

Revised 2018-2033  
**Carmarthenshire**  
**Local Development Plan**

2nd Deposit February 2023

Cyngor Sir Gâr  
**Carmarthenshire**  
County Council



**Written Statement**



## Foreword

As the Cabinet Member with the portfolio for Strategic Planning, I am pleased to present the deposit documents for the Revised Carmarthenshire County Council Local Development Plan. Approved for public consultation at the meeting of the County Council on the 7th December 2022 this 2<sup>nd</sup> Deposit has been prepared in light of the challenges that emerged since the publication of the 1<sup>st</sup> Deposit, not least the public health challenges arising as part of the Covid-19 pandemic and the publication of the Natural Resources Wales guidance on phosphates in protected riverine Special Areas of Conservation. It is these issues and in particular the impact of the phosphate guidance which has required us to prepare this 2<sup>nd</sup> Deposit version of the Plan.

Since the Council resolved to commence work on a Revised LDP in January 2019, we have been listening to the views of a wide range of stakeholders and partners. The preparation of the Revised LDP has been informed by prior consultation on the Preferred Strategy, the first Deposit along with the publication of a series of topic papers and other evidence.

The Revised LDP is wide ranging in its content covering a range of issues and presents a locally distinctive Vision for the future of our County in recognition of our collective role as custodians of our County for future generations. The Revised LDP sets out a level and distribution of growth and development which seeks to meet the needs of our communities whilst reflecting its diverse character and rich environmental and cultural qualities.

As we undertake the consultation on this 2<sup>nd</sup> Deposit Revised LDP I would encourage all those with an interest in the Plan, our County and its communities to submit your comments. It is important that we hear as many views as possible to help us deliver our Vision for “One Carmarthenshire”.



**Cllr Ann Davies**

**Cabinet Member for Planning Policy and Rural Affairs**



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## How to View and Comment on the 2<sup>nd</sup> Deposit Revised LDP

The consultation on this 2<sup>nd</sup> Deposit Revised LDP is an important step in planning for the future of Carmarthenshire. It provides an important opportunity for anyone interested in how Carmarthenshire and its communities will develop and grow in the years to come, and to understand and comment on the Plan's policies and proposals.

It should be noted this document represents a second Deposit version of the Revised LDP and supersedes that version originally published on 29<sup>th</sup> January 2020. Any representations submitted in relation to the original Deposit Plan will not be considered or rolled over as part of this consultation. Consequently, any representations previously submitted should be resubmitted as part of this consultation. Previous representations will no longer be considered and will not be submitted to the Inspector for consideration at the examination in public.

The LDP, as part of the planning system, has a fundamental role in delivering sustainable development and in creating healthy, cohesive and economically viable and vibrant communities. It must help in the process of balancing and integrating conflicting objectives in order to meet current development needs, whilst safeguarding those of the future. The Plan recognises the needs of its area and seeks to contribute towards the achievement of sustainable development by setting out policies and proposals which reflect sustainability objectives. It also seeks to protect the environment by guiding and facilitating investment decisions and-delivery of services and infrastructure.

It is important to note that the LDP does not 'plan for everything', and it is part of a broader set of strategies and investment programmes. However, there are aspects around the Plan which cannot dictate or control, including investments and long terms plans from other public bodies.

In using this Plan and commenting on its content, the preferred approach is through the LDP online consultation portal which can be accessed through the Revised LDP webpage<sup>1</sup>. The portal is interactive and allows you to view and comment on the plan as you read it. By

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<sup>1</sup> <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033#.XV-ruOhKiUk>

utilising the portal, respondents can ensure speedy access to their submission and will be able to view other representations submitted (as they are published).

Copies of this 2<sup>nd</sup> Deposit LDP together with the supporting consultation documents are available for inspection at the Council's customer service centres and at all public libraries during advertised opening hours.

A consultation response form is available on request for those unable to access the web portal.

Please submit your comments via the online portal. Alternatively, please send completed consultation representation forms to:

[forward.planning@carmarthenshire.gov.uk](mailto:forward.planning@carmarthenshire.gov.uk)

Or post them to:

Forward Planning Manager, Place & Sustainability, Place & Infrastructure  
Department, 3 Spilman Street, Carmarthen, SA31 1LE

Representations must be received by 4:30pm on the 14 April 2023. Comments submitted after this date will not be considered.

Further guidance and information is available on the LDP webpage, or from the Forward Planning Section on 01267 228818, or by emailing [forward.planning@carmarthenshire.gov.uk](mailto:forward.planning@carmarthenshire.gov.uk).

## 1. Introduction

1.1 The Council is responsible for preparing and keeping an up-to-date Local Development Plan (LDP)<sup>2</sup>. The LDP sets out planning policies and allocates sites for different types of development. The Council is also responsible for development management which involves the processing and determination of planning applications, with the LDP guiding and managing development by providing the foundation for consistent and clear decision making. In meeting the above responsibilities, we are in the process of preparing a Revised LDP. Once adopted, we will use this LDP for assessing planning applications through until 2033 but will continue to monitor and review its content to ensure it remains relevant and is working as intended.

1.2 The LDP has a direct and meaningful effect on the people and communities of Carmarthenshire and visitors alike. It will shape the future development in the County and its environmental qualities, influencing it economically and socially. The LDP will respond to the needs of a growing and regionally important economy making provision for new jobs, homes, infrastructure, and community facilities. It also ensures the well-being of its communities is maintained, and the impacts of the development and use of land are managed sustainably. It will guide funding and investment programmes, other plans and strategies, communities and landowners whilst providing for the enhancement and protection of our environment and environmental qualities. In doing so, it provides a measure of certainty and confidence about what kind of development will, and will not, be permitted and at what locations during the Plan period.

1.3 The part of Carmarthenshire which is within the Brecon Beacons National Park has its own separate development plan.

1.4 In ensuring that the adopted LDP remains up to date, a review was undertaken into its content with the outcomes published in the Review Report<sup>3</sup>. This review, whilst finding that many aspects of the adopted LDP are functioning effectively, also identified that there were issues in relation to parts of the Plan and its strategy. The Review Report showed that parts of this strategy were not being delivered as intended, with the level and spatial distribution of growth requiring further consideration. It concluded that we start the preparation of a revised

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<sup>2</sup> The Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005 sets the framework and legal context for the preparation of Local Development Plans in Wales.

<sup>3</sup> <https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf>

LDP to replace the existing adopted Plan. The Revised LDP 2018 – 2033 will replace the current adopted Plan upon its adoption.

## 2. What is the Deposit Plan?

2.1 This 2<sup>nd</sup> Deposit Revised LDP is part of a set of documents which we are required to prepare in the process of producing the Revised LDP for Carmarthenshire. It represents an integral stage in preparing the Development Plan for Carmarthenshire and follows the publication of the Revised Delivery Agreement as approved by the Welsh Government on the 25<sup>th</sup> August 2022<sup>4</sup>, and the Pre-Deposit Preferred Strategy published for consultation in December 2018.

2.2 This 2<sup>nd</sup> Deposit LDP takes forward the evidence gathering, stakeholder engagement and Pre-Deposit work undertaken to date, including that contained within the Preferred Strategy and looks to develop on its strategic direction through more detailed land use policies and proposals (including the allocation of land for development).

2.3 The Deposit LDP consists of a written statement detailing its policies and proposals and a proposals map on a geographical base. Its structure and format is broadly as follows:

- **Introduction:** General background information regarding the Carmarthenshire LDP including outlining the role of the ISA (incorporating SA/SEA) and HRA in the plan-making process.
- **Policy Context:** Sets out the LDP's alignment with, and regard to National, Regional and Local policy context.
- **Key Issues and Drivers:** Outlines issues identified in relation to the LDP.
- **Vision and Strategic Objectives:** Presents the LDP's Vision and accompanying Strategic Objectives conveying the sort of place that it is envisaged Carmarthenshire should become. It is the role of the Strategic Objectives to set the context for the delivery of the vision.
- **Strategy and Strategic Policies:** Outlines the LDP's strategic direction, which together with the spatial and settlement framework and the strategic policies provides the context for detailed, specific policies.
- **Specific Policies:** Detailed policies dealing with specific policy areas and providing general development management policies against which all

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<sup>4</sup> <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.Y1-eC3bP2Um>

development proposals within the County will be assessed. These policies set out residential, employment and other land use allocations, areas designated for specific protection, and policies (including criteria policies) guiding the use of land and development within the Plan area. They form a firm basis for the rational and consistent consideration of planning applications and appeals. Policies are aligned to the strategic policies and include a reasoned justification.

- **Implementation and Monitoring:** Identifies and incorporates key targets, details the Plan's performance and measures how it will be monitored. Technical and background information providing detail to support the content of the Plan, or to provide information to assist in its interpretation.
- **Proposals Map on a Geographical Base** - The Proposals Map together with inset maps of specific settlements or development areas identify polices and proposals on a geographical base.

2.4 Further information on the stages in preparing the LDP is available within the Delivery Agreement or on the Council's webpages.

2.5 This 2<sup>nd</sup> Deposit Plan should be read and considered as a whole having regard to the provisions of Planning Policy Wales and the relevant Technical Advice Notes.

2.6 In preparing this Deposit LDP regard has been had to other spatial and thematic documents and strategies produced at a national and regional level, together with those with a local emphasis. The Plan's preparatory process recognised the importance attached to corporate compatibility and synergy, along with the need to consider the relationship between the LDP and the Well-being Plan<sup>5</sup>. The LDP is also integral to the Council's Corporate Strategy<sup>6</sup>.

2.7 An Integrated Sustainability Appraisal (ISA) of the Deposit LDP has been published as a separate document along with the Habitat Regulations Assessment Report. Both these documents are available for consultation with comments welcomed on their content. Further information on these is as follows:

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<sup>5</sup> Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023  
<https://www.thecarmarthenshirewewant.wales/media/8331/carmarthenshire-well-being-plan-final-may-2018.pdf>

<sup>6</sup> Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2023  
<https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

## **Integrated Sustainability Appraisal**

2.8 The completion of a Sustainability Appraisal (SA) is a statutory requirement for LDPs under Section 62(6) of the *Planning and Compulsory Purchase Act 2004*<sup>7</sup>, the *Town and Country Planning (Local Development Plan) (Wales) Regulations 2005*<sup>8</sup> and associated guidance. The *European Strategic Environmental Assessment (SEA) Directive 2001/42*<sup>9</sup>, transposed in Wales through the *Environmental Assessment of Plans and Programmes (Wales) Regulations 2004*<sup>10</sup>, also sets out a mandatory requirement to carry out SEA on all development plans. Welsh Government Guidance on the Preparation of Local Development Plans<sup>11</sup> identifies that a SA must integrate the requirements of the SEA Regulations, and further advocates for an Integrated Sustainability Appraisal (ISA) approach.

2.9 Therefore, the combined requirements for SA/SEA were incorporated with requirements set out in the *Well-being of Future Generations Act 2015*<sup>12</sup> (WBFGA), *Equality Act 2010*<sup>13</sup>, *Environment (Wales) Act 2016*<sup>14</sup>, Technical Advice Note (TAN) 20<sup>15</sup>, and considerations under *Public Health (Wales) Act 2017*<sup>16</sup>, into a single, non-exhaustive ISA which enables a more transparent, holistic, and rounded assessment of the sustainability implications of the growth options, objectives, policies, and proposals contained in the rLDP.

2.10 The ISA has facilitated a rigorous and iterative examination of the sustainability issues, challenges, and opportunities facing Carmarthenshire. In doing so, it is interwoven into the preparation of this LDP and was central to the development of the Issues and Objectives, as well as the identification of a strategy and to the LDP.

2.11 The key stages in the preparation of the ISA (incorporating SA/SEA) can be found within the ISA Report published alongside this Plan.

## **Habitat Regulations Assessment**

2.12 In accordance with *Habitats Directive (92/43/EEC)*<sup>17</sup>, competent authorities are required to undertake an Appropriate Assessment when a land use plan, either alone, or in

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<sup>7</sup> <http://www.legislation.gov.uk/ukpga/2004/5/contents>

<sup>8</sup> <http://www.legislation.gov.uk/wsi/2005/2839/contents/made>

<sup>9</sup> <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

<sup>10</sup> <http://www.legislation.gov.uk/wsi/2004/1656/made>

<sup>11</sup> <https://gov.wales/sites/default/files/publications/2020-03/development-plans-manual-edition-3-march-2020.pdf>

<sup>12</sup> <https://www.legislation.gov.uk/anaw/2015/2>

<sup>13</sup> <https://www.legislation.gov.uk/ukpga/2010/15>

<sup>14</sup> <https://www.legislation.gov.uk/anaw/2016/3>

<sup>15</sup> <https://gov.wales/technical-advice-note-tan-20-planning-and-welsh-language>

<sup>16</sup> <https://www.legislation.gov.uk/anaw/2017/2>

<sup>17</sup> <https://www.legislation.gov.uk/eudr/1992/43/>

combination with the effects of other plans or projects, is likely to have a significant effect on one or more European designated sites.

2.13 In preparing this LDP, the Council has endeavoured to adapt the Plan to ensure that the integrity of the European Designated sites would not be adversely affected. The Habitat Regulations Assessment (HRA) covers the following:

- Determining likely significant effects of a development plan on European Sites where applicable;
- Scoping which policies/plans require Appropriate Assessment and how it will be carried out;
- Undertaking, where necessary, the Appropriate Assessment; and,
- Applying the “site integrity test” to determine whether development plans or elements within them have any alternative solutions or if there are imperative reasons for pursuing a development in the public interest.

2.14 The HRA is prepared in parallel with the LDP as an integrated and iterative process. It plays an important role in the formulation of the LDP and its policies and provisions. In this respect, the LDP presents policies and proposals which ensure that the requirements of the regulations are satisfied, and that the integrity of the European Designated sites are not adversely affected.



## 3. Influences on the Plan

### Overview

3.1 Whilst the LDP plays a key role in shaping decision making and the location and nature of developments within the County, it is prepared and operated within the national framework set through legislation and by Planning Policy Wales<sup>18</sup> and accompanying Technical Advice Notes<sup>19</sup>.

3.2 The process itself for the preparation of the LDP is set within statutory regulations, with further procedural guidance contained within the LDP Manual as prepared by the Welsh Government. The preparation and content of the LDP will be assessed against three tests of soundness<sup>20</sup> namely:

1. Does the plan fit?
2. Is the plan appropriate?
3. Will the plan deliver?

3.3 The preparation of the Plan will culminate with the Planning Inspector (as appointed by the Welsh Government). The Inspector will examine the LDP against these three tests to assess its soundness. The findings of the Examination will be published in the Inspector's Report, and its content and recommendations are binding on the Authority.

3.4 As the Council plans for the future, we must also work closely with, and respond to, various partners, other agencies, funding bodies and decision makers to inform, guide and implement programmes and proposals. The LDP, whilst central in informing future policies, programmes, and investment strategies across a range of agencies and bodies will have also been influenced by and reflect those which support the delivery of its policies and proposals.

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<sup>18</sup> Planning Policy Wales: Edition 11 [https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11\\_0.pdf](https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf)

<sup>19</sup> <https://gov.wales/technical-advice-notes>

<sup>20</sup> To be adopted, a Local Development Plan must be determined 'sound' by the examination Inspector (section 64 of the 2004 Planning and Compulsory Purchase Act). Tests of soundness and checks are identified in Planning Policy Wales Edition 11 and the Approved Revised LDP Delivery Agreement.

3.5 A number of important documents and strategies relate to Carmarthenshire. We have and will, where applicable, prepare the plan to reflect such documents and plans of other organisations, including our neighbouring planning authorities, and national and regional policies and strategies. We will work with our neighbours and others in the preparation of the LDP as appropriate.

3.6 There have been several significant contextual changes in Welsh legislation since the adoption of the current LDP. These include the publication of the Planning (Wales) Act 2015 and the Environment (Wales) Act 2016. Perhaps most significant however, is the Well-being of Future Generations (Wales) Act 2015. This represents a big change, with the Plan required to contribute to its aims of improving the economic, social, environmental, and cultural well-being of Wales as part of carrying out sustainable development. This has prompted changes in national planning policy as set out within PPW with the publication of Edition 11 in February 2021. Regard has also been had to the South-west Wales Area Statement (SWWAS). The Statement was produced in 2020 against a backdrop of the Welsh Government's declaration of a Climate and Nature Emergencies. These two issues are interrelated and are in themselves symptoms of the unsustainable management of natural resources. They require a whole systems approach, and as such both issues feature across all the SWWAS themes of:

- Reducing health inequalities
- Ensuring sustainable land management
- Reversing the decline of, and enhancing, biodiversity
- Cross-cutting theme: Mitigating and adapting to a changing climate

3.7 A further landmark development in the planning and development plan system in Wales is adoption of Future Wales: the national plan 2040<sup>21</sup>. This essentially represents the development plan for Wales, setting out the direction for development in Wales from 2020 – 2040. It represents the top tier as part of the hierarchy of development plans and during its preparation informed and following its adoption has informed the preparation of the Revised LDP.

3.8 The Revised LDP is required to conform to the content of the Future Wales.

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<sup>21</sup> <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

3.9 The Plan takes into consideration the national well-being goals and objectives, the content of the Carmarthenshire Well-being Plan<sup>22</sup> as well as the Council's own well-being objectives<sup>23</sup> in its policies and proposals.

3.10 The Council, in preparing its New Corporate Strategy, consolidated the following plans into the one document and will underpin many aspects of the LDP in moving forward:

1. It supersedes the 2015-20 Corporate Strategy;
2. It incorporates our Improvement Objectives as required by the Local Government Measure 2009;
3. It includes our Well-being Objectives as required by the Well-being of Future Generations (Wales) Act 2015. For the first time in Wales, there is a shared vision and set of goals for all public bodies to work towards, our Well-being Objectives are set to maximise our contribution to these,
4. It includes Carmarthenshire County Council's Executive Board key projects and programmes for the next 5 years as set out in 'Moving Forward in Carmarthenshire: the next 5 years'.

3.11 The Plan in recognising the diversity of Carmarthenshire also has important regard to several Council Plans and initiatives aimed specifically at the issues affecting our rural areas, notably in relations to the findings of the Council's Rural Affairs Task Group and its 55 recommendations. The Moving Rural Carmarthenshire Forward report considers the issues affecting the rural communities in Carmarthenshire and to identify actions the Council, in partnership with other public bodies and organisations, can take in addressing those issues to ensure and support rural regeneration in future years<sup>24</sup>.

3.12 The Task Group identified several key areas that influence the issues facing rural communities in Carmarthenshire as follows, and are reflected in the report's findings:

- Economic Development
- Planning and Housing

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<sup>22</sup> Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 - 2023

<sup>23</sup> The 15 Well-being Objectives are defined within – Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2023 <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

<sup>24</sup> Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

- Education and Skills
- Broadband and Digital Skills
- Tourism
- Transport and Highways
- Agriculture and Food
- Community Resilience, Access to Services and Third Sector
- Renewable Energy
- Environment and Waste
- The Way Forward.

3.13 A key recommendation emerging from Moving Rural Carmarthenshire Forward related to the rejuvenation of Ten Towns across rural Carmarthenshire. Part of this initiative has included working with the local communities and stakeholders in ten identified rural towns (and their surrounding communities) to develop individual plans that aim to deliver long-term strategic visions to secure their economic, cultural, social, and environmental sustainability. The ten rural towns identified are as follows:

- Llandovery
- Llandeilo
- St. Clears
- Whitland
- Newcastle Emlyn
- Laugharne
- Cwmamman
- Llanybydder
- Kidwelly
- Cross Hands

3.14 This 2<sup>nd</sup> Deposit Plan also reflects the Sustainability Appraisal (SA) Scoping Report<sup>25</sup> giving full and careful consideration of all the relevant factors it identified. As we continue the process of preparing the Plan, the SA, and the requirements for producing the Habitat Regulations Assessment (HRA) will help us in developing the LDP in a way which ensures it takes on board those sustainability and environmental values.

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<sup>25</sup> <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/sustainability-appraisal-and-habitats-regulations-assessment/#.YqM4-ajMKUk>

3.15 Such contextual changes, the findings of the Review Report and changes in evidence have proved integral in informing how the Revised Plan is prepared, and its direction both strategically through Preferred Strategy, but also at a detailed policy level within this 2<sup>nd</sup> Deposit Plan.

3.16 Extensive work and liaison has, and is, being undertaken to build and raise awareness and communication with a wide range of organisations and individuals. The information, issues and evidence emerging from such communications has been invaluable in the work undertaken to date and will continue in ensuring the preparation of the LDP is as informed and consensual as possible.

## 4. Carmarthenshire – Strategic Context

### Overview

4.1 Carmarthenshire is positioned at the heart of South-west Wales. It enjoys strong links to wider economies both to the east and across into England, but also west to Pembrokeshire and Ireland as well mid and north Wales. Carmarthenshire boasts a dynamic economic base, reflecting its strong employment centres as well as a having an important rural economy. The County has been successful in attracting investment, and places regeneration as its number one corporate priority.

4.2 The County is characterised by its diverse towns and villages, large employment parks, regional retail centres, prominent rural economy, and attractive upland, estuarine and coastal landscapes. The Welsh language and culture are also important aspects of Carmarthenshire's identity and character with the County prominent as a heartland for Welsh speakers.

4.3 Within the County there are key economic drivers including the investments at Cross Hands in relation to the food park and the Cross Hands East employment site. The signing of the £1.24 billion city deal in 2017 and the progress in delivering the associated projects - Yr Egin Creative Cluster in Carmarthen and the Llanelli Well-being and Life Sciences project at Pentre Awel. The creation of the Swansea Bay City Region brought together a wide, diverse, and contrasting area with the focus on driving investment and job creation opportunities.

4.4 As a primarily rural County, the population density is low at 78 persons per sq. kilometre, compared with 140 persons per sq. kilometre for Wales as a whole. This sparsity of population is reflective of the largely rural communities as opposed to the south and east of the County where 65% of the population reside on 35% of the land. Carmarthenshire is a County with a diverse character with the agricultural economy and landscape of the rural areas juxtaposed with the urban and post-industrial south-eastern area.

4.5 The main urban centres of the County include Llanelli, Carmarthen, and Ammanford / Cross Hands. Carmarthen due to its central geographic location typically serves the needs of the County's rural hinterland as well as the wider region in aspects such as retailing. Both Llanelli and Ammanford / Cross Hands have a rich industrial heritage but remain important contributors to their wider communities acting a focal point for employment and homes.

4.6 The County has a large number of settlements reflecting the size and diversity of the County. These vary in size and role with many often-making notable contributions to the needs and requirements of their community and the surrounding area. A number of settlements and villages are self-sufficient in terms of facilities and services, often fulfilling a wider service role. However, other smaller settlements lack services and facilities. The needs of residents in these latter areas are typically met by main centres and in some instances the other serviced smaller settlements.

## Well-being and Sustainable Development

4.7 The Plan has been prepared with full consideration of the content of the Well-being of Future Generations Act 2015 and the Council’s duties to work towards Wales’ seven wellbeing goals and the need to contribute to sustainable development and management of natural resources (see Figure 1).



Figure 1: Seven Well-being Goals

4.8 The Well-being of Future Generations Act also establishes ‘Five Ways of Working’ which public bodies need to demonstrate they have carried out in undertaking their sustainable development duty.

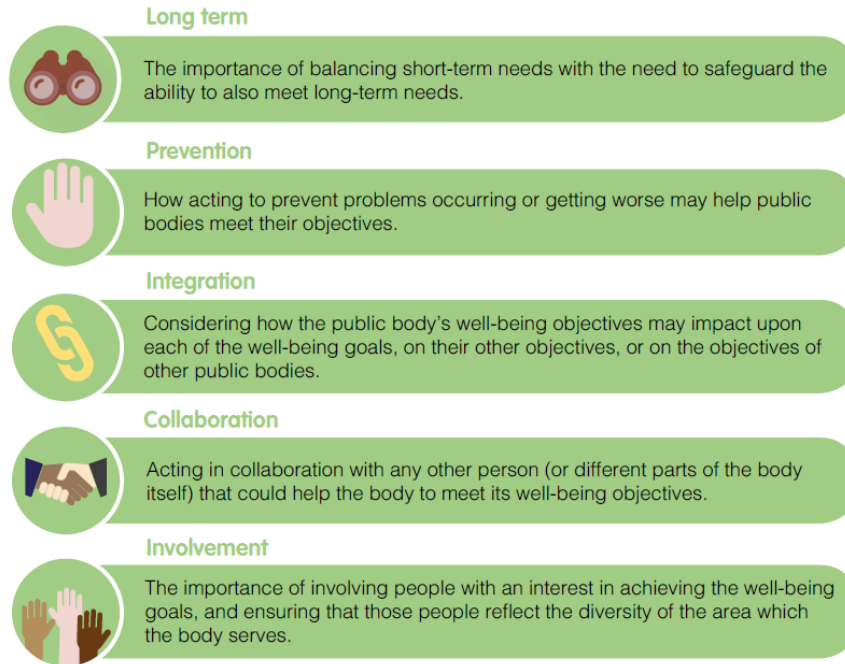


Figure 2: Five Ways of Working

4.9 PPW identifies that the plan-led approach is the most effective way to secure sustainable development (through the planning system) and it is essential that plans are adopted and kept under review. In this respect legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural, and environmental issues are balanced and integrated.

