education, skills and training opportunities (SA13), which in turn will have a positive effect on the local economy (SA14) and the retention of young people in the county (SA10)

A21 SO14

- Ensuring new development is supported by sufficient hard and soft infrastructure ensures that water resources are used sustainably and that systems have sufficient capacity to deal with sewerage and diffuse pollution.(SA5)
- It is also likely that SO14 will positively align with SA3, SA4 and SA6 in encouraging needs to be met locally and reducing the need to travel to access facilities and services.
- This objective is likely to have a positive alignment with increased access to services, in particular for those disadvantaged or minority groups in society (SA10/SA15).
- It is also likely to support access to wellbeing facilities and services (SA12) as well as education, skills and training facilities and quality employment opportunities (SA14).

Appendix 4 List of substantive changes from previous versions of the paper.

Change Reference Number	Paragraph Number	Description	Reason	Source
IVO 1	Various	Minor editorial amendments – e.g. chronological context	To aid clarity	Officer
IVO 2	Index	Insert text to reflect addition of Appendix 4 to the Paper	To aid clarity	Officer
IVO 3	1.5	Insert text to reflect additional meetings of the Advisory panel	To reflect engagement undertaken post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 4	1.7 and 1.8	Insert text to reflect an iterative paper	To aid clarity	Officer
IVO 5	2.1, 2.4 and 2.7	Update to reflect publication of Development Plans Manual (Edition 3)	To reflect contemporary policy/guidance post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 6	2.2, 2.3, 2.5 and 2.6	Update to reflect publication of Planning Policy Wales edition 11.	To reflect contemporary policy/guidance post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 7	2.11	Insert text to bullet point 2 to reflect the 5 ways of working and emphasis on engagement	To reflect contemporary policy/guidance post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 8	3.3	Amend text to reflect the status	To reflect contemporary policy/guidance	Officer

		and adoption of Future Wales	post publication of Version 1 and 2 of this Topic Paper	
IVO 9	3.4 and 3.5	Replace paragraphs to reflect publication of Planning Policy Wales edition 11	To reflect contemporary policy/guidance post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 10	3.8	Remove hyperlink	To aid clarity	Officer
IVO 11	3.9	Insert text to reflect Future Wales	To reflect contemporary policy/guidance post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 12	3.14 and 3.15	Insert text to reflect publication of the updated Corporate Strategy June 2019 and state referencing of 100 priority projects	To reflect contemporary policy/guidance post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 13	3.15	Insert text to reflect Notices of Motion passed by Council and contextual issues since publication of earlier versions of this Topic Paper	To reflect contemporary policy/guidance post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 14	3.17	Insert text to reflect the Council's Affordable Housing programme	To reflect contemporary policy/guidance post publication of Version 1 and 2 of this Topic Paper	Officer
IVO1 15	3.17	Insert text to reflect publication of Carmarthenshire Rural Affairs -	To reflect contemporary policy/guidance post publication of	Officer

		Report – ‘Moving Rural Carmarthenshire Forward’	Version 2 of this Topic Paper	
IVO 16	Figure on page 11	Insert the figure contained in the updated Corporate Strategy June 2019 and delete the old figure	To reflect contemporary policy/guidance post publication of Version 1 of this Topic Paper	Officer
IVO 17	4.4 and 4.5	Amend / insert text to reflect publication of LDP Annual Monitoring Report and its main outcomes	To reflect the most up to date position in terms of monitoring position	Officer
IVO 18	5.1 and 5.4	Amend text to remove duplication reference to meetings of the Advisory panel	To reflect engagement undertaken post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 19	7.3	Insert text to elaborate on reference to a second meeting of the Developer Forum	To reflect engagement undertaken post publication of Version 1 of this Topic Paper	Officer
IVO 20	9.1	Insert text to reflect consultation undertaken on the Draft Preferred Strategy	To reflect engagement undertaken post publication of Version 1 of this Topic Paper	Officer
IVO 21	Insert New Paragraph (9.14)	Insert text to cross reference to paragraph 3.17 (Rural Affairs Task Group Report)	To reflect contemporary policy/guidance post publication of Version 1 of this Topic Paper	Officer