4.10 As referenced above, the 2<sup>nd</sup> Deposit LDP has been subject to an ISA (incorporating SA/SEA) with the purpose of improve the extent to which the Plan achieves and contributes to sustainable development, in so far as is possible through the land use planning system. The ISA has been an iterative process throughout the Plan's preparation, and this is reflected in the Plan's growth strategy, policies, and proposals.

4.11 Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs. The concept can be interpreted in many ways, but at its core is an approach to development that looks to balance different, often competing, needs against an awareness of environmental, social, economic, and cultural limitations.

4.12 Although environmental considerations are central to the principle of sustainable development, it is also about ensuring a strong, healthy, and just society, and meeting the



needs of all people now and in the future. This includes promoting personal well-being, social cohesion and creating equal opportunities.

4.13 The Well-being of Future Generations Act places a duty on public bodies to carry out sustainable development and requires an improvement in the delivery of all four aspects of well-being: social, economic, environmental, and cultural.

4.14 The Carmarthenshire Well-being Assessment (March 2017) looked at the economic, social, environmental, and cultural wellbeing in Carmarthenshire through different life stages and provides a summary of the key findings. The findings of this assessment form the basis of the objectives and actions identified in the Well-being Plan for Carmarthenshire. The Assessment can be viewed via the following link: [www.thecarmarthenshirewewant.wales](http://www.thecarmarthenshirewewant.wales). The Carmarthenshire Well-being Plan outlines the Public Service Board's local objectives for improving the economic, social, environmental, and cultural well-being of the County and the steps it proposes to take to meet them. Carmarthenshire's Well-being Plan covers a period between 2018-2023, with objectives and actions identified to look at delivery on a longer-term basis of up to 20-years.

4.15 The Carmarthenshire Well-being Plan will focus on the delivery of four objectives:

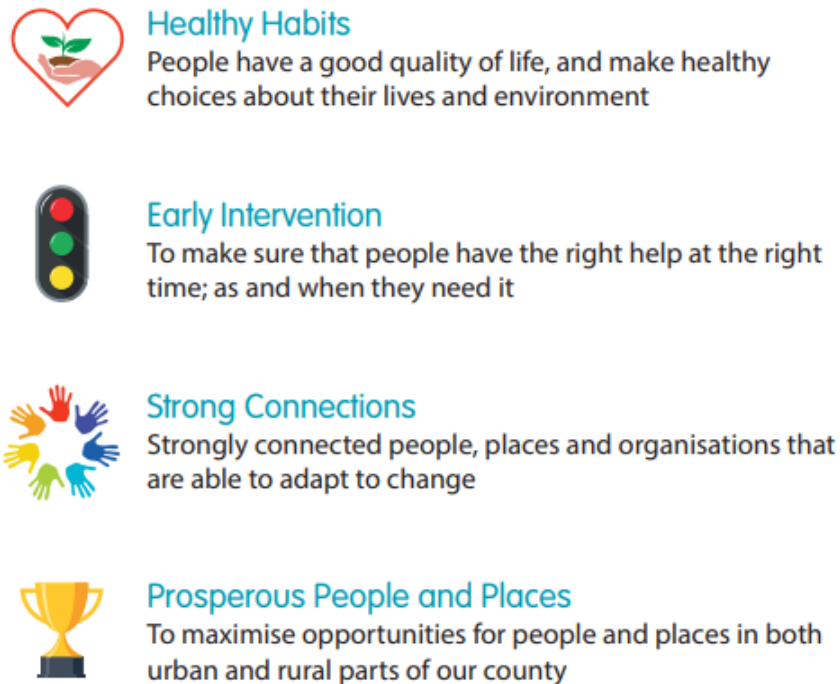


Figure 3: Carmarthenshire Well-being Plan: Four Objectives

## **Strategic Planning Context**

4.16 The Plan sits within the framework of other relevant National Planning Policy and Guidance, and other regional and local policies and strategies. These are set out in the Appendices to the Plan.

4.17 Of particular note is PPW Edition 11 which sets out the national land use planning policies of the Welsh Government. It is supplemented by Technical Advice Notes (TANs); procedural advice given in circulars; and policy clarification letters.

4.18 National Planning Policy and Guidance is not repeated within the policies of the plan but must be taken into account when developing proposals and in the consideration of planning applications. The Deposit LDP has regard to Future Wales: the national plan 2040 and its content and policies at an all Wales level and within the South-west Region.

4.19 The plan has and will continue to take account of the strategic regional objectives as currently set out within Future Wales. In this respect it aligns with the strategic approach set out through the Swansea Bay City Region which was launched in 2013.

4.20 The creation of the Swansea Bay City Region brought together a wide, diverse and contrasting area with the focus on driving investment and job creation opportunities. This was further progressed through the signing of the £1.24 billion city deal in 2017 further reinforcing the regions ambitions and Carmarthenshire's strategic and regional importance. The Swansea Bay City Deal is led by the four regional local authorities - Carmarthenshire Council, Swansea Council, Neath Port Talbot Council and Pembrokeshire Council - together with the Swansea Bay University Health Board and Hywel Dda University Health Board, Swansea University, the University of Wales Trinity Saint David, and private sector partners.

4.21 The total investment package is made up of £235.7 million UK and Welsh Government funding, £373.7 million other public sector investment, and £629.67 million from the private sector. Over the lifetime of the City Deal's 15 years portfolio, it will seek to boost the regional economy by £1.8bn and generate over 9,000 new jobs across the region.

4.22 The City Deal projects are based on key themes of Economic Acceleration, Life Science and Well-being, Energy, and Smart Manufacturing. Each project will be supported by world class digital infrastructure and a Skills and Talent initiative that will give local people a pathway to access the jobs that will be created.

4.23 The ambitions nature within the region and of that of the City Deal are reflected within the Council’s own strategic outlook. In this respect the Council’s regeneration plan seeks to provide a strategic framework for the delivery of regeneration projects across the County building on the partnership led approach in creating economically vibrant communities<sup>26</sup>.

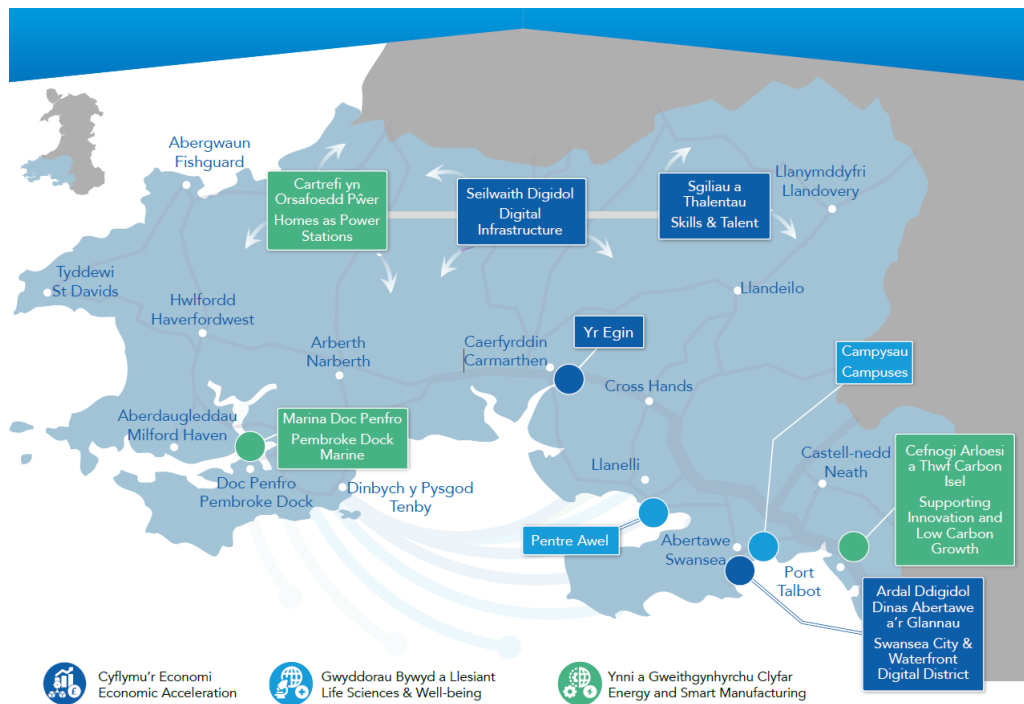


Figure 4: Swansea Bay City Deal

## Social and Cultural

4.24 Carmarthenshire is home to around 6% of Wales’ total population with 187,900 people. Since 2011, the County has seen its population grow by 4,100 people, a 2.2% increase in 10 years. This is higher than the overall increase for Wales (1.4%)

4.25 The main factor influencing population change in Carmarthenshire since 2001/2002 has been through inward migration, where more people have come into the County than have left. Carmarthenshire has an ageing population, with the number of deaths exceeding births each year since 2001/2002.

<sup>26</sup> A strategic regeneration plan for Carmarthenshire 2015-2030 – Transformations - <https://www.carmarthenshire.gov.wales/media/12180060/strategic-regeneration-plan-for-carmarthenshire-2015-2030-pdf.pdf>

4.26 Historic net migration patterns for Carmarthenshire has seen a large number of the 15-19 age group leave the County. This largely reflects students leaving the County for higher education opportunities. There is an increase of people moving into the County within the 30-44 young family age group and the 0-14 year age group. There is also an increase in the over 65 age group which has contributed to Carmarthenshire's ageing population profile.

4.27 Since the inception of the Local Development Plan process in Wales, the Welsh Government has published five population and household projections. The 2006 and 2008 WG based projections have been influenced by high net migration statistics (internal and international) which identified significant growth for Carmarthenshire (as reflected in the Adopted LDP). However, the WG 2011 and 2014-based projections reflected a post-recession phase which indicated a lower in-migration trend which has translated into a much lower anticipated household growth requirement for Carmarthenshire.

4.28 The Welsh Government 2018-based household projections estimates that average household sizes are not decreasing as quickly as early projections suggested. This higher estimate of household sizes coupled with the changes in population growth within the County has resulted in a much lower anticipated household requirement from that identified in the existing adopted LDP. This Revised LDP seeks to place these projections within a Carmarthenshire context and develop a set of projections for change and growth that reflect the needs and aspirations for Carmarthenshire and its communities.

4.29 There are significant variations across the County in terms of social indicators of deprivation, including access to health, education and community services and facilities; and housing quality as indicated by data from the Welsh Index of Multiple Deprivation (WIMD). Some communities lack a social hub and/or key facilities to act as a community focus. Others have a range of services and facilities that contribute to vibrant community life. A more equitable distribution is needed. This to some extent reflects the rural character of the County. In this context many rural communities access facilities in nearby settlement or higher order centres. This is reflective of a pattern of rural life now common across Wales. This need to reflect this pattern and recognise the need to sustain such rural communities is a key factor across the County and within this plan.

4.30 With 78,048 Welsh speakers amongst its population, Carmarthenshire is the county with the highest number of Welsh speakers in Wales and has the fourth highest proportion of Welsh speakers at 43.9% (2011 Census data). There is therefore a clear strategic focus on the central role it plays within Carmarthenshire and its communities.

4.31 The image below shows the distribution of Welsh speakers per Electoral ward as recorded in the 2011 Census data. Whilst there is no obvious concentration of Welsh speakers in any particular area, it is apparent that a number of wards with a higher proportion of Welsh speakers are located in the Amman and Gwendraeth Valleys which are located in the cluster identified as the ‘Amman and Upper Gwendraeth’.

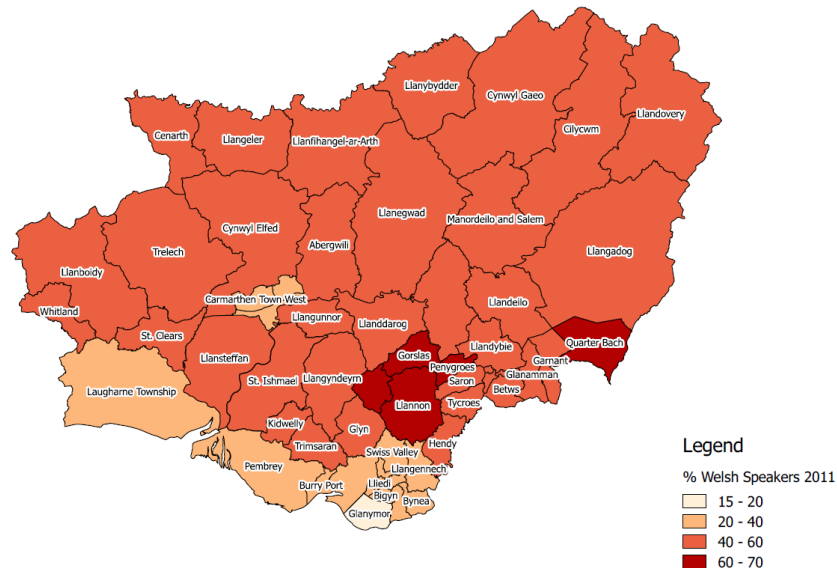


Figure 5: % of Welsh speakers in Carmarthenshire Electoral Wards (Census 2011 figures)

4.32 It is however noted that the proportion of Welsh speakers in Carmarthenshire has been steadily declining since the turn of the last century and the decline in proportion of Welsh speakers in Carmarthenshire has been recorded by every Census since 1901. More recently, during the period between the 1991 and 2011 Censuses, the percentage of Welsh speakers in Carmarthenshire has decreased from 54.9% to 43.9%. This will be updated to reflect the publication of the forthcoming 2021 Census data and changes in the percentage of Welsh language speakers within the County. Given the Welsh languages importance, including to the social fabric, across our communities it is important that it is recognised and safeguarded. In this respect the Plan recognises the whole County as linguistically sensitive.

## Economic

4.33 The Council’s corporate ambitions for growth and regeneration as expressed through its regeneration strategy and the Swansea City Deal indicates a potential for a minimum of 5,295 new jobs. This reflects an ambitious County strategically positioned at the gateway to west Wales and central to the City Deal.

4.34 Indeed the future economic development of the County should be viewed in the wider context. The Swansea Bay City Deal was signed in 2017, securing £1.24 billion for Swansea, Carmarthenshire, Neath Port Talbot and Pembrokeshire councils. It is anticipated that the deal will transform the economic landscape of the area, boost the economy, and generate almost 10,000 new jobs over the next 15 years.

4.35 This growth potential is also in part recognised within the Future Wales and the overlap into the south-west of the County of the South-west National Growth Area with its focus on Swansea Bay and the Llanelli Area as well as the Regional Growth status of Carmarthen<sup>27</sup>.

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

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

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

4.39 The economic modelling shows how COVID-19 has and is likely to continue to impact on the Carmarthenshire economy. There remains a high level of uncertainty around the pattern of the recovery, as well as the impact of Brexit, so the Plan is short-term and

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<sup>27</sup> National Development Framework 2020 – 2040 (Consultation Draft)

flexible, focusing on the critical period of recovery over 24 months, and is in alignment with Welsh Government's reconstruction priorities.

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

4.41 A buoyant rural economy is needed to support the overall growth of the County, and to help sustain community life. Sustainable tourism provides a key means of delivering this growth and providing good quality local jobs, as do the opportunities presented through farm diversification schemes.

4.42 Employment land opportunities are required for a range of potential enterprises and investments, from small-scale local concerns to large-scale strategic development areas that may appeal to inward investors. Such opportunities can be delivered through existing employment land and through new sustainable allocations in appropriate locations.

4.43 With the over-representation of public sector jobs within the county, the additional jobs required over the *Plan period* will need to be delivered through development that promotes and diversifies growth across sectors, and re-orientates the economy towards high quality, skilled and knowledge-based sectors.

4.44 The LDP invitation for candidate sites saw the submission of over 40 sites for employment or mixed use. Whilst some of these are allocations in the first LDP and have been carried forward into the Revised LDP, others might be appropriate as unallocated 'reserve' sites which could, where they are appropriate and sustainable, potentially serve as locations for future employment and job creation.

## **Environment**

4.45 The richness of Carmarthenshire's natural and cultural environment is an important spatial consideration in planning for the future of the County, particularly in terms of the potential for growth and the siting of development. Carmarthenshire is justly renowned for its magnificent coast, quiet estuaries, steep wooded valleys, and rugged uplands. Throughout much of the rest of the county there is a patchwork of woodlands and fields, bounded by the hedge-banks that are frequently of historic importance. The sea and seabed around the Carmarthenshire coast are also rich in species, some of which are of considerable economic

importance. This natural beauty of the county is a major factor on which the local tourism and recreation industries depend. Biodiversity is therefore fundamental to the physical, economic, and spiritual well-being of all who live and work in Carmarthenshire.

4.46 The Plan area includes sites designated at the international level to protect and enhance important habitats and species, as well as striking landscapes and distinctive historic towns and villages. There are several designated sites for nature conservation and biodiversity importance, including 8 Special Areas of Conservation (SAC), 3 Special Protection Areas (SPA), 1 Ramsar site, 81 Sites of Special Scientific Interest (SSSI), 5 National Nature Reserves (NNR), 5 Local Nature Reserves (LNR) and 7 Landscapes of Historic Interest.

4.47 SSSI's alone cover some 17,088 Ha, and range in size from small fields to large areas of mountain sides and long rivers. They include habitats such as ancient woodland, flower-rich meadows, wetlands as well as disused quarries and support plant and animal species which are not often seen in the wider countryside.

4.48 The importance of the County's built heritage is borne out by the 27 conservation areas, 366 Scheduled Ancient Monuments (ranging from Prehistoric to post-Medieval/Modern features of cultural historic interest) and the large number of listed buildings.

4.49 Agriculture in Carmarthenshire dominates the rural landscape with the agricultural industry and in particular dairy and sheep farming establishing the County as one of the most important agricultural areas in Wales. According to Agricultural Land Classification, some 203,700 ha of land within Carmarthenshire is classified as agricultural land with the majority classified as grade 3a and 4 with a small tranche of grade 2 land in the south-east of the County.

## **Connections**

4.50 Carmarthenshire is well located on the strategic highway network with connections to the west provide links to the Irish ferry ports, which with the M4 forms part of the Trans-European Network. This east-west link is further emphasised by the West Wales railway line which extends from Swansea (and the wider rail network) through to Pembrokeshire via Carmarthen and Llanelli. The West Wales line also forms part of the Trans-European Network linking to and from the Irish Ferry Ports in Pembrokeshire. The Heart of Wales



railway line extending from Swansea through eastern parts of the County through to Shrewsbury offers additional transport benefits albeit based on a limited service.

4.51 The County is also served by several A-roads as well as numerous B-classified roads each representing important components of the highway network. Our principal highway network includes the A48 trunk road leading to and from the M4 motorway with its connections through South-east Wales and beyond. Whilst the A40 and A483 trunk roads connect to Mid and North Wales as well as to the Midlands and the North of England. Access into Central and onwards into North Wales is provided via the A484 and the A485.

4.52 Carmarthenshire is and will continue to work across the region as part of collaborative approach including the development of the Regional Transport Plan as part of the functions of the Corporate Joint Committees. In this respect reference is also made to the content of Future Wales and the provisions in relation to the South-west Wales Metro.

4.53 The following table illustrates the nature of the road network including the level of provision which is met through B and lower classification roads. This in part reflects of the rural extent of the County and emphasises the challenges to delivering a sustainable integrated strategy for the area.

<b>Carmarthenshire Road Network – Road Length (Km)</b>	
Motorway (M4)	5
Class A (Trunk)	147
Class A (County)	247
Class B and C	1,579
Minor Surfaced	1,496

*Table 1*

4.54 The area is generally well served by public transport through the bus network, albeit with the level and frequency of service subject to variation dependent upon location and destination. In addition, a number of services operate on a 'Hail-&-Ride' basis in rural areas and 'Bwcabus' in the Teifi Valley, such services offer additional accessibility benefits to such areas.

## 5. Issues Identification

5.1 The Revised LDP needs to be strategic, concise, and distinctive to our County. Focusing on the key issues facing our County has helped us achieve this.<sup>28</sup> In preparing the Revised LDP we have sought to review and update our understanding of the relevant issues.

5.2 The key issues are grouped under the national well-being goals. This means that the issues are framed within the context of the Well-being of Future Generations (Wales) Act 2015<sup>29</sup>. This ensures that social, economic, and environmental interests are embedded into the Plan making process.

5.3 The SA Scoping report, as well as the work undertaken by the Public Service Board as part of the “Carmarthenshire We Want”<sup>30</sup> process, has informed the issues. The Carmarthenshire Wellbeing Plan 2018 – 2033 <sup>31</sup> has also been a key aspect of this work.

5.4 We have engaged and researched extensively as part of the conversation around issues generation. This includes elected Members, Town and Community Councils, Key Stakeholder Forum, policy review, LDP review report, corporate objectives/strategies, online surveys and the ISA process<sup>32</sup>.

5.5 We understand where we are now as a County and where we all want to get to. This has allowed for the development of a consensus on those issues that a spatial / land use plan can seek to address up to 2033. This has however, been supplemented by a series of high-level issues which have emerged as a result of contextual changes which have arisen since the publication of the 1<sup>st</sup> Deposit version of the Plan.

5.6 The 33 summary issues are as follows. Further detail is set out within the Issues Vision and Objectives Topic Paper<sup>33</sup>:

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<sup>28</sup> Welsh Government Local Development Plan Manual – Edition 3

<sup>29</sup> Well-being of Future Generations (Wales) Act 2015

<sup>30</sup> <http://www.thecarmarthenshirewewant.wales/>

<sup>31</sup> <http://www.thecarmarthenshirewewant.wales/media/8331/carmarthenshire-well-being-plan-final-may-2018.pdf>

<sup>32</sup> Detailed information, including the engagement undertaken is set out within the Issues Vision and Objectives Topic Paper.

<sup>33</sup> Detailed information is set out within the Issues Vision and Objectives Topic Paper.

### **A Prosperous Carmarthenshire**

1. The £1.24 billion Swansea Bay City Deal, with projects identified in Llanelli and Carmarthen.
2. Varying vibrancy and vitality within our retailing town centres
3. Appropriate growth is needed in rural areas (including employment opportunities)
4. A buoyant Visitor economy with potential to grow.

### **A Resilient Carmarthenshire**

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

### **A Healthier Carmarthenshire**

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

### **A More Equal Carmarthenshire**

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

### **A Carmarthenshire of Cohesive Communities**

18. Lack of new homes being built in some Service Centres and Local Service Centres.
19. Lack of a five-year supply of housing land and the need for a housing mix (Note: requirement to have a five-year land supply replaced by the preparation of a Housing Land Trajectory as contained within this Plan).
20. Changes in population and household forecasts indicate that significantly less homes are needed through to 2033.

21. Housing sites not being brought forward and built
22. A predominantly rural county where 60% of the population live in rural areas.
23. Ensuring infrastructure capacity can support development, including highways.
24. The need to promote and access alternative forms of transport.
25. Lack of employment opportunities, broadband and public services in rural areas.
26. Need to appreciate the sense of place – a county of contrasts.

### **A Carmarthenshire of Vibrant Culture and Thriving Welsh Language**

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

### **A Globally Responsible Carmarthenshire**

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

### **Updated Contextual Issues**

5.7 The following contextual issues have emerged subsequent to the publication of the 1<sup>st</sup> Deposit Plan and include matters which whilst beyond the Plan's control have impacted on its preparation and content. These will be considered through the content of this Plan and its supporting documents and evidence:

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

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

UCI 3 Declaration by the Council of a Climate Emergency.

UCI 4 Declaration by the Council of a Nature Emergency.

UCI 5 Ten Towns Initiative.

## 6. A Vision for ‘One Carmarthenshire’

6.1 The Revised LDP needs to be underpinned by a concise, long-term vision and strategy. In order to achieve this, a clear Vision has been developed that is built on consensus. The Strategic Vision outlines how the County is planned to develop, change, or be conserved up to 2033.<sup>34</sup>

6.2 The Revised LDP vision directly incorporates the vision set out in the Council's Corporate Strategy 2018 – 2023 (Updated 2021)<sup>35</sup>. Whilst there is no vision to directly draw upon from the Carmarthenshire Wellbeing Plan, the Revised LDP vision reflects its four well-being objectives which are (1) *Healthy Habits* (2) *Early Intervention* (3) *Strong Connections* and (4) *Prosperous People and Places*.

6.3 The supporting text of well-being objective 4 has been incorporated into the Revised LDP vision due to this objective's emphasis on “*maximising opportunities for people and places in both urban and rural parts of our county*”. This responds to the strong emphasis on recognising rural areas within the conversations undertaken around issues identification. The Revised LDP vision acknowledges and celebrates that our county is one of contrast and engenders a sense of place.

6.4 A “*One Carmarthenshire*” approach recognises the need to balance conflicting demands and interests and provides a platform for consensus and shared ownership of the Revised LDP. The Revised LDP vision also recognises the opportunities the diversity of the County and its communities along with the regeneration ambitions identified through the Swansea Bay City Deal, and this sets the tone for Plan to be positive and deliverable whilst allowing for appropriate aspiration.

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<sup>34</sup> Planning Policy Wales, Edition 11 and Welsh Government Local Development Plan Manual – Edition 3 – March 2020

<sup>35</sup> <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

## ***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.**

## 7. Strategic Objectives

7.1 The current Adopted LDP's strategic objectives were utilised as a starting point for the identification of strategic objectives for the Revised LDP.

7.2 The emergence of a range of contextual and policy drivers since 2014, most notably the Well Being of Future Generations Act 2015, regional working including the signing of the Swansea Bay City Deal in 2017 and provisions of Future Wales and the emerging work of the Corporate Joint Committees mean that the Adopted LDP Strategic Objectives needed review. There was also a need to ensure to ensure that the Revised LDP strategic objectives were interwoven with the key issues and vision.

7.3 The Carmarthenshire Well Being Plan's wellbeing objectives have been utilised to group the Revised LDP's Strategic Objectives. This ensures that a local interpretation of wellbeing is interwoven into the strategic objectives and the Plan's strategy from the outset. Whilst not directly identified as Revised LDP strategic objectives in themselves, the Council's wellbeing objectives, as outlined within the Corporate Strategy 2018 – 2023 (Updated 2021) have played an informing role<sup>36</sup>.

7.4 The Revised LDP strategic objectives are sufficiently aspirational and ambitious but are also deliverable within a spatial planning context. They respond and deliver upon the Plan's key issues and provide a platform for delivering its vision. They provide a platform for a Sound Plan, notably in terms of their fit, appropriateness and deliverability<sup>37</sup>

7.5 The strategic objectives are cross referenced to the relevant Revised LDP issue and are also subject to an analysis in terms of whether they are SMART (Specific Measurable Attainable Relevant and Time Bound).

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<sup>36</sup> The Issues Vision and Objectives Topic Paper contains compatibility assessments between the Revised LDP strategic objectives, the Revised LDP strategic objectives and the Council's wellbeing objectives and the Revised LDP strategic objectives against the Sustainability Appraisal framework.

<sup>37</sup> Welsh Government Local Development Plan Manual – Edition 3

7.6 The Revised LDP strategic objectives are below.

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

<b>SO1 To ensure that the natural environment, including habitats and species, are safeguarded and enhanced.</b>	
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	✓

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

<b>SO5 To safeguard and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.</b>	
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.**

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



<b>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.</b>	
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.**

<b>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.</b>	
LDP Issues addressed	5, 7,13, 22, 23, 26, 32
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

<b>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.</b>	
LDP Issues addressed	5, 7,13, 24, 26, 32, 33, UCI 3, UCI 4
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

<b>SO8 To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.</b>	
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.**

<b>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.</b>	
LDP Issues addressed	8, 26, 28, 31, 32, UCI 2, UCI 5
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

<b>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.</b>	
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	✓

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

<b>SO12 To encourage investment &amp; 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.</b>	
LDP Issues addressed	1, 2, 3, 4, 15, 16, 23, 25, 26, 32
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

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

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

Table 2

## THE REVISED LDP - DRAFT VISION AND PROCESS

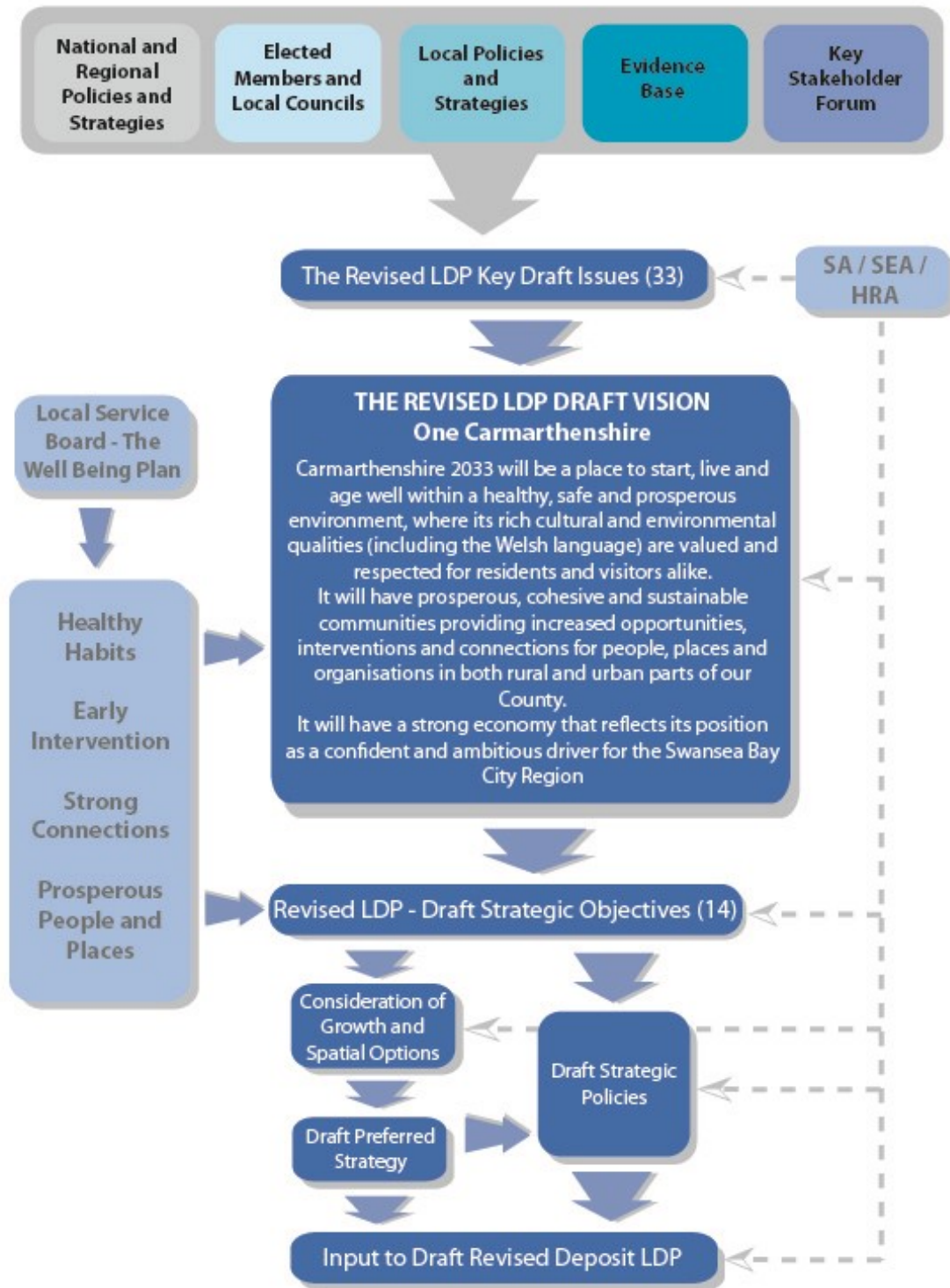


Figure 6

## 8. Strategic Growth and Spatial Options

### Growth Options

8.1 To inform the future direction of population and household growth within Carmarthenshire for the revised LDP period 2018-2033, the Council has undertaken a review of demographic and household formation patterns for the Plan area. A Population and Household Forecast Paper (2018) was published as part of the evidence base for the Preferred Strategy, and a further addendum (2019) was published with the 1<sup>st</sup> Deposit LDP. These papers identified a growth requirement of 8,835 dwellings during the Plan period. This was based on an alternative 10yr projection scenario and utilised a vacancy rate of 3.4%.

8.2 The 2nd Deposit LDP utilises the WG 2018-based subnational projections as the principal set of projections, and evidential work has been prepared to further understand demographic scenario outcomes of population-led and employment-led growth options in light of changing circumstances. Each scenario is considered against a vacancy rate of 3.8% in light of Council Tax records published by Welsh Government.

8.3 The 2022 Population and Economic Growth Paper places a significant emphasis on the links between population growth and estimated employment growth. This is correlated by identifying how population growth and variances in the labour force and demographics supports job opportunities and economic growth. The headlines of the entire collection of demographic growth options are considered below.

#### 1<sup>st</sup> Deposit LDP Preferred Scenario

8.4 The headline figures for the PG10 yr scenario which was used as the preferred growth option for the 1<sup>st</sup> Deposit is identified in the table below.

<b>PG 10yr (2019 Addendum Report)</b>
Projected population change between 2018-2033: <b>+15,115</b>
Projected Household change between 2018-2033: <b>+8,538</b>
New Homes requirement: <b>8,835 homes</b>
Jobs Creation Value: <b>354 jobs per year</b>
<b>Conclusion</b>

This scenario is now based on dated information which utilised the WG-2014 based projections as a starting point.

## 2<sup>nd</sup> Deposit LDP

8.5 The following tables provide a summary of the household growth options considered as part of the updated evidence.

### WG 2018-based Projection

Projected population change between 2018-2033: **+6,197**

New homes requirement: **+ 291 per year**

New Homes requirement during the plan period: **4,359 homes**

Jobs creation value per annum: **+201**

#### Conclusion:

Using this growth trend for Carmarthenshire's Revised LDP would adversely impact upon the Council's strategic ambitions from both an economic and social perspective. The homes and jobs growth scenario from the principal 2018-based projection would result in significantly less growth than identified in the historic build rates since 2007. This would result in the annual homes requirement being 42% lower than the historic trend on completions.

Given the potential negative impacts highlighted above, it is not considered prudent to utilise the principal WG 2018-based projection for the Revised LDP.

Using this scenario would not deliver the Plan's Vision and Strategic Objectives.

### WG 2018-based "High Population" Variant

Projected population change between 2018-2033: **+9,460**

New homes requirement: **+ 378 per year**

New Homes requirement during the plan period: **5,670 homes**

Jobs creation value per annum: **+257**

#### Conclusion:

This scenario utilises the principal WG 2018-based projection but additionally inputs high fertility, life expectancy and migration assumptions into the model. The new homes requirement significantly falls below the rate of provision recorded in the historic trends. This

would result in the annual homes requirement being 24.5% lower than the historic trend on completions.

The job creation figure (although greater than the principal Projection) would still show weaker economic growth.

Given the potential negative impacts highlighted above, it is not considered prudent to utilise the High Projection scenario as the growth option for the revised LDP. It would not deliver the Plan's Vision and Strategic Objectives.

### Ten-year trend-based projection

Projected population change between 2018-2033: **+14,468**

New homes requirement: **+ 588** per year

New Homes requirement during the plan period: **8,822**

Jobs creation value per annum: **+276**

#### Conclusion:

This scenario rebases the principal Welsh Government projection to take into account two further years of known data and increases the length of the trend period to 10 years.

On balance, utilising this scenario would provide a positive outlook and provide an appropriate provision for housing delivery within the county. This would result in the annual homes requirement being 17.3% higher than the historic trend on completions. It would allow the flexibility to drive sustainable housing growth and contribute to supporting the economic ambitions of the county.

### Fifteen-year trend-based projection

Projected population change between 2018-2033: **+15,854**

New homes requirement: **+ 618** per year

New Homes requirement during the plan period: **9,272**

Jobs creation value per annum: **+353**

#### Conclusion:

This scenario rebases the principal Welsh Government projection to take into account two further years of known data and increases the length of the trend period to 15 years.

On balance, utilising this scenario would provide a positive outlook for housing growth and job creation. This would result in the annual homes requirement being 23.3% higher than the historic trend on completions. It is considered however that the requirement of 618 new homes per year is slightly in excess of the Plan's housing growth potential.

Using this scenario would assist in delivering the Plan's Vision and Strategic Objectives

### **Baseline employment-led scenario**

Projected population change between 2018-2033: **+16,407**

New homes requirement: **+ 662 per year**

New Homes requirement during the plan period: **9,933**

Jobs creation value per annum: **+337**

#### **Conclusion:**

This scenario utilises the baseline Experian data and the principal projection to correlate job creation to household growth.

Whilst this scenario would be ambitious in driving economic aspirations, setting such a high growth requirement through the Baseline employment-led scenario would result in an undeliverable and unsustainable growth strategy. This scenario would result in the annual homes requirement being 32.1% higher than the historic trend on completions

This scenario would not deliver the Plan's Vision and Strategic Objectives.

### **Rebased principal projection**

Projected population change between 2018-2033: **+17,635**

New homes requirement: **+ 697 per year**

New Homes requirement during the plan period: **10,461**

Jobs creation value per annum: **+401**

#### **Conclusion:**

This scenario rebases the principal Welsh Government projection to take into account two further years of known data but keeps the duration of the trend to 5 years.

Whilst this scenario would be ambitious in driving economic aspirations, setting such a high growth requirement would result in an undeliverable growth strategy particularly given



that it would result in the annual homes requirement being 39.1% higher than the historic trend on completions.

## Identifying the Preferred Strategic Growth Option

8.6 The identification of the strategic growth option has emerged from the consideration of the above population and household projections, as a consequence of pre-deposit engagement and the need to reach a balanced outcome including other strategies and plans such as, but not limited to:

- Welsh Government - Planning Policy Wales;
- The Council's Strategic Regeneration Plan 2015 – 2030 – Transformations;
- Swansea Bay City Deal;
- The Council's New Corporate Strategy 2018 – 2023;
- The Carmarthenshire Well-being Plan: the Carmarthenshire we want 2018-2033;
- The Council's Well-being Objectives;
- The Council's Affordable Housing Delivery Plan; and
- Local Housing Market Assessment<sup>38</sup>;
- The Council's Moving Forward in Carmarthenshire: the next 5 years;
- Moving Rural Carmarthenshire Forward; and,
- Carmarthenshire Economic Recovery Plan (April 2021).

8.7 It is proposed to use the ten-year based projection from Turley's Housing and Economic Growth Report and utilise the Council Tax vacancy rate of 3.8% to underpin the future growth requirements for this revised LDP. This projects an overall population increase of 14,468 with the requirement for 8,822 new homes over the revised LDP period 2018-2033. This equates to 588 new homes per year. This scenario will assist in the delivery of the Swansea Bay City Region Deal and the Council's Corporate Strategy, regeneration and job creation objectives.

8.8 Utilising this preferred option would positively progress the Council's ambitions in delivering affordable homes across the County.

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<sup>38</sup> Regional Local Housing Market Assessment was undertaken which will inform the revised LDP as it progresses through the preparatory process.

## **Spatial Options**

8.9 This section outlines a number of possible Spatial Options which have been identified to inform the selection of our future spatial framework and how future growth may then be distributed across the County for the Plan period.

8.10 The consideration of strategic options is an important part in the preparation of the LDP is a requirement of the SA/SEA process.

8.11 Each spatial option has been subject to engagement to assess and evaluate their appropriateness with a view to establishing or developing a preferred option. Their content reflects the need to have regard to legislation, national planning policy, local and regional strategies whilst recognising the specific characteristics, assets and issues which are prevalent in Carmarthenshire and form a strategic approach which delivers on the vision and which promotes and guides development for the County.

8.12 In developing the options regard has also been had to the Well-Being of Future Generations (Wales) Act 2015 and the wellbeing objectives developed by Carmarthenshire County Council and the Public Service Board.

8.13 It should be noted that option generation is an important requirement of the SEA directive. The strategic options have been assessed against the SA/SEA within the Initial Sustainability Appraisal – Strategic Environmental Assessment Report. This forms an important component in the process of selecting the most suitable strategic option for Carmarthenshire.

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

8.15 No single option is necessarily considered preferable in their preparation and discussion and there is scope and flexibility for the options to be adapted to take account of additional factors. It is acknowledged that the preferred option could combine elements from more than one option.

8.16 The tables below provide an explanation of each of the spatial options as considered. This is followed by an identified Preferred Spatial Option.

<b>Option 1 – Current LDP Option</b>
<p><b>Description</b></p> <p>Utilising the settlement hierarchy to allow for a proportional distribution of development based on sustainability principles.</p>
<p><b>Spatial Expression / Settlements Affected</b></p> <p>This Option is based on the 4-tier settlement hierarchy.</p>
<p><b>Summary Assessment</b></p> <p>This option focusses growth proportionally across a hierarchy underpinned by the principles of sustainability. In doing so, this option:</p> <ul style="list-style-type: none"> <li>• Encourages the dispersal of employment, housing and other types of development to identified settlements and village groups or clusters in a manner reflective of their existing scale, population and of the availability of facilities and services.</li> <li>• Reflects the diversity of the County and growth is apportioned appropriately to urban and rural areas.</li> <li>• Focusses the majority of employment growth in the larger towns and villages.</li> </ul>
<p><b>Conclusion</b></p> <p>This option represents a continuation of the existing LDP strategy and as such reference is had to the results of annual monitoring and the review report. Whilst both indicate successes in the application of the strategy they also identify weaknesses in the delivery of growth in aspects of the settlement hierarchy.</p> <p>It is recognised that elements of the strategy have been successful however, it is also clear that a review and revised approach may be needed to address not only its shortcomings but contextual changes.</p>

<b>Option 2 – Infrastructure and Transport Network Option</b>
<p><b>Description</b></p> <p>Basing the majority of growth in the areas in the locality of the main highway and rail network and where there is infrastructure available to support the proposed development.</p>
<p><b>Spatial Expression / Settlements Affected</b></p> <p>This Option identifies key settlements and corridors along the main transport routes and areas where there is infrastructure in place or planned to be in place to accommodate the levels of growth required.</p>

**Summary Assessment**

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

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

**Conclusion**

This option links growth and the settlement strategy directly to the availability of infrastructure. Whilst this would restrict the potential for growth in rural areas, it is recognised that the relationship between development and appropriate infrastructure provision is a component necessary as part of any selected option.

**Option 3 – Dispersal Option**

**Description**

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

**Spatial Expression / Settlements Affected**

All settlements could be affected equally under this Option as there is no strategy to identify the distribution of growth. However, this would be likely to result in levels of growth at a fairly equal level across the County’s settlements.

**Summary Assessment**

This option distributes housing, employment and other forms of development on a broad basis between settlements within the County, both urban and rural. It allows settlements to grow incrementally without necessarily taking account of the availability of services or facilities nor the impact which growth could have upon the existing communities and their capacity to accommodate and absorb growth.

Compared to the strategy of the current adopted LDP, this option would see a higher proportion of the County’s growth being directed to the rural areas and a lower proportion to the existing urban areas.

**Conclusion**

This represents a largely unsustainable option and undeliverable option - and one which as a consequence would be unlikely to pass the necessary measures as part of the SA/SEA assessment process. This option does however through its broad brush approach to distribution of growth focus additional growth in rural areas.

It is recognised that the chosen preferred option will be required to have appropriate regard to rural considerations.

#### Option 4 – Community Led Option

##### Description

Development would be dispersed within community areas in a manner which reflects the role which settlements play within those areas and the wider geographical area.

##### Spatial Expression / Settlements Affected

The majority of the growth would be focussed in the following three areas: Carmarthen and surrounding area; Llanelli Coastal Belt; and Ammanford / Cross Hands area.

##### Summary Assessment

This option focusses on the role of settlements within their wider locality and community which acknowledges the relationships and interdependency between settlements and considers how the local communities work and live.

This option will encourage growth in those areas which play a significant role in the wider community; this is most likely to be through the provision of facilities and services rather than the existing scale of the settlement or the existing population numbers. This option would also seek to reflect the needs of the communities, including their demand for housing. This acknowledges the individual characteristics of each settlement and seeks to identify the role which settlements play within their locality and on a county-wide basis.

This option should reflect an understanding of the needs of local communities and focus growth in areas where it is needed to support communities and their aspirations for future growth and ongoing sustainability of facilities and services. This is likely to result in the allocation of smaller sites and a higher proportion of growth being directed to smaller settlements.

##### Conclusion

This option seeks to be more responsive to individual aspects of the County and their communities. Whilst the perceived focus of growth would be in established centres it affords opportunity to reflect a wider distribution.

Feedback indicates that the option would need to be appropriately balanced to ensure growth is distributed in an appropriate and deliverable manner.

**Option 5 – Swansea Bay City Region Influence Option**

**Description**

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

**Spatial Expression / Settlements Affected**

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

**Summary Assessment**

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

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

This Option is likely to see the majority of growth being focussed in Carmarthen and Llanelli and the surrounding areas, however, the settlements further away from Carmarthen and Llanelli may potentially see very little growth. It may provide opportunities for spin-off investments and entrepreneurship-based activities by building on the City Deal priorities.

**Conclusion**

This option embraces and is driven by the opportunities presented through the City Deal. It focuses on the locations of the 2 main projects within Carmarthenshire and as such would be less inclusive of the remainder of the County.

It should however be recognised that reflecting the potential of the City Deal to effect real change is essential in any preferred option.

**Option 6 – Market Led Option**

**Description**

Focusses growth in the areas which have proven most popular with the housing market over recent years.

**Spatial Expression / Settlements Affected**

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

### **Summary Assessment**

This option will aim to meet the aspirations and requirements of the development industry by identifying sites and areas which are the most economically attractive to develop. This option looks at the market success of settlements within the County since 2008 and apportions growth in accordance with past delivery rates.

The past delivery rates indicate that the majority of growth took place in the Llanelli area with a significant amount of development also being directed to the Carmarthen growth area and parts of the Ammanford/Cross Hands growth area.

This approach could be construed as 'planning based on numbers'. It would seek to direct growth in accordance with the highest delivery rates of the past and apply this trend to identify the location for future development. Future employment provision would reflect current take-up of employment land and would relate closely to the distribution of housing.

### **Conclusion**

This option through its focus on the market would, whilst deliverable in a simplistic interpretation, be vulnerable to other considerations and constraints and would remove substantively any local influence. It is not considered a deliverable option in practicable terms but points clearly to the role of the market and development industry in contributing to a sound and deliverable plan.

The role of the market will inevitably be a contributing to the development of the preferred option.

## **The Preferred Spatial Option**

8.17 The development of the preferred option has emerged from the consideration of the spatial options and other considerations, including but not limited to:

- the well-being objectives;
- the content of the Annual Monitoring Reports and Review Report; and,
- the engagement processes notably through the Key Stakeholder Forum.

8.18 In developing the preferred spatial option there was always an acceptance that there would be potential variations on the strategic options identified, including an option which would consider a mix of the positive outcomes from a number of those options. In considering the above, and having reference to the Issues, Objectives and Vision discussed earlier in the Preferred Strategy, a hybrid option emerged as the most appropriate approach in delivering a balanced and sustainable spatial strategy for all the communities across the County.

8.19 The following hybrid option has consequently emerged which reflects a number of characteristics from the identified options above. This emergence is in part, built from comments received as part of the engagement process.

## **Preferred Option - Balanced Community and Sustainable Growth Strategy**

8.20 This hybrid option builds on the approach highlighted through Strategic Option 4 - Community Led but removes the prescriptive approach in assigning character areas within the County. The strategy will however retain an approach which reflects the role and function of settlements and will seek to be responsive in how it assigns growth, to urban and rural areas of the County.

- The option will recognise and reflect investment and economic benefits to the County and its communities through the City Deal, and other economic opportunities.
- It will seek to provide opportunities for rural areas ensuring the diversity of the County and communities is recognised;
- It will acknowledge that in delivering sustainable growth that it needs to be supported by the availability of a range of appropriate infrastructure;



- It will recognise that growth should be deliverable and orientated to a community's needs and market demand.

## 9. A New Strategy

9.1 The Strategy sets out to deliver the vision and strategic objectives and addressing the key issues that was identified within the LDP Preferred Strategy. The Revised LDP will, as it progresses through to adoption, set out how the changes within Carmarthenshire over the Plan period will be managed and planned for. Through its policies and proposals, the Revised LDP will seek to provide for these changes and the respective levels of growth and identify where such growth will be acceptable. This is achieved through identifying sites for specific land uses whilst protecting and enhancing the County's rich environmental, landscape and built historic interests.

9.2 The preparation of this 2<sup>nd</sup> Deposit LDP has been informed by national and regional guidance with plans and strategies at all levels contributing, where appropriate, to the development of an emerging evidence and knowledge base. Engagement has also played a central role in preparing the Revised LDP.

### **A New Spatial Approach**

9.3 The Revised LDP recognises the diversity that exists within the County and the need to reflect this in its strategic approach. The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement framework grouped under six clusters. These clusters, and the distribution of growth will focus on sustainable principles, but will also recognise the respective role, function and contribution each settlement has within its particular clusters. Growth will be distributed accordingly to identified centres, whilst the role of smaller settlements within Carmarthenshire to deliver local and sustainable growth is also noted.

9.4 The strategic growth areas reflect the current urban form in the shape of Llanelli, Ammanford/Cross Hands and Carmarthen with their respective sustainability credentials and strong economic drivers from a market demand and delivery perspective. These three growth areas are designated as principal centres and whilst they will receive an appropriate proportion of the anticipated growth, there will be a balanced approach to distribution.

9.5 Other areas will include a focus on Local Growth and Diversification. These areas are those where growth will reflect the community, whilst understanding those wider delivery expectations associated with Plan making (e.g., national policy and guidance). Often incorporating areas which are more rural in character play an integral role not only for the

everyday life of their communities but are essential to a vibrant and thriving Carmarthenshire.

9.6 Regeneration and job creation are important components across the County. Allocated sites and the use of policies will provide a framework for the provision of employment and job creation opportunities. This will seek to provide a positive approach to help these areas meet their full potential and build on the opportunities within all of Carmarthenshire's communities. The Strategy is therefore firmly rooted within the "One Carmarthenshire" ethos as set out within the Vision.

9.7 The Plan will use allocations and development limits where appropriate, as well as using policies and criteria to ensure that the right development is in the right place, in addition to preventing unacceptable developments within Carmarthenshire's communities.

9.8 Across the Plan area there will be commonality of policies, however there may be specific variations to allow for a responsive policy approach.