IVO 22	Insert updated Paragraph (9.15)	Insert text to reflect consultation undertaken on the Draft Preferred Strategy	To reflect engagement undertaken post publication of Version 1 of this Topic Paper	Officer
IVO 22a	10.2	Additional text identifying the consideration in relation to phosphate levels in protected rivers.	To update the paper.	Officer
IVO 23	11.3	Insert text to reflect consultation undertaken on the Draft Preferred Strategy and the 1 st Deposit LDP.	To reflect engagement undertaken post publication of Version 1 and 2 of this Topic Paper	Officer
IVO 24	11.3 – Issue 9	Add text stating <i>'and the out-migration of the younger population'</i>	To reflect engagement undertaken post publication of Version 1 of this Topic Paper	Officer
IVO 25	11.3 – Issue 32	Amend text to update the issues and reflect publication of Planning Policy Wales edition 11	To reflect contemporary policy/guidance post publication of Version 2 of this Topic Paper	Officer
IVO 25 a	11.4 New paragraph	To reflect additional contextual issues. Table Under 13.5 amended to reflect issues identified.	To ensure the issues reflect the context post the publication of the 1st Deposit LDP	Officer
IVO 26	11.5 – Row 1 of the Table (columns 1 and 2)	Amend text to reflect publication of Planning Policy Wales edition 11 and Future Wales	To reflect contemporary policy/guidance post publication of	Officer

			Version 1 and 2 of this Topic Paper	
IVO 27	11.5 – Row 10 of the Table (columns 1 and 2)	Insert text to reflect the concerns of County Councillors concern regarding out-migration of the younger population	To reflect engagement undertaken post publication of Version 1 of this Topic Paper	Officer
IVO 28	11.5 – Row 32 of the Table (column 1)	Amend text to reflect publication of Planning Policy Wales edition 11	To reflect contemporary policy/guidance post publication of Version 1 of this Topic Paper	Officer
IVO 29	12.1	Insert text to reflect consultation undertaken on the Draft Preferred Strategy	To reflect engagement undertaken post publication of Version 1 of this Topic Paper	Officer
IVO 30	12.6 The Vision	Insert wording " <i>(including the Welsh language)</i> " within the second line of the first paragraph of the Vision.	To reaffirm the importance of the Welsh language.	Initial Sustainability Appraisal / Strategic Environmental Assessment
IVO 31	12.6 The Vision	Insert wording " <i>for residents and visitors alike</i> " at the end of the 4 th line of paragraph 1 of the Vision	To reaffirm the importance of the visitor economy.	Draft Pre Deposit Preferred Strategy representation ref 612
IVO 32	13.3	Insert text to reflect consultation undertaken on the Draft Preferred Strategy	To reflect engagement undertaken post publication of Version 1 of this Topic Paper	Officer
IVO33	13.5 The Strategic Objectives	Minor editorial amendment to first line of	To correct a grammatical	Officer

		Strategic Objective 5 to state ' safeguard ' not safeguarded (English version only)	error (English version only)	
IVO 34	13.5 The Strategic Objectives	Insert wording " renewable energy and " within 2 nd line of Strategic Objective 7.	To reaffirm the importance of renewable energy	Preferred strategy representation ref 266
IVO 35	13.5 The Strategic Objectives	Insert wording " number and " within 1 st line of Strategic Objective 10	To reaffirm the importance of delivering the required number of new homes.	Preferred strategy representation ref 1068
IVO 36	Appendix 1 A4	Insert text confirming revisit of Compatibility Assessment	To reflect an iterative approach to plan making	Officer
IVO 37	Appendix 2 A5	Insert text confirming revisit of Compatibility Assessment	To reflect an iterative approach to plan making	Officer
IVO 38	Appendix 3 A7	Insert text confirming revisit of Compatibility Assessment	To reflect an iterative approach to plan making	Officer
IVO 39	Insert new Appendix (which will be Appendix 4).	Insert text listing the changes from Version 1 of the Paper (December 2018)	To aid clarity	Officer