## **Deliverable Growth**

9.9 The new strategy seeks to provide balanced growth centred on the delivery of our communities' needs and the delivery of the region and the Council's strategic and regeneration objectives.

9.10 This LDP will provide the opportunity to deliver 8,822 homes over the Plan period. This is the equivalent of 588 homes per year from 2018 to 2033. This would allow for new homes to be provided in a sustainable manner which supports the aspirations of our communities and provides appropriate flexibility to respond to the Council's affordable housing objectives. This ambitious but deliverable agenda for Carmarthenshire will allow the Plan to build upon the approximately 588 homes being provided per year under the current adopted LDP<sup>39</sup>.

9.11 In delivering the number of homes set above, this Preferred Strategy includes an additional flexibility as part of its supply (uplift) to ensure the delivery of sustainable growth and to overcome any potential unforeseen deliverability issues. A 10% flexibility through a further 882 homes, is included. This equates to a housing supply of 9,704 dwellings to deliver the 8,822 homes.

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<sup>39</sup> Completions data 2015 – 2018 (Adopted LDP Annual Monitoring Report 2017 -2018)

9.12 The new strategy ensures that sufficient opportunity exists to maximise affordable housing provision to support both rural and urban housing needs, whilst providing a strong basis for the provision of a deliverable market housing provision.

9.13 The new strategy provides an opportunity to balance the demographics of the County through the potential retention of, and migration of younger adults into the County, and address some of the issues which could be perceived from an aging population.

9.14 Such an approach will be supported through a strong economic environment with the delivery of a minimum of 4,140 jobs over the Plan period an important component. This supports the Council's, as well as the region's, strategic ambitions in regard to growth and job creation.

9.15 Furthermore, supporting a positive approach to growth within Carmarthenshire will provide the younger demographic a further opportunity to live and work within the County.

## **Rural Communities**

9.16 The rural aspects and settlements of the County have an important role to play in improving the sustainability of the wider geographical area of the county. The Plan's strategy and settlement framework reflects the significant role which the rural communities play by supporting growth of a proportionate scale which can make a positive contribution towards the long-term sustainability and cohesiveness of rural communities and the rural economy.

9.17 The Plan does however, recognise that the location and level of growth in rural areas and communities needs to be proportionate and appropriate, and that an excessive level of development would be to the detriment of such areas. In addressing some of these impacts within the Revised LDP, the Council has undertaken a Rural Housing Needs Assessment which seeks to balance growth against some of the key issues which rural settlements face. The Plan therefore seeks to provide a level of growth required to retain and enhance the services and facilities provided in the County's rural settlements and to provide a suitable level and choice of housing options for the local population in the face of local challenges such as a challenging housing market and the prevalence of second homes and holiday homes.

9.18 The Plan also recognises that development can, if sited and delivered at the appropriate scale, also promote the Welsh language, and enhance rural employment opportunities.

9.19 The plan will seek to control the scale, or rate of growth to ensure the impacts on the local infrastructure and the vitality of the Welsh language are satisfactorily absorbed and mitigated. The Plan will also seek to protect and enhance the countryside and the natural environment.

## **Rural Economy**

9.20 There is a clear recognition that a strong rural economy is essential to support sustainable and vibrant rural communities.

9.21 New enterprises and the expansion of existing business are important in contributing to the growth and stability of rural areas. Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. However, the scale of such uses must also be appropriate. The Plan seeks to recognise these values.

9.22 'Moving Rural Carmarthenshire Forward' represents a significant milestone for the Authority, setting out a strategy for the regeneration of our rural communities. A direct outcome of its recommendations is the 'Ten Towns' initiative which supports the economic recovery and growth of rural towns across the County, including the development of economic growth plans to drive forward an agenda for change for each of the respective towns and their wider hinterland: Cross Hands, Cwmaman, Kidwelly, Laugharne, Llandeilo, Llandovery, Llanybydder, Newcastle Emlyn, St. Clears and Whitland.

## **Regeneration and the Economy**

9.23 Carmarthenshire places regeneration and economic growth as an integral part of its strategic ambitions. Its track record in driving and attracting investment has enabled a series of significant developments to be attracted to the County, not least the most recent in the form of Pentre Awel, Llanelli and Yr Egin S4C development in Carmarthen.

9.24 These opportunities have not just driven enhancements within the traditional centres of employment, they have also contributed to significant commercial developments, new

placemaking opportunities, building enhancements and new infrastructure, and improving the offer and fabric of the County's communities.

9.25 Whilst many of these interventions have had positive outcomes delivering an economically diverse and sustainable County, it means there are no opportunities for the County to rest on its laurels, and indeed the effects and impacts of Covid is one such issue that has required the authority to reflect and respond. The Council subsequently published its Economic Recovery Plan in April 2021. This identified some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the Council's priorities for supporting Business, People and Places setting out the support needed to ensure the economy recovers as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

9.26 The challenging environment in retail affecting some of our town centres requires a variation in approach which reflects a move to 'living' and diverse centres. Those post Covid-19 challenges are reflected clearly in WG's Building Better Places was published on 16<sup>th</sup> July 2020 which sets out the planning policy priorities in the post Covid-19 recovery phases – a key component of which related to the revitalisation of town centres. The document outlines the need for good, high-quality developments which are guided by placemaking principles. It acknowledges that delivery of good places currently requires Planners to be creative and dynamic.

9.27 This is encapsulated by the proactive approach taken originally within Llanelli Town Centre where the work of the Task Force as part of a broader regeneration centred approach saw the introduction of a Local Development Order (LDO). Whilst this Llanelli example has now expired the approach has been replicated in Carmarthen and Ammanford Town Centres reflecting the broader regeneration ambitions. These ambitions are captured in the Council's Town Centre Regeneration Strategies for Ammanford, Carmarthen and Llanelli.

9.28 The Plan will reflect the important contribution of larger established retail centres but also the important function performed by smaller convenience and comparison provision across what is a diverse set of settlements and communities.

9.29 The Plan will seeks to provide opportunities to maximise investment, and job creation across a range of sectors, including traditional employment, as well as tourism and service sectors. In this respect the Plan seeks to provide a positive framework for the creation of an

enhanced economic base with appropriate opportunities for employment and commercial growth.

9.30 The Council is committed to using positive tools such as LDO's where appropriate, to facilitate and enable regeneration and economic development opportunities.

### **Sustainable Development, Well-being and Climate Change**

9.31 The Plan seeks to reflect and promote the principles of Sustainable Development (SD) and to embed the duties set through the Well-being of Future Generations Act 2015. The planning system has a long-standing track record in the promotion of SD and in this respect, the LDP will seek to enhance the economic, social and environmental well-being of communities. Following the WG's target of becoming a carbon neutral public sector by 2030, Carmarthenshire County Council declared a climate emergency in 2019 and committed to meeting these targets by 2030. As part of this agenda the Plan will play its part in tackling the causes and effects of Climate Change reflecting the contribution of the planning system as a whole

9.32 The LDP seeks to put a policy framework in place which tackles the causes and effects of Climate Change within our communities through the adoption of sustainable principles and development.

9.33 The LDP will promote the principles of sustainability by:

- Protecting and enhancing biodiversity, townscapes and landscapes;
- Minimising energy demand and consumption by facilitating the delivery of carbon neutral buildings and homes, including the promotion of the efficient use of resources including directing development to previously developed land wherever possible;
- Distributing and locating development in accordance with the settlement framework with a view to reducing unwarranted reliance of the private motor car. It will promote sustainable and 'green' travel alternatives building on advances in technology and promotes accessibility to alternative means of travel;
- The promotion of sustainable waste management;
- The promotion of sustainable water management (including ensuring a sustainable supply of water resources and water quality, promoting sustainable drainage modes and addressing flooding issues). This includes reducing the vulnerability of communities by ensuring that development is not located in flood risk areas;

- Promote the enhancement of wellbeing and social inclusion by supporting healthy, accessible and cohesive communities;
- Supporting the development of a resilient economy and facilitating appropriate future growth; and,
- The promoting and safeguarding the Welsh language and culture.
- Decarbonising society, developing a circular economy and making development resilient to climate change.

## Placemaking, Infrastructure and Cohesive Communities

9.34 The growth of our communities provides a positive opportunity to develop and deliver a planned and coherent set of developments centred on the needs of communities and providing places where people will ultimately live, work and spend their leisure time.

9.35 The LDP seeks to sustain and enhance existing communities whilst also creating new and sustainable developments. This concept of placemaking is as embedded in PPW and will form a key guiding principle in the future growth of our county and its communities. In this respect placemaking should be seen as part of a sustainable agenda involving all of those with a professional or personal interest in the built and natural environment, which focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable places<sup>40</sup>.

9.36 The Plan recognises the following:



**What is Placemaking?**

“Placemaking” is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense.

Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.

Placemaking should not add additional cost to a development, but will require smart, multi-dimensional and innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.

Figure 7 <sup>41</sup>

9.37 Carmarthenshire is a signatory of the Placemaking Charter. This recognises the Council’s commitment to support placemaking in all relevant areas of our work and promote

<sup>40</sup> Planning Policy Wales: Edition 11

<sup>41</sup> Planning Policy Wales: Edition 11



the six placemaking principles in the planning, design and management of new and existing places.



9.38 The County supports an extensive *green space network*, which is vital to economic, environmental and community well-being. Green and Blue infrastructure refers to utilising elements of the natural environment, such as ecological features, green space, open space and water management systems, to benefit the social, economic, and environmental health of an area. Whilst the Green and Blue Infrastructure approach identifies the natural environment as an asset which developers can utilise to bring about economic growth, it also provides the means whereby these ‘assets’ can be protected and enhanced. The plan seeks to set a positive agenda through which the value of green and blue infrastructure to the County and its communities can be recognised. In this respect green and blue infrastructure systems are seen as a key element in delivering sustainable development.

9.39 Examples of green and blue infrastructure ‘assets’ include, for example, parks and gardens, amenity green space (e.g. play areas and sports fields), community growing spaces, allotments, cemeteries, urban green space, green and blue corridors (e.g. rivers, canals, cycle paths), sites of ecological, geological and landscape value, and functional green space such as sustainable urban drainage systems and flood storage areas.

9.40 The Environment (Wales) Act 2016, provides a context for the delivery of multi-functional green and blue infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources, and in particular to maintaining and enhancing biodiversity and the resilience of ecosystems.

9.41 PPW Ed.11 emphasises that the planning system should protect and enhance green and blue infrastructure assets and networks. The plan adopts a strategic and proactive approach to green and blue infrastructure and biodiversity by producing up to date inventories and maps of existing green and blue infrastructure and ecological assets and networks and integrates policies into the Plan.

9.42 The Plan seeks to recognise the rich diversity of Carmarthenshire recognising that this can also pose challenges given the rural characteristics of the County. The Plan will

take a balanced view with appropriate regard to the sustainability merits or otherwise of the settlement as well as the respective availability of suitable infrastructure including open space and leisure provision. Where infrastructure is currently inadequate, or the quality is poor, this is not always a justification for resisting development. In the current economic climate, new development can be the most realistic means of addressing such deficiencies or inequalities.

9.43 The council will utilise planning obligations along with a close co-operative arrangement with infrastructure providers, to work with developers to ensure a co-ordinated approach in the delivery of necessary supporting infrastructure.

9.44 The impact of transport accessibility and constraints in the road transport network is an important consideration in creating cohesive and sustainable communities. Accessibility to sustainable transport modes including public transport, cycle paths, and footpaths provide communities with a choice of more sustainable and Active Travel modes. This can help ensure connectivity is available but is considered within the backdrop of a predominately rural and spatially diverse county. The recognition that such areas will maintain a high dependency on the private motor car is noted, however it is recognised that this Plan can provide interventions to help enable a transition to a more sustainable approach to transport. In this respect the improvements in technology for Ultra Low Emission Vehicles is noted and reflected within this Plan.

9.45 The relationship between transport and peak time pollution issues in certain areas have been recognised through the designation of Air Quality Management Areas (AQMA). Such considerations and wider pollution aspects will be considered through the provisions of this Plan and will be considerations in development proposals.

9.46 The availability of modern, fast, secure and affordable telecommunications is an increasingly essential component of modern lives. In particular the impact that poor access to fast and secure broadband on inclusivity and on the creation of prosperous and economically viable communities is noted and recognised in this Plan. Indeed, this is recognised within the Swansea Bay City Region.

9.47 Dŵr Cymru Welsh Water (DCWW) are responsible for the supply and treatment of water within the County. DCWW are content with the level of growth set out within this Plan but have requested that larger developments in the Llanelli area be subject to a requirement to undertake compensatory surface water removal from the sewer system as part of the granting of planning permission. As a result, this Plan includes a specific policy intervention

to this effect. Further information on the Policy's implementation is set out within Supplementary Planning Guidance.

9.48 The Plan recognised the propensity and impacts associated with flood risk across the County and the need to adopt a sustainable approach to flood risk management and avoidance. Consequently, the Plan's policies and proposals appropriately considers and provides a framework for the consideration of such matters alongside those set out in national planning policy.

## **Environmental Qualities and Areas for Protection**

9.49 This LDP focuses development within established settlements, recognising the need to protect the countryside, whilst also making appropriate provision for certain uses (including exceptions proposals) where a rural location is considered essential.

9.50 It seeks to protect and enhance the nature conservation and biodiversity value of Carmarthenshire, including its rich tapestry of habitats and species. It also seeks to protect and enhance the built and historic environment of the County; those features which contribute to its character and the area's high-quality landscapes.

9.51 In this respect the Plan recognises the importance of protecting and enhancing the environment, be it the natural environment or the historic built environment. The value of national and international designations is recognised as are those areas of local value. The need to balance the requirements for growth against the need to protect and enhance the environmental qualities is a central challenge and one which the Strategy seeks to address.

9.52 In January 2021, Natural Resources Wales issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine Special Area of Conservation (SACs) whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau. It is currently on the third iteration of the guidance.

9.53 As a Local Planning Authority, the Council is required to have regard to the advice given by NRW when making planning decisions (for both individual planning applications and for this LDP). The Council is taking as proactive an approach as possible to this issue and has put in place a series of tools including a nutrient calculator and mitigation guidance.

9.54 The calculator enables developers/applicants etc to work out the level of phosphate generated by a development and therefore devise appropriate mitigation schemes. This is in turn supported by detailed mitigation guidance to support them identifying potential approaches. We were also the first to establish and hold a Nutrient Management Board (NMB) in Wales (for the Afon Tywi) and are members of the also recently formed Afon Cleddau and Afon Teifi NMBs.

9.55 The Plan will be supported by a range of approaches including Catchment Phosphorous Reduction Strategies will identify a range of mitigation measures, as well as wider measures that are outside of the remit of the Council and lie with other responsible bodies in relation to the wider riverine environment. These will be linked to a series of delivery milestones designed to ensure that the implementation of suitable mitigation happens in as manner that facilitates the release of development in the Plan.

9.56 The Plan also reflects the need to safeguard the distinctiveness and character of areas within the County. In this respect the role of placemaking and how developments relate to their surroundings is a strong feature of this Plan.

## **A New Strategy – Key Components**

9.57 The key components of the strategy are as follows:

- Provide for 9,704 new homes to deliver a housing requirement of 8,822 homes;
- Provide opportunities to deliver a minimum of 4,140 jobs new jobs in the County contributing to the Regeneration and strategic economic and employment ambitions within the County and region as well the Councils regeneration objectives to deliver 5,295 jobs;
- Provide sufficient employment land to support economic growth and job creation;
- Promotes a settlement framework which supports cohesion between settlements and communities;
- Distribute development in accordance with the settlement hierarchy, reflecting the sustainability and functional attributes of settlements, their services and facilities as well as their ability to accommodate growth;
- To respect and enhance the rich and diverse environmental qualities of the County;
- To reflect the needs of rural areas and the rural economy;
- Recognise the cultural and linguistic character of the County and to reflect the Notice of Motion agreed by County Council on the 10th July 2019 in relation to the Welsh language;

- Contribute to the delivery of physical and social regeneration opportunities and provides for a diverse and cohesive range of settlements and communities;
- Reflect the diversity across the County, and within its settlements and communities;
- Provide for employment both through allocated sites and through policy provisions across the County recognising the need to sustain and enhance rural economies;
- Focus retail change in established centres whilst providing opportunities for provision throughout the hierarchy in a way which will assist in improving accessibility to services and facilities and help in achieving viable, self-supporting settlements and sustainable communities;
- Provide and implement a strategic Plan level mitigation strategy to tackle the challenges associated with Phosphate pollution in protected Riverine SACs. Integrate with solution focused approaches including the provision of mitigation, credit trading approaches and the work of the Nutrient Management Boards;
- Recognise the contribution of 'previously developed land' and utilises it as appropriate whilst recognising the County's largely rural context;
- To provide opportunities to cater for the County's visitor economy;
- Protect and enhances the natural, historic, and built conservation qualities of Carmarthenshire and its high value landscapes;
- Contribute to the declarations of Climate and Nature and National and Local level; and,
- Contribute to an integrated transport network both within the County and region. Seeks to make efficient use of the existing road and rail network by reflecting that the public transport network can afford the opportunity for consolidation and improvement of service thus maintaining and improving accessibility. Promote opportunities for active travel – through access alternative means of transport including walking and cycling.

## 10. The Clusters

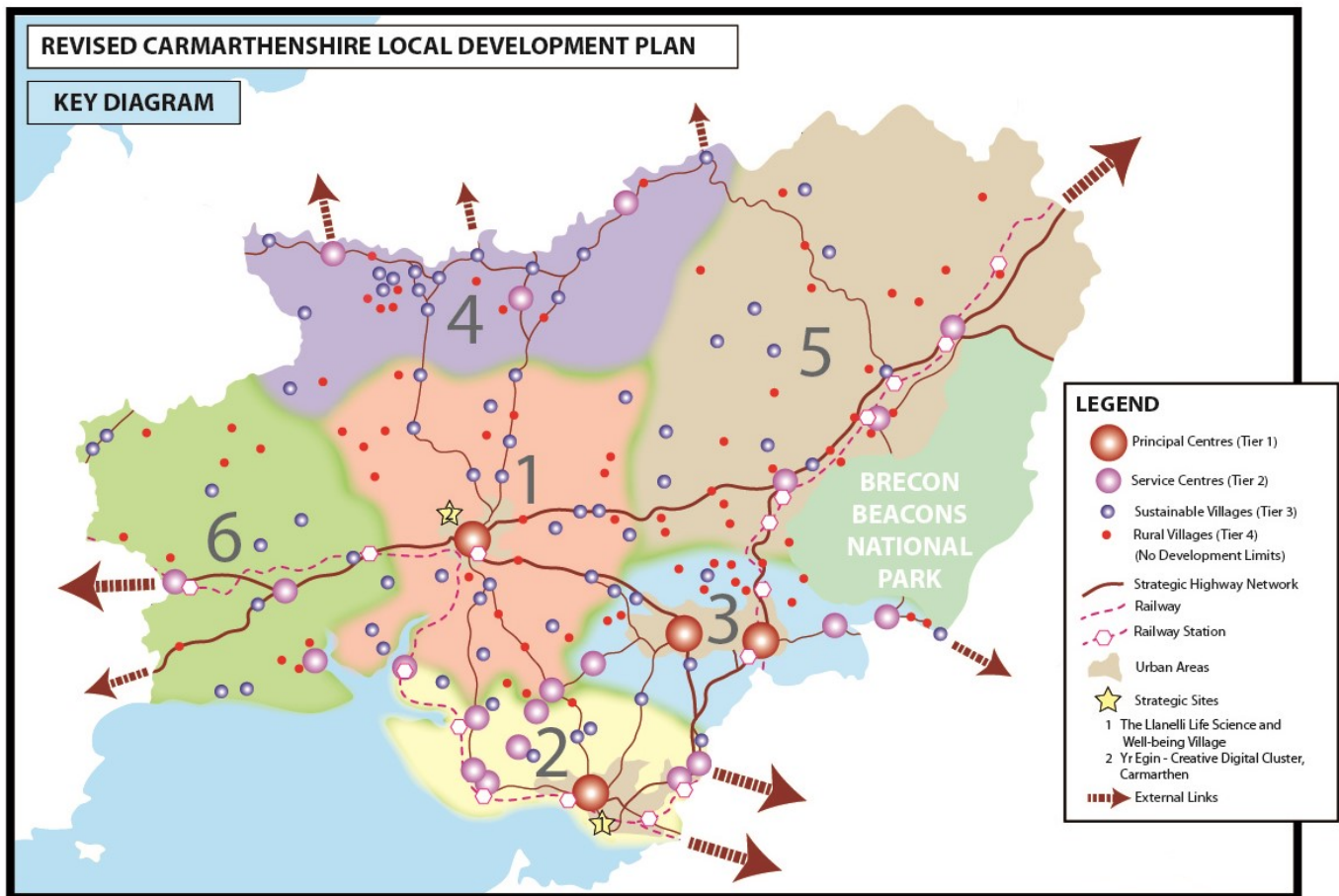


Figure 8

10.1 Figure 8 above sets out both the key diagram and identifies the subdivision of the Plan areas into identified clusters with each containing component settlements as defined within the settlement framework set out within Strategic Policy SP16. The clusters subdivided the Plan area into six geographical areas, each with a principle or service centre supporting or supported by a network of other settlements.

10.2 The defined clusters, in order, are as follows:

1. Carmarthen and its Rural Areas
2. Llanelli and the Southern Gwendraeth Area
3. Amman and Upper Gwendraeth
4. Teifi
5. Upper Tywi
6. Western Carmarthenshire

## **Carmarthen and its Rural Areas**

10.3 The Carmarthen and its Rural Areas cluster is characterised by a rural theme with settlements ranging from the regional centre of Carmarthen through market towns to small and large villages within a rural backdrop. The settlements are located within rural landscapes which are predominately dominated by the agricultural economy.

10.4 Sitting at the heart of both the County and the region, it is located on a series of strategic highway and rail routes centred on the historic market town of Carmarthen. As a regional centre with its associated functions, Carmarthen remains a focus for the delivery of new homes and jobs and as a vibrant retail centre, with public sector as a core employer. Future opportunities for growth will focus on providing a wider range and mix of development sites. It is anticipated that Carmarthen will receive a large portion of the cluster's development.

10.5 The role of Carmarthen across the region and in relation to its hinterland is reflected through its identification as a 'regional growth area' within Future Wales<sup>42</sup>.

10.6 Surrounding the town are several rural and well-connected villages which relate to Carmarthen as the larger settlement, by virtue of road linkages, public transport, and access to services and facilities. These make an important contribution to the wider cluster often acting as places where people live and work.

10.7 The area is widely visited and has several tourist attractions including the National Botanic Gardens of Wales in Llanarthne, Brechfa Forest which offers mountain biking and walking trails, The Gwili Steam Railway, and Llansteffan beach and castle.

## **Llanelli and the Southern Gwendraeth Area**

10.8 This cluster along the Llanelli coastline retains a strong developmental focus, with its regeneration potential recognised within the Transformations Strategy, City Deal and current Adopted LDP as well as Future Wales which has identified Llanelli and a broader interconnected area as part of a 'national growth area'.

10.9 It is located in the south-east of the County, which is predominantly urbanised in nature. It has direct accessibility to the M4 and with strong connections by rail. Its location

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<sup>42</sup> Future Wales: the National Plan 2040 <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

on key infrastructure routes, geographical position and its proximity to Swansea ensures its strategic importance not only to Carmarthenshire but also regionally and nationally.

10.10 Llanelli remains the focus for delivery within this area, along with villages within its urban outskirts. The service centres which fall within this cluster are key components in the delivery of new homes and jobs given their overarching relationship to the rest of the cluster. This cluster has the highest population density within the county.

10.11 Despite the urban and post-industrial character often associated with this area the area is set within a rural backdrop with many of the larger settlements providing a focus for jobs, services and homes as well as supporting those rural settlements and communities. In this respect 'Moving Rural Carmarthenshire Forward'<sup>43</sup> identifies Kidwelly as one of the Ten identified rural towns referenced in Chapter 3. This reflects not only the role of the settlement but the diversity that characterises the cluster area.

10.12 The area is a strong contributor in terms of retail with varying scales of retail offer within the settlements and within the cluster. Its tourism potential is also noted with key contributors such as the Ffos Las Racecourse in Trimsaran, the Millennium Coastal Path and Pembrey Country Park.

10.13 Llanelli sees the majority of major employment opportunities. It retains an ongoing reputation as a base for traditional manufacturing sector, however the area's broadening sectoral base is reflected in the contrasting employment offers at Bynea, Dafen and areas within South Llanelli.

## **Amman and Upper Gwendraeth**

10.14 Whilst predominantly urban and post-industrial in nature, the area can in part be characterised by a series of interrelated settlements. The delivery of new homes and jobs has been focused upon the A48 corridor, with Cross Hands and nearby settlements a key focus. This reflects its position on a key part of the strategic network connecting Carmarthenshire to the rest of West Wales and Pembrokeshire, but also critically Cardiff, Swansea, and mid Wales. It has grown as a centre with a focus for investment in jobs, homes, and services.

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<sup>43</sup> Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>



10.15 Ammanford is an established centre having been established as an industrial base. Following the decline in its employment base its role in supporting the surrounding communities has evolved. It now plays an important service centre role by providing localised retail, employment, education, and leisure facilities.

10.16 Other larger and well-connected settlements are identified in the In Moving Rural Carmarthenshire Forward<sup>44</sup> paper which identifies Cwmamman (consisting of the settlements of Glanamau and Garnant) and Cross Hands as two of the ten identified 'rural towns' referenced in Chapter 3.

10.17 Glanamau/Garnant evolved around the industrial activities associated with the tinsplate works and the coal mining in the area. The settlement however sits in a largely rural context flanked on one side by the Black Mountain and the other by Betws Mountain.

10.18 Cross Hands as a former mining community has developed over recent decades through its position on the A48 strategic transport route. Nevertheless, its origin is a rural one and along with other settlements within the Ammanford/Cross Hands Principal Centre (Strategic Policy SP3) and those across the cluster interact with the rural communities and settlements.

10.19 The post-industrial Amman and Gwendraeth Valleys (upper) are seen as key linguistic heartlands of the Welsh language and are key components in defining the sense of place and cultural identity. These Valley settlements play a localised service centre function rather than being a primary focus for new development. The area's natural environment also contributes to its character, with the Caeau Mynydd Mawr project an integral component in mediating and balancing conflicting demands.

## Teifi

10.20 The area's predominately rural character and lower population base is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. It is recognised that such rural areas and their settlements play an important role in delivering homes and jobs and providing services for their communities.

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<sup>44</sup> Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

10.21 Newcastle Emlyn performs an important service centre role for the area (particularly in terms of education, employment, and localised retail) as opposed to being a focus for new development. The close cross border relationship of the area to those communities in Ceredigion is noted, as is the role that settlements such as Llandysul, Lampeter and Cardigan play to the communities in this area. This relationship is recognised in various policy documents, and is a key consideration in the distribution and supply of homes within the 2<sup>nd</sup> Deposit LDP. It is recognised that many of the settlements within this cluster look to Carmarthen as the principal centre for retail, administrative, health, and job opportunities outside of those often associated with rural areas. This does not however detract from its potential to develop to serve its community's needs.

10.22 The area's spatial position, developmental constraints, and housing needs, reflect the diversity of the County as a whole. In this respect the rural character requires a different approach in the provision of homes and jobs that those predominately more urban areas. The Plan seeks to respond to this difference and the area's role in accommodating growth.

10.23 Newcastle Emlyn and Llanybydder are two of the Ten 'rural towns'<sup>45</sup> reflecting the role and function of the settlements and their contribution within the wider community and cluster area. Newcastle Emlyn and Llanybydder are recognised as Urban and Rural Service Centres in the Ceredigion Local Development Plan 2007-2022.

10.24 The Afon Teifi is a designated Riverine SAC affected directly by the NRW Guidance on phosphate levels within the river. This has had consequential impacts on the planning systems ability to grant permission for certain developments within the river catchment and has consequential impacts on the content of the Revised LDP. In response the Plan sets out a positive strategic and integrated Plan level response (reference should be made to CCH4: Water Quality and Protection of Water Resources).

## Upper Tywi

10.25 The area's predominately rural character and lower population base is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. In this respect it is recognised that such rural areas and their

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<sup>45</sup> Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

settlements play an important role in delivering homes and jobs and providing services for their communities.

10.26 Llandeilo, Llandovery and Llangadog perform the key service centre roles within this cluster, and supports the social, employment, education, and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A476 and Heart of Wales Railway.

10.27 Consideration of the area's spatial position, developmental constraints (e.g., flood risk and landscape quality), and housing need may assist in understanding and guiding any future role that the area could play in development terms. The area's attractive setting is shaped and influenced by the river valley.

10.28 Whilst many of the settlements within this cluster looks to Carmarthen or Ammanford / Cross Hands as the major centres for larger retail and employment offers, the role and function of Llandeilo and Llandovery within 'Moving Rural Carmarthenshire Forward'<sup>46</sup> as two of the Ten identified 'rural towns' referenced in Chapter 3 reflects their contribution in providing services, homes, and jobs in serving the wider community and cluster area.

10.29 The Afon Tywi is a designated Riverine SAC affected directly by the NRW Guidance on phosphate levels within the river. This has had consequential impacts on the planning systems ability to grant permission for certain developments within the river catchment and has consequential impacts on the content of the Revised LDP. In response the Plan sets out a positive strategic and integrated Plan level response (reference should be made to CCH4: Water Quality and Protection of Water Resources).

## **Western Carmarthenshire**

10.30 The area's predominately rural character and lower population base is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. In this respect it is recognised that such rural areas and their settlements play an important role in delivering homes and jobs and providing services for their communities.

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<sup>46</sup> Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

10.31 With its links to West Wales, this cluster has traditionally seen development focused on the settlements of St. Clears and Whitland. These settlements predominately perform the key service centre roles within this cluster and support the social, employment, education, and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A477 and the London – Fishguard railway route. The north-western area of the cluster also enjoys good road links on the A478 to Ceredigion and Pembrokeshire, integrating with the wider region.

10.32 Its relationship to Pembrokeshire has seen a strong tourism offer develop within settlements, with Laugharne and Pendine making an important contribution to the visitor economy. In terms of tourism, the offer in this character area (coastal based) is generally distinct from activity-based tourism in the rural north of the County and those larger scale attractions in the Llanelli and the Southern Gwendraeth Area.

10.33 Whilst many of the settlements within this cluster looks to Carmarthen, or cross border into Pembrokeshire for larger retail and employment offers, the role and function of St. Clears and Whitland is reflected within 'Moving Rural Carmarthenshire Forward'<sup>47</sup> as two of the Ten identified 'rural towns' identified. This recognises their contribution in providing services, homes, and jobs in serving the wider community and cluster area.

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<sup>47</sup> Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

## 11. Policies

11.1 The following sections set out the Strategic Policies which form the framework for implementing and delivering the LDP. The format and structure reflect the core elements of sustainability and sustainable development, and the four well-being objectives or themes as identified within the Carmarthenshire Well-being Plan. This allows the Strategic Policies to cross reference to the strategic objectives set out in this document as well as the relevant Well-being goals. The strategic policies will therefore be set within the following themes:

**Early Intervention – To make sure that people have the right help at the right time; as and when they need it.**

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

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

**Strong Connections – Strongly connected people, places and organisations that are able to adapt to change.**

11.2 It is recognised that there will be some overlap between the respective themes and their policies and as such they should be read in conjunction with one another. Each strategic policy is accompanied by an explanatory text.

**Early Intervention – To make sure that people have the right help at the right time; as and when they need it.**

11.3 The implications for the well-being of individuals, their families and communities are recognised within the Plan through a focus on creating sustainable and inclusive places. This connected approach across all the themes allows long term solutions to ensure opportunities are available to maintain and enhance well-being.

11.4 It recognises that sustainable places are created from a balance of environmentally friendly, economically vibrant, and socially inclusive characteristics, that aim to benefit not only current inhabitants but also future generations.

11.5 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under the Early Intervention theme:

- **Strategic Policy – SP 1: Strategic Growth**
- **Strategic Policy – SP 2: Retail and Town Centres**

11.6 The following policies seek to support the delivery of the Plan’s strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

### **Strategic Policy – SP1: Strategic Growth**

**The LDP will provide for the future growth of a sustainable economy and housing requirement through the provision of:**

- a) 9,704 new homes to meet the identified housing requirement of 8,822.**
- b) A minimum of 71.21ha of allocated employment land.**

**The focus on regeneration and growth reflects the Council’s core strategic ambitions with development distributed in a sustainable manner consistent with the spatial strategy and settlement framework.**

11.7 This Revised LDP puts at its heart the creation of a balanced and cohesive County. It recognises that to deliver this the County’s role as a strong and economic driver for growth locally, regionally and nationally places Carmarthenshire at the centre of a prosperous and sustainable Wales. The Plan’s strategy for growth is formulated on the basis of sustainable development principles and in accordance with the goals and aspirations of the Well-being of Future Generations Act. The Plan’s strategy also reflects Llanelli’s significance as part of the Swansea Bay and Llanelli National Growth Area identified in Policy 28 of the National Development Framework and Carmarthen as an area for regional growth as identified in Policy 29 – Regional Growth Areas – Carmarthen and the Haven Towns.

11.8 The strategic approach builds on the corporate emphasis on regeneration and the opportunities presented through the City Deal and other regeneration and investment opportunities, whilst also recognising the opportunities presented through the rural economy and diverse needs of communities across the County. The strategy recognises the role employment plays in creating a prosperous County – with appropriate growth of housing with jobs and employment opportunities.

11.9 The Council, as part of its corporate policy, places regeneration as its number one objective. This is reflected through:

- Cabinet Vision Statement 2022–2027;
- Carmarthenshire Economic Recovery & Delivery Plan (2021);
- Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018–2033;
- Moving Rural Carmarthenshire Forward (2019);
- South West Wales Regional Economic Delivery Plan (2021);
- South West Wales Regional Plan for Regeneration;
- The Swansea Bay City Deal (2017);
- Swansea Bay City Region Economic Regeneration Strategy 2013–2030; and
- Transformations: A Strategic Regeneration Plan for Carmarthenshire 2015–2030.

11.10 This focus on job creation and investment is based on Carmarthenshire's strategic location and its regional economic role. This strategy seeks to recognise and reflect this, and the corporate objectives, by supporting and creating an attractive place for workers and investors.

11.11 By ensuring that our housing growth requirements are reflective of, and are in support of our economic ambitions, it allows for a co-ordinated and integrated approach to ensure that the shared role for economic growth is not in isolation of housing and vice versa.

11.12 This approach requires the development of a balanced set of population and household projections that develop on the principles of Welsh Government's 2018-based projections. This is to ensure there is a sufficient supply of homes to support the delivery of our economic ambitions and the needs of our communities.

11.13 The population and household trends set through the Welsh Government's 2018-based projections follow similar lower growth demographic patterns of previous WG projections. They do not however reflect the positive ambitions of the County and the Region over the plan period. Consideration must also be given to the rates of housing completions over the preceding years, which are far above the WG 2018 projection requirements. This strategy, and its growth levels are intended to be ambitious but deliverable and reflect wider objectives than this Revised LDP alone.

11.14 This Strategy will seek to distribute growth through a sustainable settlement hierarchy derived from the preferred spatial option. It recognises the diversity across the County and its rich environmental, biodiversity, natural, and built landscape credentials. In delivering this strategy, it also recognises the role Carmarthenshire’s rural areas and its urban areas contribute to delivering its vision for ‘One Carmarthenshire’.

11.15 We will work closely with partners, infrastructure providers, developers, investors, and communities in delivering the Revised LDP and its strategy, policies, and proposals.

### SG1: Regeneration and Mixed-Use Sites

**Provision is made for mixed use allocations for the following sites:**

Site Ref.	Location and Proposed Uses
<b>PrC1/MU1</b>	<p><b>West Carmarthen, Carmarthen</b></p> <p>Mix of uses consisting of residential (an allowance for 700 new homes within this plan period), employment, community facilities and amenity. A key deliverability indicator is the Carmarthen West Link Road which is now completed and open.</p>
<b>PrC1/MU2</b>	<p><b>Pibwrlwyd, Carmarthen</b></p> <p>Includes a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gâr and residential (an allowance is made for 247 new homes).</p>
<b>PrC2/MU1</b>	<p><b>Former Old Castle Works, Llanelli</b></p> <p>Mix of uses focused on the visitor economy, heritage and leisure. No residential allowance made.</p>
<b>PrC2/MU2</b>	<p><b>Trostre Gateway, Llanelli</b></p> <p>Mix of uses reflecting its prominent location and planning history.</p>
<b>PrC2/MU3</b>	<p><b>Former YMCA Building, Stepney Street, Llanelli Town Centre</b></p> <p>A mix of uses at a town centre location, with an allowance for 8 residential units</p>
<b>PrC3/MU1</b>	<p><b>Emlyn Brickworks, Penygroes</b></p> <p>Provides for the regeneration of a previously developed site. A key deliverability indicator is the Cross Hands Economic Link Road which is under construction. Provision is made for the delivery of community focused development along with 177 new homes.</p>



<b>SeC4/MU1</b>	<b>Burry Port Waterfront</b>  Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. No residential allowance made.
<b>SeC16/MU1</b>	<b>Beechwood, Llandeilo</b>  Includes a mix of uses reflecting its strategic location and contribution to Llandeilo. Uses include a mix of appropriate employment, commercial and retail. Site forms part of a larger area which has been identified as a C2 flood risk zone. Applications will need to satisfy all requirements in this respect.
<b>SeC20/MU1</b>	<b>Laugharne Holiday Park</b>  Mix of uses focused on tourism and leisure proposals and associated with the re-development of Laugharne Holiday Park.
<b>PrC1/MU3</b>	<b>Nant y Caws Regeneration and Mixed-Use Site</b>  A strategically positioned site already utilised for the sustainable management of waste. It offers the future opportunity to potentially harness energy from waste, and related employment-based activities. Future opportunities could be set out through the development of a masterplan for the site.

*Table 3: Regeneration and Mixed Use*

11.16 The above and their identified uses will, where appropriate, be further considered through SPG in the form of development briefs. These briefs will address the development of the sites in greater detail in a comprehensive and coordinated way ensuring that proposals are integrated in terms of the phasing of different elements and the provision of key deliverability drivers such as infrastructure provision.

## **SG2: Reserve Sites**

**Reserve Sites will be released for development if the allocated sites (identified under policies HOM1, EME1 and SG1) fail to contribute as expected to the delivery of the Plan’s strategy, or where there is a requirement to react to a material and significant contextual change, including but not exclusively related to changes in National Planning Policy.**

**The decision to release a site or remove an existing allocated site arising from non-delivery will be made by the Local Planning Authority in accordance with the monitoring framework and a future LDP Review Report.**

Site Ref:	Description
SG2/1	<p><b>Former Morlais Colliery, Llangennech</b> The site's potential strategic contribution incorporating employment and residential based proposals is within the context of Swansea Bay and Llanelli's position within the emerging National Development Framework.</p>
SG2/2	<p><b>Land adjacent to Silver Terrace, Burry Port</b> The site offers potential for the provision of employment floor space with a live / work element.</p>
SG2/3	<p><b>Cross Hands Employment Zone</b> A strategically positioned site adjacent to an established employment hub that can accommodate any future demand for large units more than 10,000 sqm. The site is close to the facilities within the Cross Hands and the strategic highway network.</p>
SG2/4	<p><b>Former Ennis Caravans, Cross Hands</b> Located in the Principal Centre in Cross Hands, this previously developed site presents opportunities for future residential development. Its non-inclusion as an allocation reflects doubts over immediate delivery, however it will be monitored and reviewed with its future contribution considered in line with this policy.</p>

Table 4: Reserve Sites

**Proposals for development on Reserve Sites, including as part of mixed-use development must:**

- i. **Be brought forward in line with an agreed masterplan, in accordance with the provisions of this Plan, and cover the whole of the Reserve Site, and**
- ii. **Not lead to over provision which would jeopardise the delivery of allocated and deliverable sites.**

11.17 The purpose of this Policy is to establish the principle of mixed-use development (including housing) on these sites and stimulate the market to resolve issues and bring forward the sites when necessary.

11.18 Specific evidence should be provided that clearly shows, to the satisfaction of the Local Planning Authority, that development proposals accord with the following LDP policies:

- PSD1: Effective Design Solutions: Sustainability and Placemaking
- PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
- PSD3: Green and Blue Infrastructure Network
- PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows
- TRA1: Transport and Highways Infrastructural Improvements
- TRA2: Active Travel
- SP9: Infrastructure
- INF1: Planning Obligations
- CCH6: Renewable and Low Carbon Energy in New Developments

11.19 The need for reserve sites will be closely monitored through take-up of allocated sites as part of the monitoring framework of this Plan and reported through the Annual Monitoring Report. In the event that the allocated sites (identified under policies HOM1, EME1 and SG1) fail to contribute as expected to the delivery of the Plan's strategy, then the decision to utilise a Reserve Site will be made as part of a formal plan review.

11.20 The need to identify an alternative range of reserve sites is necessary to ensure that the LDP strategy provides sufficient flexibility if development on allocated and existing commitments stalls. Regard will be had to the requirements of Future Wales and the upcoming preparation of a Strategic Development Plan (SDP) for the region.

### **SG3: Pembrey Peninsula**

**Proposals that contribute towards unlocking the potential of the Peninsula as a destination to stay, play, and work will be supported where they respect the area's role, function and sense of place.**

**Proposals should build upon established uses and features within this expansive coastal location in recognition of the area's natural and built historic qualities.**

11.21 The Peninsula consists of some 1,780 hectares along the A484 road and London to Fishguard Rail Line transportation corridor. It extends from the outskirts of the historic town of Kidwelly on the mouth of the Gwendraeth Fach to its north. The east is bordered by the A484, London to Fishguard Rail line and the Pinged flats. The south / south-east is bordered by the Millennium Coastal Park.

11.22 Whilst the Peninsula is well placed to attract an integrated and strategic package of regeneration and investment, it is also an ecologically sensitive area that is subject to a range of developmental considerations.

11.23 The sense of place is framed by a contrasting range of uses and features. These include Pembrey Country Park to the south, with the motor racing circuit and airport to the north.

11.24 The area continues to function as a key resource for residents, visitors, and biodiversity alike. In this regard, development proposals that would unduly compromise the ongoing resource for our future generations would not be supported.

11.25 The Council will prepare Supplementary Planning Guidance to provide further elaboration upon the provisions of this policy and the future opportunities within the Peninsula.

## **Strategic Policy – SP 2: Retail and Town Centres**

**Proposals for retail and other town centre use development will be considered in accordance with the following retail hierarchy and the provisions below:**

<b>Sub Regional - High Order Town Centre</b>	<b>Carmarthen</b>
<b>Mid Order Town Centres</b>	<b>Llanelli Ammanford</b>
<b>Lower Order Town Centres</b>	<b>Burry Port Llandeilo Llandovery Newcastle Emlyn St. Clears Whitland</b>

**a) Proposals for retail and other appropriate town centre uses within the Carmarthen town centre boundary (including leisure, civic, cultural, education, business, health and residential (on upper floors)) which support the growth of Carmarthen as a sub-regional retail town centre will be permitted where they maintain and enhance the vitality, viability and attractiveness of Carmarthen Town Centre. Proposals should not:**

- 1) undermine the retail function of the centre, or have a detrimental effect upon the vitality or viability of the area; and**
- 2) create a concentration of non-retail ground floor frontage detrimental to the retail character and function of the area.**

**b) The vitality, viability and attractiveness of our retail centres will be maintained and enhanced along with the range of their existing uses, including local markets. Proposals within the town centre boundaries, which widen the range of uses and encourage convenient and accessible shopping, services, public services and facilities, and employment/business opportunities will be supported.**

**c) Proposals for convenience stores outside of the defined town centre boundary will be subject to:**

- 1) The submission of an impact assessment to demonstrate that the proposal would not have an adverse effect on the vitality and viability of the existing retail centre;**
- 2) Evidence of a sequential test having been applied to the site selection;**
- 3) Evidence of quantitative and qualitative need for the development; and,**
- 4) Evidence of the site's accessibility to sustainable modes of transport.**

**d) Proposals for retail and other town centre uses within the town centre boundary will be supported which, where applicable:**

- 1) Provide opportunities for independent retail and commercial sectors;**
- 2) Support and do not undermine the continued retail function of the high and mid order town centres;**
- 3) Promote and diversify the education, leisure, cultural facilities, and the night-time economy;**
- 4) Provide for the creation of quality public spaces and environmental improvements including the preservation and enhancement of the distinctive local character of the historic built and natural environment, and a commitment to high quality design;**
- 5) Improve places for pedestrians, cyclists and people with health conditions or impairments including enhancing public transport, accessibility, access to public facilities and conveniences, car parking, signage, and the street scene; and,**
- 6) Protect, enhance, and integrate with the Green and Blue Infrastructure network.**

**Outside of the above town centre boundaries the following forms of retail provision and other town centre uses may be permitted:**

- 1) New non-food retail warehouse units (including garden centres, car showrooms and ancillary supporting facilities), appropriate leisure facilities on designated retail parks and trade centre uses on employment sites, where they are supported by the relevant evidence noted below:**

- i. **an impact assessment demonstrating that the proposal would not cause harm to established town centres;**
  - ii. **evidence that a sequential approach has been undertaken indicating that there are no suitable available and sustainable sites in locations within or immediately adjoining defined town centres;**
  - iii. **evidence of quantitative, qualitative and/or other relevant need for the development;**
  - iv. **evidence of the site's accessibility to sustainable modes of transport.**
- 2) Proposals for small local convenience shopping facilities in rural and urban areas within the development limits where they are of a scale appropriate to that settlement. Rural retail proposals will be considered in accordance with policy RTC2.**

11.26 The policy seeks to recognise the general pattern of provision in a traditional hierarchy of centres ranging from the small, localised provision through to the larger centres providing a greater choice over a wider product range. The larger centres also act as locations for related activities in the leisure and entertainment sphere including cinemas and restaurants etc. and for commercial office uses including solicitors, accountants, and estate agents etc.

11.27 In general, local provision represents goods and services required on a day-to-day basis (convenience items) and for which residents may make short journeys frequently, whilst the larger centres not only provide such facilities, but also more specialised items (comparison goods) sought less frequently and for which shoppers are prepared to travel further. Traditionally, shopping provision has evolved in a hierarchy of centres with overlapping catchments reflecting their size and importance.

11.28 It is this pattern of retail provision which characterises Carmarthenshire with the traditionally larger centres of Carmarthen, Llanelli and Ammanford historically serving larger catchment areas with a broad and specialised range of goods and items.

11.29 In defining a retail hierarchy, regard has been given to the respective roles and functions of the larger towns and small villages. In this respect it is acknowledged that whilst the range of shopping provision throughout the hierarchy plays an essential role, the Principal Centres of Carmarthen, Llanelli and Ammanford, provide the focus of town centre-based retail activity. These centres are the primary non-food comparison shopping destinations and cater for main and bulk food and grocery shopping. Other smaller town centres have a limited range and choice of comparison goods shopping and cater primarily

for top-up food and grocery shopping. However, it is also recognised that each of these centres perform different roles within the context of their communities and wider geographical functions. In this respect, Carmarthen town centre fulfils a sub-regional function whilst Ammanford and Llanelli town centres are more focused on serving its surrounding communities. The policy, however, also seeks to recognise the impact of Covid-19 and change shopping patterns has had on our high streets and town centres. In this respect, the policy seeks to reflect their intrinsic retail function whilst recognising a new multifunctional role for such centres.

11.30 It is acknowledged however, that despite their inherent differences each centre has, and is experiencing different challenges as the future role of the high street changes in response to different retail pressures. In this respect TAN4 makes provision for the application of appropriate policies to those centres based on their characteristics and sustainability. In responding to this locally driven approach, variations in respect of what constitutes a higher and lower order centre allows for a more focused but flexible response based on their different scales and characteristics. It also enables the Plan to respond to changing economic circumstances and to seek to address variations in retail activity.

11.31 In characterising higher order retail and commercial centres, TAN4 identifies them as being accessible to a large number of people, and the scale and diverse range of uses present will reflect the needs of a population – this is normally greater than the local community. With such centres typically characterised by combinations of shops, offices, financial & professional services, food and drink establishments, hotels, education facilities, entertainment and leisure, non-residential institutions as well as residential (TAN4 para. 4.2).

11.32 Alternatively, lower order centres are characterised by smaller scale provision and fewer uses, with the intention of primarily serving the needs of a local community. These would typically include shops, financial and professional services, food and drink, and non-residential institutions of an appropriate scale, but depending on the centre may include other uses (TAN4 para 4.3).

11.33 In relation to the previous status of both Llanelli and Ammanford, their high streets have experienced challenging times with both retaining important, albeit slightly diminished retail roles. In further considering where their future along with that of Carmarthen may lie in terms of the retail hierarchy, it is important to consider how they will develop and their future role as well as how the Plan seeks to respond to a potential decline in that centre.

11.34 Carmarthen has a longstanding sub-regional role and has traditionally had a strong national presence on its high street as well as a variety of local stores. The nature of its retail offer has however been notably impacted by Covid-19 with a number of national operators having withdrawn in light of the financial challenges and realignment within the retail sector. Consequently, whilst the centre does and will continue to serve a range of needs for the population beyond its local community the nature of its offer and the range of uses within the traditional retail core must be adaptive whilst retaining that traditional retail base. The centre continues to be readily characterised as a higher order retail centre by the provisions above.

11.35 In relation to both Llanelli and Ammanford, the occupation of the town centre by national operators remains at a reduced level and with the town centre offer increasingly reflective of one that serves a more localised community. This coupled with the challenges around turnover of retail units, and issues around vacancy rates, requires a re-evaluation of their previous high order centre status. Both Ammanford and the Llanelli town centres have attracted significant interventions in regeneration terms, with Task Forces established to face some of the challenges prevalent in both centres, with the latter having also been subject to a now expired focused Local Development Order (LDO). Further time limited LDO's have been adopted for Carmarthen and Ammanford Town Centres as part of regeneration initiatives to aid in the Covid-19 recovery and town centre regeneration. The future role of these and the potential for a further Llanelli Town Centre LDO will be further reviewed as tools to assist in the implementation of this Revised LDP.

11.36 The changing dynamics within the retail offer for both these centres brings added focus on the need for the hierarchy and the retail policies to provide a locally driven response to their issues. Consequently, the hierarchy has been established with appropriate policies to allow for different types of retail and commercial context between the Plan's three Principal Centres. These will allow a more flexible approach in relation to how these centres develop in the future.

11.37 The smaller towns or market towns of, for example, Newcastle Emlyn, Llandeilo, and St Clears with their smaller local catchments typically meet local needs with some specialised provision. This is supplemented by often larger villages which may provide essential items required to meet day to day needs. Regard will be had to the implications of proposals for new convenience stores outside of the identified High, Mid and Lower Order centres (defined within the Policy) on defined retail centres within neighbouring



authorities. Proposals which may have an adverse impact should be accompanied by a robust retail impact assessment.

11.38 The retail strategy of the LDP reflects the social, economic, and environmental principles of sustainable development which underpins the Plan. It also seeks to reflect the changing nature of retailing and the need for traditional town centres to adapt to such changes. The Strategy seeks to:

1. Protect and enhance the roles of the retail centres to ensure their continued attractiveness as town centres, shopping, commercial and leisure destinations and to protect local retail provision established in the county as well as the local businesses behind them. The challenge will be to maintain their competitiveness and market share whilst understanding the needs of each centre and their respective role and contribution in retail terms;
2. Locate and guide retail provision to sustainable locations which are accessible by public transport or active travel routes in order to minimise the need for travel;
3. In smaller lower order centres, ensure that local communities have reasonable access to a satisfactory range of high street facilities and services, particularly convenience goods (food and other essential day-to-day requirements); and,
4. In the larger villages, maintain the viability of the village shop and other local facilities.

11.39 The Updated Retail Study (2022) for Carmarthenshire examines retail, leisure and town centre issues across the County and assessed the capacity for growth across the retail, food/beverage and commercial leisure sectors. It is prepared to provide evidence in respect of policy formulation and to inform the identification of a retail hierarchy for the Plan area to guide decision making, as required by PPW. Consequently, the "town centres first" principle in tandem with a sequential approach to the selection of sites will be used to promote town centres as the principal locations for new retail, office, leisure and health facilities. In doing so, the aim will be to create more reasons why people should visit such centres with a resultant increase in social and economic activity thereby retaining its viability.

11.40 Allowing for the variations in the hierarchy, retail will be expected to continue as the principal activity in all three sub-regional and mid order centres. However, this is only one of the factors which contribute to their wellbeing. Retail policies cannot be divorced from the broader functions of the larger towns as centres for other services and facilities,

including food and drink establishments (cafes, restaurants, public houses, etc.) and commercial leisure developments. The retail, food/beverage and leisure needs assessment in the Updated Retail Study suggests there may be limited scope for future retail development and any projected growth should seek to reoccupy vacant floorspace within town centres where possible. However, there is potential scope to improve the food /beverage and commercial leisure sectors. This diversity of uses in town centres assists in promoting their continued viability and - particularly with regard to leisure and residential uses - contributes to the vitality of a successful evening economy and their role as living town centres.

11.41 The Revised LDP seeks to strike a balance between protecting the overall retail character of the town centres and providing for an appropriate diversity of uses which reflects their position within the hierarchy. In so doing, it is recognised that its character and identity is augmented by the presence of independent traders traditionally operating from the more peripheral streets and in locations and that can be susceptible to competition. It is however recognised that diversification enables other beneficial, economic uses to complement the retailing presence and to maintain the physical fabric and appearance of streets and buildings which may otherwise be susceptible to decline.

11.42 The potential for appropriate diversification within the town centres enabled through this policy, recognises their contribution to increasing its overall attractiveness. The introduction of complementary retail, leisure and business offers etc can contribute to a broader appeal, nevertheless, the policy recognises the importance of a strong retail element and seeks to maintain the vitality and viability of the towns' retail offer.

11.43 Provision outside the sub-regional and mid order centres, including local village shops, make an important contribution to the retail function of Carmarthenshire. In this respect, those centres fulfilling a convenience retail need and smaller scale day to day shopping need provide diversity consistent with the objectives of sustaining communities and minimising the need to travel. These settlements and their retail offer can complement the established retail function of those higher up the hierarchy as well as contributing to the implementation of the Plan's Strategy. Proposals for convenience retail outside of the town centre boundary in such centres may be required to appropriately evidence the retail need to ensure the retailing activities within the town centres are not undermined.

11.44 The LDP policies also seek to ensure that retail, non-retail, and leisure developments are located in the most appropriate locations. Generally, the most appropriate locations are within existing centres, which are accessible by a range of means

of transport and can promote linked trips to other uses in the centre. Developers will be required to search thoroughly for sites within centres before considering less centrally located ones.

11.45 Further guidance in respect of national planning policy is contained within PPW: Edition 11 - Chapter 4 Active and Social Places and within TAN4 Retailing and Town Centres.

11.46 Town Centres are not always capable of accommodating particular types of retailing or other town centre uses such as bulky goods owing to the requirements for large sites and buildings and the implications for traffic generation and parking. Consequently, such outlets have been permitted in out-of-centre locations in accordance with national guidance, either in the form of individual units or collectively on retail parks. If pressure for such outlets continues, then the Revised LDP seeks to address the issue of retail parks and defines the criteria to be applied to prospective developments. In this respect, the policies relating to retail parks promote the co-location of appropriate retail facilities and reducing the proliferation of separate retail destinations within the County, provided the need, impact and sequential tests are satisfied. Such a strategy is more sustainable in transport terms and will allow retail businesses to benefit from the collective attraction of co-location.

11.47 The Plan recognises that certain types of retail and leisure facilities may not be suitably accommodated within town centre locations and that Regional Centres (Retail Parks) can play a role in accommodating this need. However, the scale, type and location of retail development should not undermine the attractiveness, vitality, and viability of existing town centres.

11.48 A sequential approach should be adopted which means that first preference should be for existing town centre locations as listed in the retail hierarchy, and then for sites immediately adjoining town centres. If there are no suitable available sites in these locations, only then may development in edge of centre locations be considered followed by, but not limited to, the following existing regional centres (retail parks) will be considered:

11.49 Regional Centres: (Retail Parks)

- Stephens Way and Parc Pensarn, Carmarthen;
- Parc Trostre and Parc Pemberton, Llanelli;
- Cross Hands Retail Park.

- Maes Yr Eithin Retail Park, Cross Hands

11.50 Carmarthen and Llanelli have significant retail provision on retail parks located outside of the respective town centres. The principal retail parks in Carmarthen are at Stephens Way and Parc Pensarn which provide for a range of bulky and non-bulky goods.

11.51 Llanelli is served by Parc Trostre and Parc Pemberton with the former exhibiting a large number of units predominantly occupied by 'high street multiples'. Parc Pemberton is by contrast mainly focused around DIY, electrical and furniture reflecting a bulky goods restriction which does not apply to Parc Trostre.

11.52 The retail park at Cross Hands, whilst smaller in scale to those in Carmarthen and Llanelli, provides an important complementary role to the town centre provisions in Ammanford through its predominantly DIY, electrical and furniture offer.

11.53 Where retail development is proposed outside of the town centre boundaries, the applicant will be required to submit an impact assessment to demonstrate that the proposal would not cause harm to established town centres. The assessment should also take into consideration the cumulative effects of recently completed development and outstanding planning permissions. The assessment should outline the type of retail offer proposed by the applicant and how this could impact upon competing retail provision which exists in the nearby town centres and whether it could result in the diversion of trade from the town centre.

11.54 PPW Ed. 11 gives specific recognition for the role local and village shops and public houses play within communities and the potential impact of their loss. Consequently, reference should therefore be made to policy RTC2 below.

11.55 Proposals for retail activity within rural Carmarthenshire should be considered in accordance with policy RTC2.

### **RTC1: Protection of Local Shops and Facilities**

**Proposals which would result in the loss of a local shop, service or community facility (including Public Houses) outside of the Town Centres identified within Strategic Policy SP2 will only be permitted where:**

- a) Its loss would not be detrimental to the social and economic fabric of the community;**

**b) There is another shop or service of a similar compatible use available for customers within the settlement or within a convenient walking distance.**

**In the absence of an alternative provision, proposals resulting in the loss of the local shop, or service will only be permitted where all reasonable attempts have been made to market the business for sale or let over a 12 month period and have failed.**

11.56 In seeking to define and create sustainable communities the Plan identifies and recognises the contribution of local services. These include such facilities as shops, post offices, public houses, petrol filling stations, which will contribute to the future viability of settlements and communities, both in terms of providing a service but also in offering 'meeting places' where community interaction can occur and community spirit can be enhanced. Moreover, the LDP supports local retail provision and the economic benefits which they present within the communities.

11.57 The Council also recognises the importance of community facilities and services where there is a strong local dependence on them. Such services are vital to the economic wellbeing of the communities and also promote social inclusion, particularly amongst the less mobile members of a community.

11.58 It is acknowledged that the rural settlements are the most vulnerable to the loss of such facilities. Factors such as demand and the high value of residential land in the rural areas, often results in pressure from property owners to change the use or redevelop such facilities for residential purposes, even where the business is thriving. The income from a shop or other activity may be less than can be gained from an alternative development. This policy seeks to moderate pressures for change by ensuring that unless there are reasonable alternative facilities, and if the shop or facility is viable at appropriate rent levels, then its loss will not be allowed.

11.59 Whilst the policy seeks to protect against the loss of facilities, provision is made for those circumstances where it can be demonstrated that such facilities are no longer needed or are not viable.

11.60 A walkable distance for the purposes of this policy is as contained within the Manual for Streets: Department for Transport/Communities and Local Government/WAG –

2007<sup>48</sup>. This identifies that 'Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot'.

11.61 Marketing of premises for the purposes of this policy can be defined as advertised within an appropriate industry publication or where appropriate, through local estate agents over a reasonable period and for a reasonable price.

## **RTC2: Retail in Rural Areas**

**Proposals for ancillary small-scale shops or extensions to existing shops outside development boundaries will be permitted where they conform to the following:**

- a) It represents a subordinate element of an existing business activity on the site;**
- b) It will not result in significant harm to the viability of nearby village shops;**
- c) It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape;**
- d) It is accessible via sustainable means of transport; and,**
- e) Access and parking arrangements are satisfactory, and the development will not significantly harm highway safety.**

11.62 Proposals for new shops in rural areas which are ancillary to other uses can often provide an important contribution to the rural economy. Such provision, be they in the form of farm shops (that will help to meet the demand for fresh produce), craft shops and shops linked to petrol stations, not only service a local requirement but are also a source of employment.

11.63 Whilst such provision has the potential to provide a service to rural communities it must be reflective of its rural context. In this regard, the shop should be related to and subordinate to an existing business and should not exceed 200 square metres gross of floorspace.

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<sup>48</sup> Manual for Streets: Paragraph 4.4

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/341513/pdfmanforstreets.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf)

11.64 It is recognised that shops in rural areas can create additional employment opportunities and aid rural economic diversification as well as providing a service to local communities.

11.65 The Council may seek to use planning conditions to limit the range of goods sold or restrict the amount of floor space where appropriate, to prevent any significant harm to nearby retail activity. Regard will also be had to the potential for the proposal to operate on a seasonal basis where it is not desirable for it to operate throughout the year.

11.66 Shops ancillary to other uses, such as farm shops that will help to meet the demand for fresh produce, craft shops and shops linked to petrol stations, can as identified play an important role in rural areas by providing new sources of jobs and services. However, in assessing such proposals the regard will be had to the potential impact on nearby retail and commercial centres and notably village shops<sup>49</sup>. Consideration will be given to the use of planning conditions to limit the range of goods sold or restrict the amount of floor space if this allows the development to proceed.

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<sup>49</sup> Planning Policy Wales: Edition 11

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

11.67 Socio-economic issues including poverty and deprivation facing both rural and urban parts of our County is recognised within this Plan's "One Carmarthenshire" vision. To this end, this Plan seeks to tackle these issues by maximising opportunities for everyone to maintain or increase their prosperity and sense of wellbeing.

11.68 These opportunities include the provision for new homes including affordable homes and jobs, as well as steering new investment and infrastructural priorities, whilst also respecting the County's social fabric, including the Welsh language, culture and its sense of place.

11.69 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP3:** Sustainable Distribution – Settlement Framework
- **Strategic Policy – SP 4:** Providing New Homes
- **Strategic Policy – SP 5:** Affordable Homes
- **Strategic Policy – SP 6:** Strategic Sites
- **Strategic Policy – SP 7:** Employment and the Economy
- **Strategic Policy – SP 8:** Welsh Language and Culture
- **Strategic Policy – SP 9:** Infrastructure
- **Strategic Policy – SP 10:** Gypsy and Traveller Provision
- **Strategic Policy – SP 11:** The Visitor Economy
- **Strategic Policy – SP 12:** Placemaking, Sustainability and High-Quality Design

11.70 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.



### Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

The provision of growth and development will be directed to sustainable locations in accordance with the following spatial framework.

	Cluster 1	Cluster 2	Cluster 3	Cluster 4	Cluster 5	Cluster 6
<b>Tier 1 – Principal Centre</b>	Carmarthen	<ul style="list-style-type: none"> <li>▪ Llanelli</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ammanford/ Crosshands</li> </ul>			
<b>Tier 2 – Service Centre</b>	<ul style="list-style-type: none"> <li>▪ Pontyates / Meinciau / Ponthenri</li> <li>▪ Ferryside</li> </ul>	<ul style="list-style-type: none"> <li>▪ Kidwelly</li> <li>▪ Burry Port</li> <li>▪ Pembrey</li> <li>▪ Hendy / Fforest</li> <li>▪ Llangennech</li> <li>▪ Trimsaran/ Carway</li> </ul>	<ul style="list-style-type: none"> <li>• Brynamman</li> <li>• Glanamman / Garnant</li> <li>• Pontyberem / Bancffosfelen</li> </ul>	<ul style="list-style-type: none"> <li>▪ Newcastle Emlyn</li> <li>▪ Llanybydder</li> <li>▪ Pencader</li> </ul>	<ul style="list-style-type: none"> <li>▪ Llandovery</li> <li>▪ Llandeilo / Rhosmaen / Ffairfach</li> <li>▪ Llangadog</li> </ul>	<ul style="list-style-type: none"> <li>▪ St Clears/ Pwll Trap</li> <li>▪ Whitland</li> <li>▪ Laugharne</li> </ul>
<b>Tier 3 – Sustainable Villages</b>	<ul style="list-style-type: none"> <li>▪ Cynwyl Elfed</li> <li>▪ Llanybri</li> <li>▪ Llansteffan</li> <li>▪ Bronwydd</li> <li>▪ Cwmdwyfran</li> <li>▪ Cwmffrwd</li> <li>▪ Llangyndeyrn</li> <li>▪ Brechfa</li> <li>▪ Llangain</li> <li>▪ Idole / Pentrepoeth</li> <li>▪ Peniel</li> <li>▪ Alltwalis</li> <li>▪ Llanpumsaint</li> <li>▪ Llandyfaelog</li> <li>▪ Rhydargaeau</li> <li>▪ Llanarthne</li> <li>▪ Capel Dewi</li> <li>▪ Nantgaredig</li> <li>▪ Pontarogthi</li> <li>▪ Llanddarog</li> <li>▪ Porthyrhyd</li> <li>▪ Cwmduad</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mynyddygarreg</li> <li>▪ Five Roads / Horeb</li> <li>▪ Llansaint / Broadway</li> </ul>	<ul style="list-style-type: none"> <li>▪ Carmel</li> <li>▪ Cwmgwili</li> <li>▪ Foelgastell</li> <li>▪ Ystradowen</li> <li>▪ Llannon</li> <li>▪ Llanedi</li> </ul>	<ul style="list-style-type: none"> <li>▪ Drefach / Felindre</li> <li>▪ Waungilwen</li> <li>▪ Llangeler</li> <li>▪ Pentrecwrt</li> <li>▪ Saron/Rhos</li> <li>▪ Llanllwni</li> <li>▪ Cwmann</li> <li>▪ Capel Iwan</li> <li>▪ Llanfihangel ar arth</li> <li>▪ Trelech</li> <li>▪ Pontyweli</li> <li>▪ Cenarth</li> <li>▪ New Inn</li> </ul>	<ul style="list-style-type: none"> <li>▪ Caio</li> <li>▪ Ffarmers</li> <li>▪ Llansawel</li> <li>▪ Talley</li> <li>▪ Cwrt Henri</li> <li>▪ Llanfynydd</li> <li>▪ Llanwrda</li> <li>▪ Cwmifor</li> <li>▪ Salem</li> <li>▪ Abergorlech</li> </ul>	<ul style="list-style-type: none"> <li>▪ Llanboidy</li> <li>▪ Glandy Cross</li> <li>▪ Efailwen</li> <li>▪ Llangynin</li> <li>▪ Meidrim</li> <li>▪ Bancyfelin</li> <li>▪ Llangynog</li> <li>▪ Pendine</li> <li>▪ Llanddowror</li> <li>▪ Llanmiloe</li> </ul>

	<b>Cluster 1</b>	<b>Cluster 2</b>	<b>Cluster 3</b>	<b>Cluster 4</b>	<b>Cluster 5</b>	<b>Cluster 6</b>
<b>Tier 4 – Rural Villages (No development limits)</b>	<ul style="list-style-type: none"> <li>▪ Hermon</li> <li>▪ Abernant</li> <li>▪ Blaenycloed</li> <li>▪ Bancycapel</li> <li>▪ Nantycaws</li> <li>▪ Croesyceiliog</li> <li>▪ Crwbin</li> <li>▪ Felingwm Uchaf</li> <li>▪ Felingwm Isaf</li> <li>▪ Llanegwad</li> <li>▪ Pontantwn</li> <li>▪ Nebo</li> <li>▪ Talog</li> <li>▪ Penybont</li> <li>▪ Whitemill</li> <li>▪ Pont-newydd</li> <li>▪ Pontarsais</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cynheidre</li> <li>▪ Four Roads</li> <li>▪ Penymynydd</li> </ul>	<ul style="list-style-type: none"> <li>▪ Capel Seion</li> <li>▪ Derwydd</li> <li>▪ Heol Ddu</li> <li>▪ Maesybont</li> <li>▪ Milo</li> <li>▪ Pantllyn</li> <li>▪ Pentregwenlais</li> <li>▪ Temple Bar</li> <li>▪ Cefnbrynbrain</li> <li>▪ Rhosamman</li> <li>▪ Drefach (Llandyfan)</li> <li>▪ Stag and Pheasant</li> <li>▪ Mynyddcerrig</li> </ul>	<ul style="list-style-type: none"> <li>▪ Penboyr</li> <li>▪ Drefelin</li> <li>▪ Cwmpengraig</li> <li>▪ Cwmhiraeth</li> <li>▪ Pentrecagal</li> <li>▪ Gwyddgrug</li> <li>▪ Dolgran</li> <li>▪ Bancyffordd</li> <li>▪ Bryn Iwan</li> <li>▪ Pencarreg</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ffaldybrenin</li> <li>▪ Crugybar</li> <li>▪ Cwm-du</li> <li>▪ Ashfield Row</li> <li>▪ Felindre (Llangadog)</li> <li>▪ Cynghordy</li> <li>▪ Golden Grove</li> <li>▪ Broad Oak</li> <li>▪ Trapp</li> <li>▪ Manordeilo</li> <li>▪ Penybanc</li> <li>▪ Felindre, (Dryslwyn)</li> <li>▪ Dryslwyn</li> <li>▪ Rhydcymerau</li> <li>▪ Waunystrad Meurig</li> <li>▪ Bethlehem</li> <li>▪ Capel Isaac</li> <li>▪ Llangathen</li> <li>▪ Llansadwrn</li> <li>▪ Rhandirmwyn</li> <li>▪ Porthyrhyd</li> <li>▪ Pumsaint</li> <li>▪ Cilycwm</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cwmfelin Mynach</li> <li>▪ Cwmbach</li> <li>▪ Blaenwaun</li> <li>▪ Llanglydwen</li> <li>▪ Cwmfelin Boeth</li> <li>▪ Cross Inn</li> <li>▪ Llansadurnen</li> <li>▪ Broadway</li> <li>▪ Red Roses</li> <li>▪ Llanfallteg</li> </ul>

Table 11: Settlement hierarchy

11.71 The Plan seeks to distribute growth and development spatially across the County, with settlements allocated to one of 6 clusters within the hierarchy. The cluster-based approach is flexible in apportioning new growth and avoids any assumption that every settlement in every tier must contribute towards growth. Regard has also been given to cross boundary settlements, and how they impact on the role and function of Carmarthenshire's border settlements. These include: Pontarddulais, Lampeter, Adpar, Narberth and Llandysul. Reference is made to the evidence base in relation to housing distribution.

11.72 Whilst the majority of development will be directed to the top tiers of the settlement hierarchy, the diversity of the County is recognised and regard will be given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4) and non-defined settlements, new housing development will be limited to small scale opportunities. Reference is made to Policy HOM3 and HOM4 of this Plan.

11.73 Whilst the above refers specifically to residential growth, the settlement framework will, in conjunction with specific policies, also guide the consideration of appropriate sustainable locations - with access to services and facilities - and scale of other developments (including employment).

11.74 The following sets out an indicative outline on the nature of development likely by tier including their scale and type.

### **Principal Centres**

Strategic Sites  
Large and small scale Employment Areas  
Housing Allocations  
Small housing sites (under 5 homes);  
Affordable Housing Provision on sites of 5 or more units  
Windfall housing opportunities

### **Service Centres:**

Small Scale Employment Areas  
Housing Allocations  
Affordable Housing Provision on sites of 5 or more units  
Small housing sites (under 5 homes);  
Windfall housing opportunities

### **Sustainable Villages:**

Housing Allocations  
Affordable housing on sites of 5 or more units  
Small housing sites (under 5 homes);  
Windfall housing opportunities

Small Scale Rural Exceptions Schemes for Affordable Housing adjoining settlement boundaries

### **Rural Villages (No Development Limits):**

Small sites – housing through infill or logical extensions/rounding off.  
Small Scale Rural Exceptions Schemes for Affordable Housing

### **Non Defined Rural Settlements:**

Local Needs Affordable Housing and Small-Scale Rural Exceptions Schemes for Affordable Housing.

## **SD1: Development Limits**

**Development Limits are defined for those settlements identified as Principal Centres, Service Centres and Sustainable Villages within Strategic Policy SP3.**

**Proposals within defined Development Limits will be permitted, subject to policies and proposals of this Plan, national policies, and other material planning considerations.**

11.75 In preparing this Plan, development limits have been defined across all settlements within Tiers 1, 2, and 3, in order to:

- Prevent inappropriate development in the countryside and provide certainty and clarity as to where exceptions proposals (adjacent to limits) may be considered appropriate;
- Prevent coalescence of settlements (or separate parts of the same settlement), unacceptable ribbon development or a fragmented development.
- Identify those areas within which development proposals would be permitted (see above); and,
- Promote effective and appropriate use of land concentrating growth within defined settlements.

11.76 Not all land on a Proposals Map and Inset Maps is identified for a particular development, or the subject of a specific policy. Significant areas of land can appear as un-annotated land in the Plan. Proposals for development will be considered on their individual merits against the provisions of this LDP, and other material considerations.

## **Strategic Policy – SP4: A Sustainable Approach to Providing New Homes**

**In order to ensure the overall housing requirement of 8,822 homes for the plan period is met, provision is made for 9,704 new homes in accordance with the settlement framework in order to promote the creation and enhancement of sustainable communities.**

**The sustainable approach to the provision of new homes reflects the following principles:**

- a) Creating places through the identified settlement framework reflecting the character and context of that cluster or settlement;**
- b) Allocating sites for new homes in established settlements;**
- c) Supporting windfall residential development on appropriate sites within settlements, with a focus on the re-use of previously developed land;**
- d) Provision of appropriate affordable housing opportunities to meet identified local need.**

**Proposals within the defined development limits will be permitted subject to the policies and proposals of this Plan. There will be a presumption against inappropriate housing development outside of the defined limits except where they are subject to other policies of this Plan.**

11.77 It is an aim of the Plan to facilitate the delivery of the required number and choice of new homes. These will meet the identified housing needs and promote cohesive communities that are attractive, accessible, safe, well connected, and provide accessibility to cultural and leisure facilities, community services and employment opportunities.

11.78 The Plan's Strategy and its sustainable approach to the provision of new homes has been formulated on the basis of sustainable development principles. This accords with the goals and aspirations of the Well-Being and Future Generations Act and national planning policy<sup>50</sup>. It is focussed on meeting housing needs across the County's diverse communities in a way which is sustainable, respects the environmental qualities of the County, and its cultural and Welsh language characteristics.

11.79 This Plan factors in a number of housing supply components to meet this housing need, together with flexibility (uplift) to ensure that the overall aim of the strategic policy to provide new homes is met. The housing supply is made up of the following components:

- Housing Allocations (5+ homes)

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<sup>50</sup> Planning Policy Wales: Edition 11

- Land bank Commitments
- Completed Dwellings
- Windfall Allowance
  - Small Site Component (less than 5 homes)
  - Windfall Component (5+ Homes)
- Flexibility (+10%)

## **Housing Allocations**

11.80 The largest component of housing supply is sites allocated for residential development. Housing allocations will be identified within the specific housing policies or included as part of mixed-use allocations.

11.81 The specific policies will consider the developments which have been commenced or committed since the base date of the revised LDP, and they will be continually monitored through the Housing Trajectory (Appendix 7).

## **Windfall**

11.82 The windfall allowance is made up of the following factors:

1. Potential contributions of sites of less than five dwellings (small sites)
2. Windfall allowance through sites of five or more dwellings which have traditionally made an important contribution to housing delivery within Carmarthenshire.

11.83 Windfall developments will be considered on their individual merits and against the policies and proposals of this Plan. It is recognised that it is not always practicable or appropriate to allocate every site for development. There will often be sites suitable for development which are not identified as allocations with their contribution to housing land supply identified through the windfall allowance.

## HOM1: Housing Allocations

Land is allocated for residential development on the following sites

(\* denotes 100% affordable sites)

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
<b>Cluster 1</b>					
<b>Carmarthen</b>					
PrC1/h2	Springfield Road	29	8.7	Year 6 - 10	
PrC1/h3	*113 Priory Street	37	37	Year 1 - 5	
PrC1/h4	Land off Parc y Delyn	17	1.7	Year 11 15	
PrC1/h5	East of Devereaux Drive	10	5	Year 6 - 10	
PrC1/h7	Penybont Farm, Llysonnen Road	9	0	Year 1 - 5	
PrC1/h8	*Llansteffan Road	50	50	Year 6 - 10	
PrC1/h9	Mounthill	5	0	Year 1 - 5	
PrC1/h10	Brynhyfryd	20	2.4	Year 6 - 10	
PrC1/h11	Rhiw Babell extension	12	0	Year 1 - 5	
PrC1/h12	Castell Pigyn Road, Abergwili	35	4.2	Year 6 - 10 Year 11 - 15	
PrC1/h14	Bronwydd Road (south)	44	2	Year 1 - 5 Year 6 - 10	
PrC1/h15	Adj Tyle Teg, Llysonnen Road	7	2	Year 1 - 5 Year 6 - 10	
PrC1/h16	Rhiw Babell	9	1.5	Year 6 - 10	
PrC1/h17	4-5 Quay Street	5	0	Year 6 - 10	
PrC1/h18	Castell Howell	7	2.1	Year 6 - 10	
PrC1/h19	Land adjacent Ty Gwynfa	10	10	Year 1 - 5	

<b>Site Ref</b>	<b>Site Name</b>	<b>Total units in Plan Period</b>	<b>Total Affordable Units in Plan period</b>	<b>Delivery Timescale Year 1-5 Year 6-10 Year 11-15</b>	<b>Units beyond the Plan Period</b>
PrC1/h20	5-8 Spilman Street	12	12	Year 6 - 10	
PrC1/h21	Clos Tawelan	18	18	Year 1-5	
PrC1/MU1	West Carmarthen	700	84	Year 1 - 5 Year 6 - 10 Year 11-15	291
PrC1/MU2	Pibwrlwyd	247	61.75	Year 11 - 15	
<b>Pontyates / Meinciau / Ponthenri</b>					
SeC1/h1	Lime Grove	19	3.8	Year 6 - 10	
SeC1/h3	Land adjoining Tabernacle Chapel	11	1	Year 1 - 5 Year 6 - 10	
SeC1/h4	Cae Canfas, Heol Llanelli	8	Commuted Sum Contribution	Year 6 - 10	
SeC1/h5	Land at 8 Heol Llanelli	6	Commuted Sum Contribution	Year 6 - 10	
SeC1/h6	Land off Heol Llanelli	10	2	Year 6 - 10 Year 11 - 15	
SeC1/h7	Land off Heol Glyndwr	9	2	Year 6 - 10	
<b>Ferryside</b>					
Sec2/h1	Caradog Court	12	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
Sec2/h2	Land to the rear of Parc y Ffynnon	12	1.2	Year 6 - 10 Year 11 - 15	
<b>Cynwyl Elfed</b>					



<b>Site Ref</b>	<b>Site Name</b>	<b>Total units in Plan Period</b>	<b>Total Affordable Units in Plan period</b>	<b>Delivery Timescale Year 1-5 Year 6-10 Year 11-15</b>	<b>Units beyond the Plan Period</b>
SuV1/h1	Adjacent Fron Heulog	8	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10 Year 11 - 15	
SuV1/h2	Land adj. Lleine	13	1.3	Year 6 - 10 Year 11 - 15	
<b>Llansteffan</b>					
SuV3/h1	Land to the rear of Maesgriffith	16	5	Year 6 - 10	
<b>Bronwydd</b>					
SuV4/h1	Land at Troed Rhiw Farm	6	Commuted Sum Contribution	Year 6 - 10	
<b>Cwmffrwd</b>					
SuV5/h1	Land at Maesglasnant	20	4	Year 1 - 5 Year 6 - 10	
<b>Llangain</b>					
SuV8/h1	South of Dol y Dderwen	36	10.8	Year 6 - 10	
<b>Peniel</b>					
SuV10/h1	South of Pentre	9	1	Year 1 - 5 Year 6 - 10	
SuV10/h2	Aberdeuddwr / Pantyfedwen	38	4.56	Year 6 - 10 Year 11 - 15	
<b>Alltwalis</b>					
SuV11/h1	*Land at Alltwalis School	12	12	Year 6 - 10	
<b>Llanpumsaint</b>					
SuV12/h1	Adj. Gwyn Villa	20	2.4	Year 6 - 10 Year 11 - 15	

<b>Site Ref</b>	<b>Site Name</b>	<b>Total units in Plan Period</b>	<b>Total Affordable Units in Plan period</b>	<b>Delivery Timescale Year 1-5 Year 6-10 Year 11-15</b>	<b>Units beyond the Plan Period</b>
SuV12/h2	Llandre	8	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10 Year 11 - 15	
<b>Rhydargaeau</b>					
SuV14/h1	Cefn Farm	36	3.7	Year 1 - 5 Year 6 - 10 Year 11 - 15	
<b>Llanarthne</b>					
SuV15/h1	Llanarthne School	8	Commuted Sum Contribution	Year 1 - 5	
<b>Capel Dewi</b>					
SuV16/h1	Llwynddewi Road	8	Commuted Sum Contributions	Year 1 - 5 Year 6 - 10	
<b>Nantgaredig</b>					
SuV17/h1	Rear of former joinery, Station Road	35	4.2	Year 6 - 10 Year 11 - 15	
<b>Pontargothi</b>					
SuV18/h1	Land off A40, Pontargothi	15	1	Year 6 - 10	
<b>Llanddarog</b>					
SuV19/h1	Land Opp. Village Hall	16	3.2	Year 6 - 10	
SuV19/h2	Land adj. and the r/o Haulfan	10	1	Year 6 - 10 Year 11 - 15	
<b>Porthyrhyd</b>					
SuV20/h1	Land adjacent to Llwynhenry Farm	6	Commuted Sum Contribution	Year 6 – 10 Year 11 - 15	
<b>Cluster 1 Total</b>		<b>1690</b>			

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
<b>Cluster 2</b>					
<b>Llanelli</b>					
PrC2/h1	Beech Grove, Pwll	10	1	Year 6 - 10	
PrC2/h2	Former Laboratory Pen y Fai Lane	13	2	Year 1 - 5 Year 6 - 10	
PrC2/h3	Parc y Strade	94	0	Year 1 - 5	
PrC2/h4	North Dock	210	42	Year 6 - 10 Year 11 - 15	
PrC2/h6	107 Station Road	7	0	Year 1 - 5	
PrC2/h7	13-15 Station Road	9	0	Year 1 - 5	
PrC2/h9	*3-5 Goring Road	8	8	Year 1 - 5	
PrC2/h10	Land adjacent The Dell, Furnace	13	1.3	Year 6 - 10	
PrC2/h12	*Llys yr Hen Felin, Town Centre	26	26	Year 1 - 5	
PrC2/h13	*Land off Frondeg Terrace	29	29	Year 1 - 5	
PrC2/h14	Rear of 22c,22d and 22e Llwynhendy Road	6	0	Year 1 - 5	
PrC2/h15	Maesarddafen Road / Erw Las, Llwynhendy	94	18.8	Year 6 - 10	
PrC2/h16	Ynys Las, Llwynhendy	33	6.6	Year 6 - 10 Year 11 - 15	
PrC2/h18	*Dylan, Trallwm	32	32	Year 1 - 5	
PrC2/h19	Genwen, Bryn	240	48	Year 1 - 5	
PrC2/h20	*Harddfan	6	6	Year 6 - 10	
PrC2/h21	*Maes Y Bryn, Bryn	34	34	Year 1 - 5	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
PrC2/h22	Cwm y Nant, Dafen	202	40.4	Year 6 - 10 Year 11 - 15	
PrC2/h23	Dafen East Gateway	150	45	Year 6 - 10	
PrC2/h24	Clos Ffordd Fach	13	0	Year 1 - 5 Year 6 - 10	
PrC2/h25	*Land off Clos-y-Berllan	20	20	Year 6 - 10	
PrC2/h26	Adjacent to No 19 Llwynhendy Road	6	1	Year 6 - 10	
PrC2/h27	42 Stepney Street	8	0	Year 1 - 5	
PrC2/h28	Heol Y Graig, Llwynhendy	5	Commuted Sum Contributions	Year 1 - 5 Year 6 - 10	
PrC2/MU3	Former YMCA Building, Stepney Street, Llanelli Town Centre	8	8	Year 1-5	
PrC2/SS1	Pentre Awel	240	60	Year 6 - 10 Year 11 - 15	
<b>Kidwelly</b>					
SeC3/h2	Land off Priory Street	20	2.4	Year 11 - 15	
SeC3/h3	Llys Felin	24	1.5 + Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
SeC3/h4	Land at Former Dinas Yard	71	5	Year 6 - 10	
<b>Burry Port</b>					
SeC4/h1	Gwdig Farm	105	21	Year 1 - 5	
SeC4/h2	Burry Port Harbourside	364	72.8	Year 6 - 10 Year 11 - 15	
SeC4/h3	*Glanmor Terrace	32	32	Year 1 - 5	
<b>Pembrey</b>					
SeC5/h1	*Garreglwyd	14	14	Year 1 - 5	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SeC5/h2	Awel y Mynydd	100	20	Year 1 - 5 Year 6 - 10	
<b>Hendy / Fforest</b>					
SeC6/h1	Llwyngwern	20	5	Year 1 - 5	
SeC6/h2	Land between Clayton Road and East of Bronallt Road	20	2.2	Year 1 - 5 Year 6 - 10	
SeC6/h3	Coed y Bronallt	6	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
SeC6/h4	Adjacent to Clos Benallt Fawr, Fforest	35	4	Year 1 - 5	
<b>Llangennech</b>					
SeC7/h1	Box Farm	7	1.4	Year 6 - 10	
SeC7/h3	Golwg Yr Afon	50	25	Year 6 - 10	
SeC7/h4	Opposite Parc Morlais	32	3.84	Year 6 - 10	
SeC7/h5	*Maesydderwen	5	5	Year 6 - 10	
<b>Trimsaran / Carway</b>					
SeC8/h1	Ffos Las	159	10	Year 1 - 5	
SeC8/h2	Cae Linda	45	5.4	Year 1 - 5 Year 6 - 10 Year 11 - 15	
SeC8/h3	Golwg Gwendraeth	141	14	Year 6 - 10	
<b>Mynyddygarreg</b>					
SuV22/h1	Gwenllian Gardens	25	5	Year 1 - 5 Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SuV22/h2	Land adjacent to Ty Newydd, Meinciau Road	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
<b>Five Roads / Horeb</b>					
SuV23/h1	Clos y Parc	16	Commuted Sum Contribution	Year 1 - 5	
SuV23/h2	Adjacent Little Croft	25	3	Year 11 - 15	
	<b>Cluster 2 Total</b>	<b>2840</b>			
<b>Cluster 3</b>					
<b>Ammanford (inc Betws and Penybanc)</b>					
PrC3/h1	Land at r/o No 16-20 & 24-30 Betws Road	9	Commuted Sum Contribution	Year 11 - 15	
PrC3/h2	Former Petrol Station, Wind Street	6	6	Year 1 - 5	
PrC3/h3	*Land at Gwynfryn Fawr	28	28	Year 1 - 5	
PrC3/h4	Tirychen Farm	150	37.5	Year 6 - 10 Year 11 - 15	
PrC3/h5	Yr Hen Felin, Pontamman Road	6	Commuted Sum Contribution	Year 1 - 5	
PrC3/h6	Land Adjoining Maes Ifan, Maesquarre Road	18	1.8	Year 6 - 10 Year 11 - 15	
PrC3/h33	Llys Dolgader	9	0	Year 1 - 5	
PrC3/h36	Betws Colliery	66	0	Year 11 - 15	
<b>Castell y Rhingyll</b>					
PrC3/h34	Clos y Gât	5	0	Year 1 - 5	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
<b>Cefneithin</b>					
PrC3/h8	Land off Heol y Parc	18	1.8	Year 6 - 10 Year 11 - 15	
<b>Cross Hands</b>					
PrC3/h9	Land adjacent to Maesyrfhaf	5	Commuted Sum Contribution	Year 6 - 10	
PrC3/h11	*Ffordd y Neuadd and Clos yr Eithin	60	60	Year 1 - 5	
PrC3/h12	Land adjoining A48 and Heol y Parc	9	0	Year 6 - 10	
PrC3/h13	Land at Heol Cae Pownd	135	4	Year 1 - 5 Year 6 - 10	
<b>Drefach (Tumble)</b>					
PrC3/h14	*Nantydderwen	33	33	Year 6 - 10 Year 11 - 15	
PrC3/h15	Land off Heol Caegwyn	7	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
PrC3/h16	Uwch Gwendraeth	6	1	Year 1 - 5	
<b>Gorslas</b>					
PrC3/h18	Land adjoining Brynlluan	29	3.48	Year 11 - 15	
<b>Llandybie</b>					
PrC3/h19	Land off Llys y Nant	9	Commuted Sum Contribution	Year 1 - 5	
PrC3/h20	Land north of Maespiode	45	5.4	Year 6 - 10	
PrC3/h21	*Maespiode	8	8	Year 1 - 5	
PrC3/h37	*Clos Felinggoed	24	24	Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
<b>Penygroes</b>					
PrC3/h22	Adj to Pany y Blodau	79	8	Year 6 - 10 Year 11 - 15	
PrC3/h23	Land at Waterloo Road	13	0	Year 1 - 5 Year 6 - 10	
PrC3/h24	Land between 123 and 137 Waterloo Road	7	0	Year 1 - 5	
PrC3/h25	*Land off Gate Road	8	8	Year 1 - 5	
PrC3/h35	Clos Penpont	9	0	Year 1 - 5 Year 6 - 10	
PrC3/MU1	Emlyn Brickworks	177	44.25	Year 11 - 15	
<b>Saron</b>					
PrC3/h26	Land off Parc-y-Mynydd	15	1.5	Year 6 - 10 Year 11 - 15	
PrC3/h27	Land off Nant-y-Ci Road	18	1.8	Year 11 - 15	
<b>Tumble</b>					
PrC3/h28	Land at Factory site between No. 22 & 28 Bethesda Road	30	3.6	Year 6 - 10	
PrC3/h29	Central Garage	24	5	Year 1 - 5	
<b>Tycroes</b>					
PrC3/h31	Land at Fforestfach	17	1	Year 1 - 5	
PrC3/h32	*Land south of Tycroes Road	37	37	Year 1 - 5	
<b>Brynamman</b>					
SeC9/h2	Heol Gelynen	8	8	Year 11 - 15	
<b>Glanamman / Garnant</b>					



Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SeC10/h1	Garnant CP School, New School Road	12	Commuted Sum Contribution	Year 1 - 5	
SeC10/h2	Land adj. No 13 Bishop Road	8	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
<b>Pontyberem / Bancffosfelen</b>					
SeC11/h1	Land off Heol Llannon	15	1.5	Year 11- 15	
SeC11/h2	Land at Ffynnon Fach	19	2	Year 1 - 5	
<b>Llannon</b>					
SuV25/h1	Land north of Clos Rebecca	47	3	Year 1 - 5 Year 6 - 10	
<b>Llanedi</b>					
SuV26/h1	Rear of 16 Y Garreg Llwyd	11	1.1	Year 6 - 10	
<b>Carmel</b>					
SuV27/h1	Land adjacent to Tŷ Newydd	5	Commuted Sum Contribution	Year 6 - 10	
<b>Cwmgwili</b>					
SuV28/h1	Adjacent to Coed y Cadno	18	2	Year 1 - 5	
<b>Ystradowen</b>					
SuV30/h1	Land off Pant y Brwyn	5	5	Year 6 - 10	
<b>Cluster 3 Total</b>		<b>1267</b>			
<b>Cluster 4</b>					
<b>Newcastle Emllyn</b>					
SeC12/h1	Trem y Ddol	17	1.7	Year 6 - 10 Year 11 - 15	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SeC12/h2	Heol Dewi	14	0	Year 1 - 5	
SeC12/h3	Land to r/o Dolcoed	20	3.4	Year 6 - 10 Year 11 - 15	
<b>Llanybydder</b>					
SeC13/h1	Adj. Y Neuadd	10	1	Year 6 - 10 Year 11 - 15	
SeC13/h4	Bro Einon	9	2	Year 6 - 10	
<b>Pencader</b>					
SeC14/h1	Blossom Garage	20	3.4	Year 6 - 10	
SeC14/h2	Land adj Maescader	24	2.88	Year 6 - 10 Year 11 - 15	
<b>Waungilwen</b>					
SuV32/h1	Opposite Springfield	6	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
<b>Llangel</b>					
SuV33/h1	Land opp Brogeler	5	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
<b>Saron/Rhos</b>					
SuV35/h1	Land adj. Arwynfa	6	Commuted Sum Contribution	Year 6 - 10	
<b>Llanllwni</b>					
SuV36/h1	Cae Pensarn Helen	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SuV36/h2	*Land at Bryndulais	16	16	Year 6 - 10	
<b>Cwmann</b>					
SuV37/h2	Land south of Cae Coedmor	20	2.4	Year 6 - 10 Year 11 - 15	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SuV37/h3	Land adjacent to Lleinau	10	1	Year 6 - 10	
<b>Capel Iwan</b>					
SuV38/h1	Maes y Bryn	6	Commuted Sum Contribution	Year 6 - 10	
<b>Llanfihangel ar arth</b>					
SuV39/h1	Adj Yr Hendre	7	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
<b>Pontyweli</b>					
SuV41/h2	Cilgwyn Bach	14	2	Year 1 - 5 Year 6 - 10	
<b>New Inn</b>					
SuV43/h1	Blossom Inn	8	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
<b>Cluster 4 Total</b>		<b>218</b>			
<b>Cluster 5</b>					
<b>Llandovery</b>					
SeC15/h1	Land to north of Dan y Crug	61	12	Year 6 - 10 Year 11 - 15	
SeC15/h2	Land adjacent to Bryndeilog, Tywi Avenue	8	Commuted Sum Contribution	Year 11 - 15	
<b>Llandeilo</b>					
SeC16/h1	Llandeilo Northern Quarter	27	3.24	Year 6 - 10 Year 11 - 15	
<b>Llangadog</b>					

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SeC17/h1	Land opp. Llangadog C.P School	16	1.6	Year 6 - 10 Year 11 - 15	
SeC17/h2	Land off Heol Pendref	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC17/h3	*Ger yr Ysgol	21	21	Year 1 - 5	
<b>Llanfynydd</b>					
SuV49/h1	Awel y Mynydd	13	2	Year 1 - 5 Year 6 - 10	
<b>Cwmifor</b>					
SuV51/h1	Opp. Village Hall	8	Commuted Sum Contribution	Year 11 - 15	
<b>Cluster 5 Total</b>		<b>162</b>			
<b>Cluster 6</b>					
<b>St Clears / Pwll Trap</b>					
SeC18/h1	Adjacent to Britannia Terrace	60	12	Year 11- 15	
SeC18/h2	*Former Butter Factory	45	45	Year 1 - 5 Year 6 - 10	
SeC18/h3	Land adjacent to Cefn Maes	100	20	Year 6 - 10 Year 11 - 15	
SeC18/h4	Land at Heol Llaindelyn	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC18/h5	Land adjacent to Gwynfa, Station Road	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC18/h6	Land to the rear of Station Road	25	3	Year 11- 15	
SeC18/h7	Land adjacent to Gardde Fields	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SeC18/h8	Land at Cae Glas	5	Commuted Sum Contribution	Year 11- 15	
SeC18/h9	Land to the west of High Street	64	5	Year 6 - 10	
<b>Whitland</b>					
SeC19/h1	Land at Park View, Trevaughan	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC19/h2	Land at Whitland Creamery	48	5.76	Year 6 - 10 Year 11 - 15	
SeC19/h3	Gerddi Lingfield	57	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
SeC19/h4	*Parc y Dressig	15	15	Year 1 - 5	
<b>Laugharne</b>					
SeC20/h1	Pludds Meadow	24	2	Year 1 - 5	
SeC20/h2	Adj. Laugharne School	42	12.6	Year 11- 15	
SeC20/h3	Land off Clifton Street	6	Commuted Sum Contribution	Year 11- 15	
<b>Glandy Cross</b>					
SuV55/h1	Land to the r/o Maesglas	9	Commuted Sum Contribution	Year 6 - 10	
SuV55/h2	Land to the north of Cross Inn P.H	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
<b>Efailwen</b>					
SuV56/h1	Land to the r/o Talar Wen	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
<b>Meidrim</b>					
SuV58/h1	*Land adj. to Lon Dewi	10	10	Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SuV58/h2	Land off Drefach Road	15	1.5	Year 6 - 10 Year 11 - 15	
<b>Bancyfelin</b>					
SuV59/h1	Maes y Llewod	17	4	Year 1 - 5	
SuV59/h2	North of Maes y Llewod	19	1.9	Year 6 - 10	
<b>Llangynog</b>					
SuV60/h1	Land at College Bach	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
<b>Pendine</b>					
SuV61/h1	Land at Nieuport Farm	10	1	Year 6 - 10	
<b>Llanmiloe</b>					
SuV63/h1	Land at Woodend	28	4	Year 1 - 5 Year 6 - 10	
<b>Cluster 6 Total</b>		<b>647</b>			

Table 5: Housing Allocation Table

11.84 The housing land allocations identified through this policy and other provisions of this Plan seek to satisfy the housing land requirements for the County, with their distribution directing them to those settlements in a manner consistent with the overall strategy of the Plan. The Plan however seeks to achieve this through a structured hierarchy and distribution of growth, in a manner which sees the majority of the housing land requirement focused on the sustainable centres of Carmarthen, Llanelli and Ammanford/Cross Hands. Further allocations are distributed across the remainder of the hierarchy.

11.85 Site numbers highlighted within the Policy HOM1 are intended to be indicative and been considered on a site by site basis. They will be subject to further consideration at application stage. Regard will also be had to the policies and provisions of this plan and other relevant design principles.

11.86 Proposals for the development of allocated housing sites submitted in applications for Full Planning or Reserved Matters permissions should be accompanied by a layout of the allocated site in its entirety to ensure the site is developed to its full potential, provides a mix of housing types, sizes and tenure, and meets the needs of the local population. Reference should also be made to policy PSD2 in relation to masterplanning requirements.

11.87 The Plan will be supported by an Infrastructure Delivery Plan which provides further detail of the phasing, funding and delivery of infrastructure required for each key site. In this respect, proposals will also be required to mitigate against any potential policy impacts associated with its development.

## **HOM2: Housing within Development Limits**

**Proposals for housing developments on unallocated sites within the development limits of a defined settlement in Tiers 1, 2 and 3 will be permitted, provided they are in accordance with the principles of the Plan's strategy, policies and proposals.**

11.88 Sites capable of accommodating five or more dwellings feature as allocated housing sites in the Plan (refer to Policy HOM1). However, within the development limits of defined settlements there may be opportunities for development on unallocated sites. Within the settlement hierarchy, land that has not been allocated is referred to as a windfall site in relation to housing development. Proposals should reflect the character of the area and be compatible with the provisions of the Plan.

### **HOM3: Homes in Rural Villages**

**In those settlements identified as rural villages under Policy SP3, proposals for 1 to 4 dwellings will be permitted for the following:**

- **minor infill of a small gap between the existing built form; or,**
- **logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape; or**
- **conversion or the sub-division of large dwellings.**

**Such proposals will be subject to other detailed planning considerations set out within LDP policies.**

**Reference made to the guidance on acceptable plots in the County's rural villages (see below).**

**Proposals which exceed the 10% cap above the number of existing homes in the settlement, as at the LDP base date, will not be permitted except where they conform to Policy AHOM1 in relation to the provision of affordable homes.**

11.89 The settlement framework for the Plan area identified in Strategic Policy SP3 recognises and reflects the area's diversity and that of its communities. In identifying the Rural Villages, the Plan seeks to make provision for those settlements which make an important contribution within their community and offer opportunities for small scale and appropriate new homes within rural settings.

11.90 This part of the Plan's rural policy framework seeks to establish a flexible but controlled approach to the delivery of new homes within those settlements. The Plan utilises a criteria-based assessment to define small scale housing opportunities in rural villages and to meet the need for new homes in rural parts of Carmarthenshire at a scale and at locations which maintain the essential character of the countryside.

11.91 In order to reflect the rural character and to prevent unacceptable and potentially detrimental levels of growth, a cap of 10% over and above the number of existing homes, as of the base date of the Plan in the settlement will be allowed.

11.92 Further guidance in the form of SPG will be published to support the interpretation and application of the above and the policy. The guidance will form part of a suite of SPG to support with the design and siting considerations in general and will enable proposals to



effectively integrate with and contribute to the development of cohesive and sustainable communities.

### **Guidance on Acceptable Plots**

1. Infill sites within these rural villages will take priority over other locations;
2. Where appropriate, sites adjoining a rural village are also acceptable. Such sites will be required to adjoin the boundary of one property which forms part of the rural village group. All proposals which adjoin a group (as opposed to infill sites) will be required to demonstrate the following:
  - there is an existing physical or visual feature which provides a boundary for the group - reducing pressure for unacceptable ribbon development or rural sprawl;
  - where such a feature does not exist, there should be potential for such a feature to be provided so long as it is in character with the scale and appearance of the group;
3. Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be considered acceptable;
4. Proposals which are located beyond clear physical features which form strong boundaries for a group (e.g. main roads, substantial tree belts, rivers etc.) will not be considered acceptable.

### **HOM4 - Homes in Non-Defined Rural Settlements**

**Proposals for new single homes in settlements, hamlets and groups of dwellings (as defined within the glossary) which are not identified under Strategic Policy SP3 will be permitted where they meet a local need for affordable housing and conform to the following:**

- a) **It represents sensitive infill development of a small gap within an otherwise continuous built-up frontage; or, is an appropriate rounding off of the development pattern;**
- b) **The development is of a scale that is consistent with the character of the area ;**
- c) **The proposal will not result in an intrusive development in the landscape, and will not introduce a fragmented development pattern,**
- d) **The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house and the number of bedrooms;**
- e) **That the occupancy of the dwelling is restricted both on first occupation and in perpetuity to those who have a need for an affordable dwelling.**

11.93 There are a notable number of small settlements or groups of dwellings throughout the County which have not been defined within the settlement framework, and as such do not have development limits.

11.94 It is also noted that such provision needs to be delivered within the backdrop of a national agenda centred on sustainability with placemaking at its heart. In this respect reference is made to the provisions of PPW Ed.11 which requires that all residential development away from existing settlements or centres be strictly controlled. The policy therefore in reflecting the provisions of national policy restricts local affordable need dwellings in rural areas to established groups of dwellings.

11.95 Whilst the Revised LDP is supported by a robust evidence base it is acknowledged that details of housing need changes over time. Affordable housing proposals will be required to submit evidence demonstrating the specific local need and ensure that the proposal provides for the size, type and tenure of houses required. Proposals to meet speculative local need application will not be considered, rather they should relate to an identified need from individuals/families within the specific area.

11.96 Where available, local housing needs surveys should be utilised in providing this evidence. Alternatively, other forms of evidence may be considered appropriate including Strategic Housing Market Area Assessments and local needs/Lettings registers.

11.97 Occupancy controls will be imposed to ensure that the benefits of affordability are preserved in perpetuity for subsequent occupiers. The definition for non-defined rural settlements and Local Needs Housing is set out in the Glossary of Terms.

### **HOM5: Conversion or Subdivision of Existing Dwellings**

**Proposals for the conversion or sub-division of appropriate dwellings into flats or dwellings of multiple occupation, will be permitted where:**

- a) It would not result in an over-intensification of use;**
- b) Suitable parking provision is available, or made available;**
- c) The architectural quality, character and appearance of the building is, where applicable, safeguarded and its setting not unacceptably harmed.**

11.98 This policy seeks to reflect the potential of conversion opportunities in appropriate existing dwellings as alternatives to new build. Such opportunities can often provide additional range and choice to the housing stock and offer alternatives for property owners, where single occupancy of larger dwellings is no longer appropriate.

11.99 Extensions should be subordinate to, and compatible with the size, type and character of the existing dwelling and not result in over development (reference should be made to policy PSD10: Extensions). Proposals will where appropriate be encouraged to incorporate the re-use of materials as part of any development.

11.100 As part of any development proposal, reference should be drawn to Policy PSD1 of this Plan relating to Effective Design Solutions: Sustainability and Placemaking.

## **HOM6: Specialist Housing**

**Proposals for new care home developments and extensions to established specialist housing facilities will be permitted within or adjoining the development limits of defined existing settlements (Policy SP3) where:**

- a) It reflects the needs of the proposed occupants in respect of their safe and convenient access to shops, services, community facilities and public transport or active travel routes; and,**
- b) It provides a suitable and appropriate quality, design, and type of accommodation as well as the level of support and care for the intended occupiers**

**Proposals for specialist housing outside and not adjoining the defined development limits will only be permitted if it can be demonstrated that they are viable and sustainable and where:**

- c) It is ancillary to an existing care home and not disproportionate to it in scale; or,**
- d) It represents the appropriate conversion of an existing property, which is suitable to the needs of the proposed occupants and accords with both criterion a) and b) above.**

11.101 The changing age profile of the county with its continued projected move towards an ageing population over the plan period has the potential to result in an increased requirement in respect of Specialist Housing. Whilst certain requirements for assisted living or support needs will be addressed through adaptation of existing homes or through existing facilities, the need for the Plan to provide for the consideration for new care homes is recognised. Consequently, this policy seeks to provide a framework for considering proposals to make appropriate allowances for the needs of those requiring care.

11.102 For the purposes of this policy, the definition of Specialist Housing relates to nursing homes, sheltered housing, extra or close care housing (wardened), retirement

facilities reflecting continuing care needs, and other facilities where care is provided. Where a care home is proposed on a site allocated for residential use in the Plan, consideration will be given to the nature of the proposal and its suitability for the proposed location. The level of independence of residents will be an important consideration with 'closed door' homes not generally being considered appropriate.

11.103 The inclusion of care homes within or adjoining the development limits ensures that residents have opportunities to integrate into the community with the developments forming part of the urban or built form. The accessibility of such infrastructure and facilities represents an important element of residents' needs.

### **HOM7: Renovation of Derelict or Abandoned Dwellings**

**Proposals for the renovation of derelict or abandoned dwellings outside the Development Limits of a defined settlement (Policy SP3) will be permitted where:**

- a. It can be demonstrated that a significant part of the original structure is physically sound and substantially intact requiring only a limited amount of structural remedial works;**
- b. The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure;**
- c. There are no adverse effects on the setting or integrity of the historic environment.**

**In exceptional instances where it can be demonstrated that the original dwelling played a recognised and significant role in the history, culture, and development of Carmarthenshire, the use of photographic or documentary evidence may be accepted as a means to illustrate the original details of the dwelling.**

11.104 The renovation of abandoned dwellings can make a small but important contribution to the needs of an area. The architectural value of a number of derelict or abandoned dwellings often reflects the traditional vernacular and should be recognised in the submission of such proposals. Extensions, access requirements or other aspects associated with the proposal should be sympathetic to the character of the original building and the landscape. Proposals which seek to make a positive contribution to the landscape qualities of the area will be encouraged.

11.105 Proposals which fail to satisfy the above (including re-build) will be considered as development in the open countryside and determined accordingly.

## **HOM8: Residential Caravans**

**Proposals for temporary residential caravans will be permitted where:**

- a. The caravan is required to house an essential worker, in agriculture, forestry or other appropriate employment undertaking who must live on site rather than in a nearby settlement; or,**
- b. The caravan is required in conjunction with the construction of a single dwelling on a self-build plot, or during the construction of a replacement dwelling; and,**
- c. The caravan or mobile home will be located close to other buildings where possible and will not cause significant access, parking, infrastructural or amenity problems; and,**
- d. They will not have an unacceptable adverse impact on wider landscape or nature conservation objectives.**

11.106 The siting of a caravan/mobile home required in conjunction with the above will be conditioned to ensure its removal once its operational requirements have ceased. The period of any temporary consent will be assessed against the particulars of each application. In the case of deciding the timescale required for the siting of caravans/mobile homes in connection with the construction of a self-build dwelling, the duration of expected construction work will be the determining factor.

## **HOM9: Ancillary Residential Development**

**Proposals for ancillary residential accommodation in the form of an annexe will be supported where:**

- a) It is to be used solely either by an independent relative or an individual with a reliance on the household, where an element of independence is to be provided; reliant in part on the main dwelling for facilities;**
- b) Complementary to the main dwelling and strictly limited in terms of size, scale and floor area to reflect the needs of the user;**
- c) Located within the existing curtilage of the main dwelling with no separate garden area, vehicle access, or segregated car parking;**
- d) Designed to be subordinate to, and respects and enhances the character of the main dwelling and would not represent an overdevelopment of the garden and/or curtilage.**

**The accommodation will only be permitted where it is in the same ownership as the main dwelling. Future occupancy will be tied to the beneficial ownership of the main dwelling by means of a Section 106 agreement.**

11.107 Ancillary residential accommodation can provide a valuable function enabling a relative to live with their family whilst maintaining a degree of independence. Such accommodation however requires a level of control to ensure that it serves an ancillary function and does not result in the creation of a separate self-contained dwelling.

11.108 Any proposal should reflect its ancillary function and not include the full range of facilities associated with an independent dwelling nor should it be designed in a way that would make it capable of being converted or occupied as an independent dwelling. Proposals should be designed to reflect the occupant's identified essential needs, with basic provisions reflective of its ancillary purpose. In respect of a single occupant this would normally consist of one en-suite bedroom and a living area with small kitchenette.

11.109 The annexe will be required to be in the same ownership as the main dwelling with any application accompanied by details of its occupants, including their relationship and/or dependency with the main dwelling occupants, and ownership details of the annexe.

11.110 Regard will be had to the need of the occupant in respect of the size of any outbuilding proposed for conversion. In this regard it may only be acceptable to convert part of the building to ensure the conversion provides only limited facilities commensurate with its ancillary purpose.

11.111 The annexe should not displace an existing use which would require the construction of a further alternative building to enable that use to continue. New build detached annexes will only be considered where it is satisfactorily demonstrated that an extension or conversion is not appropriate or possible and will not be permitted at locations outside of the defined settlement limits.

## Strategic Policy – SP 5: Affordable Homes Strategy

**The Plan will maximise the delivery of affordable homes up to 2033 through the provision of a minimum of 1,900 affordable homes. This will support the development and enhancement of sustainable, balanced communities.**

11.112 Affordable housing represents a key issue to be considered in the preparation of the Revised LDP particularly in contributing to the development of sustainable, balanced and cohesive communities.

11.113 This policy seeks to reflect the requirements set out in TAN 2 – Planning and Affordable Housing (2006) which seeks to put ‘secure mechanisms in place to ensure that affordable housing is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupants.’

11.114 There are two main types of affordable housing as defined in TAN2:

- Social Rented Housing: provided by local authorities and registered social landlords; and
- Intermediate Housing: where prices or rents are above those of social rented housing but below market housing prices or rents<sup>51</sup>.

11.115 In assessing the need for affordable dwellings, regard is given to the most up to date Carmarthenshire Local Housing Market Assessment (LHMA) The 2019 LHMA identifies a 76% / 24% split in the requirement of households requiring market housing and those households requiring affordable housing. For the benefit of the LHMA, the County has been split into 4 Affordable Housing Action Areas, and a significant proportion of the number of the households requiring affordable housing fall within the Llanelli Action Area (47%). The LHMA also identifies the type and size of the housing required throughout the County, with Llanelli having a consistent spread of need across 1,2 and 3 bedroom homes. In general across the other Action Areas, the county requires the development of 2-bed and 3-bed housing to meet the affordable need. In analysing this data, there is a strong correlation between the location of affordable housing need and the distribution of proposed housing growth set out within the LDP strategy and settlement framework (see policy SP16).

11.116 Whilst the LDP and planning system seeks to support the delivery of affordable homes, it is only one of few mechanisms used to meet this need. This is reflected in the

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<sup>51</sup> Technical Advice Note (TAN) 2: Planning and Affordable Housing 2006 – Paragraph 5.2

Council's Affordable Housing Delivery Plan which sets out a five-year vision for delivering affordable housing. The LDP's contribution to the target is set out in SP5 through:

- On-site provision of affordable housing as a percentage of the overall development, or on sites acquired by social housing providers;
- Off-site affordable housing in lieu of on-site provision;
- Commuted sum contributions to support the delivery of affordable housing; and
- Local Need housing.

11.117 Reference is also made to the Carmarthenshire Rural Needs Study 2019 which identifies a higher proportion of larger dwellings within the rural areas that contribute to higher house prices.<sup>52</sup> The LDP looks to support the growth of more affordable units within the rural communities to promote development for first time buyers or those in low-income households.

## **AHOM1: Provision of Affordable Homes**

### **On-site Contributions**

**An on-site contribution towards affordable housing will be required on all market housing allocations and windfall sites of 10 or more homes to meet the affordable housing target set out in Policy SP5. The percentage target level for affordable housing is based on the scale of development:**

- **sites comprising 10 – 19 homes will be required to provide an affordable housing contribution of 10%;**
- **sites comprising 20 - 50 homes will be required to provide an affordable housing contribution of 12%;**
- **sites comprising 51 – 100 homes will be required to provide an affordable housing contribution of 20%;**
- **sites of 101 homes or more will be required to provide an affordable housing contribution of 25%.**

**The affordable housing target percentage noted is a target to be used as a starting point for affordable housing negotiations.**

**Where adjacent and related residential proposals result in combined numbers meeting or exceeding the above thresholds, the Council will seek an element of affordable housing based on applying the above target percentages to the aggregate number of dwellings.**

**Proposals will be required to ensure that the dwelling remains affordable for all subsequent occupants in perpetuity.**

### **Commuted Sums**

**A commuted sum towards affordable housing will be required from proposals**

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<sup>52</sup> Carmarthenshire Rural Needs Study 2019



**comprising 1 – 9 dwellings. Commuted sum charges will be based on floor space (cost per sq.m).**

**Proposals for single dwellings categorised as 3-bed, 4-person dwellings or smaller, and less than 88 square metres will be exempt.**

**Where the above requirements cannot be achieved due to their impacts upon a proposal's financial viability, a variation may be agreed on a case-by-case basis.**

11.118 Policies AHOM1 and AHOM2 aim to assist the Council to meet its housing need and in particular to deliver the affordable housing need identified in Policy HOm1.

11.119 The policy sets out the affordable housing contributions to be provided. The requirements of the policy reflect the findings of the Revised LDP's ongoing Viability Study and takes into consideration other factors such as the LHMA, past delivery rates and the need for flexibility to allow for variances between sites.

11.120 The Policy's requirements for on-site contributions apply to all proposed housing developments located within settlement boundaries with a capacity to deliver a net increase of 10 dwellings or more new homes. Those sites which fall outside of the settlement boundaries will be subject to the requirements of Policy AHOM2.

11.121 The policy's requirements for commuted sums apply to all proposed open market proposals resulting in a net increase of 1 – 9 new dwellings, with the exception of single dwellings which are categorised as 3-bed, 4-person homes and not exceeding 88 square metres in internal, habitable floor space.

11.122 The mix of dwelling sizes, types and tenure required to be provided on each site will vary according to the specific needs of the locality at the time of application. This will need to take into consideration the latest information on housing need from the LHMA, alongside any relevant local information such as the Council's waiting list and any recently delivered affordable housing units within the area.

### **AHOM2: Affordable Housing- Exceptions Sites**

**Proposals for 100% affordable housing development on sites adjoining the Development Limits of defined settlements (Tiers 1-3 in Policy SP3), will, in exceptional circumstances be permitted where it is to meet a genuine identified local need (as defined within the Glossary of Terms) and where:**

- a) **The site represents a logical extension to the development limits and is of a scale appropriate, and in keeping with the character of the settlement;**
- b) **The benefits of the initial affordability will be retained for all subsequent occupants;**
- c) **It is of a size, scale and design compatible with an affordable dwelling and available to low or moderate income groups;**
- d) **There are no market housing schemes within the settlement, or projected to be available which include a requirement for affordable housing.**

11.123 The granting of planning permission will be subject to conditions and planning obligations which ensure the affordable housing remains available to meet future local affordable housing needs.

11.124 An affordable dwelling must be compatible with WG's Design Quality Requirement standards to limit its size, scale and design to ensure that the dwelling falls within a reasonable and acceptable affordable dwelling cost for future occupants. In exceptional circumstances, a departure from these standards may be considered appropriate where they are to meet the occupant's needs and are clearly evidenced and justified.

11.125 The Council may remove or restrict permitted development rights to place limitations upon amendments to the dwelling's size, scale and design to ensure its continued affordability for subsequent occupants.

11.126 Exceptions sites will only be permitted where satisfactory evidence is available which supports the provision. Proposals to meet speculative local need application will not be considered, rather they should relate to an identified need from individuals/families within the specific area.

11.127 Exceptions sites should not generally be considered in a settlement where existing allocations are being brought forward and an element of affordability is being provided as part of that development. Evidence will be required to demonstrate that no schemes on allocated sites are projected to commence within a reasonable time period.

11.128 Further information is provided through national policy in the form of PPW, TAN2: Planning and Affordable Housing and TAN6: Planning for Sustainable Rural Communities. Further elaboration and guidance on the implementation and interpretation of affordable housing will be set out in forthcoming SPG.

## Strategic Policy – SP 6: Strategic Sites

**In reflecting their contribution to the future growth requirements for Carmarthenshire and as key components of the Swansea Bay City Deal, two Strategic Sites have been identified as making an important contribution to the overall provision for growth during the Plan period:**

**Pentre Awel, Llanelli (PrC2/SS1); and Yr Egin – Creative Digital Cluster, Carmarthen (PrC1/SS1)**

### Pentre Awel, Llanelli

11.129 Pentre Awel will provide facilities and services which promote and improve well-being, integrate business development, education, healthcare, leisure, tourism, wellness support and research in life-sciences in one location, and deliver transformational social and economic benefits.

11.130 Pentre Awel will include an institute of life science providing space for research and development into new medical devices and healthcare technologies. The institute will also offer large office, laboratory and clinical spaces for growing new regional companies as well as opportunities for business start-ups.

11.131 There will be a wellness hub which will include a leisure centre, outdoor sports facilities, recreation opportunities and well-being promotion activities. There will be assisted living, a care home and dedicated housing (under C3 use class) for people with cognitive impairment or in medical rehabilitation.

11.132 There will be a life science and well-being centre where a range of wellness services from health, public, private and third sectors will be available in one location. The centre will also include training opportunities which will be developed to meet skills shortages.<sup>53</sup>

11.133 This world leading development will be situated along the Llanelli coastline. It will be the largest ever regeneration project in South West Wales, and aims to improve the health and wellbeing of people across the region, creating up to 2,000 high quality, well paid jobs and boosting the economy by £467 million over 15 years. It will be interlinked and

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<sup>53</sup> <https://www.swanseabaycitydeal.wales/projects/life-science-and-well-being-village/>

integrated within the natural landscape, set around a freshwater lake and located within walking distance of the Millennium Coastal Park.<sup>54</sup>

11.134 In noting the strategic context, this project remains firmly rooted in the promotion of wellness at a local level.

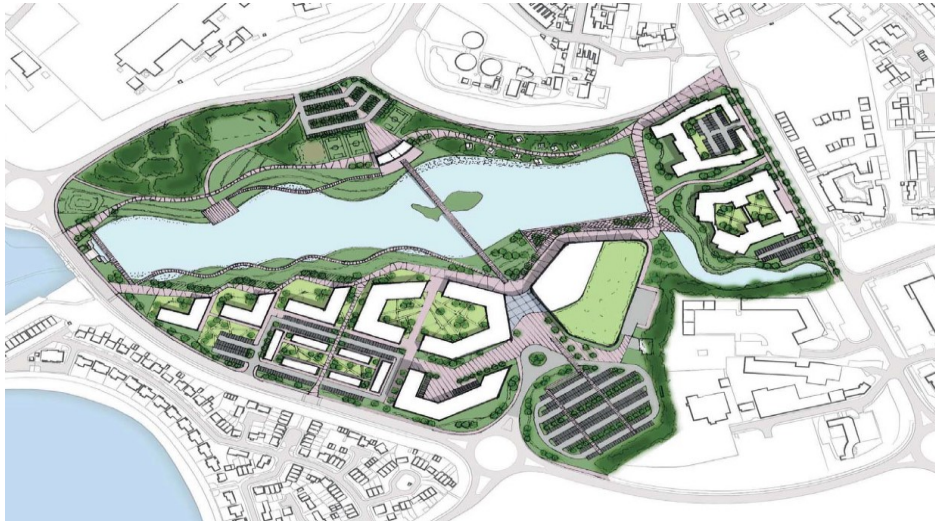


Figure 9: Carmarthenshire County Council – extract from indicative masterplan for Pentre Awel, Llanelli

### Yr Egin – Creative Digital Cluster, Carmarthen

11.135 Canolfan S4C Yr Egin is a digital and creative cluster at the University of Wales Trinity Saint David campus in Carmarthen.

11.136 Welsh language broadcaster S4C is the anchor tenant and many start-up and small businesses within the digital and creative sector co-locate in the flexible office spaces that is available in the building.

11.137 Yr Egin aims to be a catalyst for creating a vibrant creative cluster in the region by inspiring collaboration and developing talent, as well as enhancing the Welsh language.

11.138 The opportunities offered by this project are varied as the iconic building boasts an auditorium, superfast connectivity, state-of-the-art office space and post-production facilities for professional and community activities. It is envisaged that it will uphold the role of Carmarthen as a key hub for the creative sector in South West Wales.<sup>55</sup>

<sup>54</sup> <https://www.carmarthenshire.gov.wales/home/business/development-and-investment/delta-lakes/#.XX-L4uaou70>

<sup>55</sup> [Canolfan S4C Yr Egin | Swansea Bay City Deal](#)

11.139 A further project (Egin Phase 2) is currently in the development stage. The project will supplement and support the success of Egin Phase 1 and will be based on the outcomes of the Phase 1 Lessons Learned exercise as well as a creative sector demand analysis.



Figure 10: Carmarthenshire County Council – Yr Egin Site Masterplan

## **Strategic Policy – SP 7: Employment and the Economy**

**Sufficient land has been allocated for the provision of 71.21 hectares of employment provision for the Plan period in accordance with the Plan’s Settlement Framework (Policy SP3) and sustainability principles.**

**The sustainable approach to the provision of employment land reflects the following:**

- 1) The allocation and delivery of:**
  - **Pentre Awel, Llanelli and**
  - **Yr Egin – Creative Digital Cluster, Carmarthen;**
- 2) Allocating employment land in sustainable location which accords with the sustainability principles of the Plan;**
- 3) Safeguard existing employment sites – recognising their contribution as part of the employment portfolio in meeting ongoing need;**
- 4) Supporting small scale sustainable employment developments and enterprises in lower tiered settlements.**
- 5) Ensuring support is provided to entrepreneurship as part of the creation of a diverse and growing economy;**
- 6) Allow appropriate small scale employment opportunities and rural enterprises in the countryside to support rural communities and to deliver a diverse and sustainable rural economy.**

### Swansea Bay City Region Deal

11.140 The future development of employment sites, and indeed the future economic development of the County should be viewed in the wider context. The Swansea Bay City Deal was signed in 2017, securing £1.24 billion for Swansea, Carmarthenshire, Neath Port Talbot and Pembrokeshire councils. It is anticipated that the Deal will transform the economic landscape of the area, boost the regional economy by £1.8billion, and generate almost 9,000 new jobs over 15 years.

11.141 The Deal will see three specific projects for Carmarthenshire – two of which are related to physical developments. These are Pentre Awel, Llanelli and a creative industry project at Yr Egin in Carmarthen. The third project relates to a skills and talent initiative which is centred within Carmarthenshire, and supports skills development within the region. With reference to these 3 projects specific to Carmarthenshire, it should be noted that ‘The Homes as Power Stations project’ aims to deliver smart, low carbon, energy-efficient homes through a co-ordinated approach across the City Region, whilst the ‘Digital Infrastructure’ project aims include supporting a thriving digital economy across the City Region.<sup>1</sup>

### Evidence for future employment need

11.142 The Council has undertaken evidence gathering to provide an understanding of the future employment need notably around the Welsh Government's nine priority sectors.<sup>56</sup> Further evidence has been prepared in conjunction with Pembrokeshire County Council to establish quantitative analysis of forecast demand for employment sites at the larger than local level. This Two County Study was supplemented by market and employer evidence in relation to market demand. In addition, work has been undertaken in relation to the links between equating the levels of employment land and jobs with the requirement for new homes growth for the County.

11.143 The Two County Study seeks to achieve a balance between fulfilling the requirements of Technical Advice Note 23 on Economic Development (February 2014), whilst placing a strong emphasis on flexibility, realism of sector growth and ability to meet demand at a regional scale.

11.144 TAN 23 considers that 'land provision targets may be higher than anticipated demand, to allow for the chance to meet demand. The Practice Guidance to the TAN (August 2015) considers that, where justified, land provision targets maybe higher than anticipated demand, to allow for the chance that the assessments are too low and to ensure that no opportunities are missed. In acknowledging the importance of not solely relying on employment forecasts when identifying a portfolio of employment land, the Two County Study emphasises the demand and confidence of indigenous businesses to remain and grow, and a desire by stakeholders to preserve locational advantages and strategic assets for future growth.

11.145 In recognition of the above, the Two County Study has identified a portfolio of sites within the study area which are considered to offer strategic benefits and opportunity for growth and job creation.

### Public Sector Intervention

11.146 A report published by the Welsh Government in 2020<sup>57</sup> to inform the new Property Delivery Plan highlighted that while the delivery of industrial and office accommodation is generally led by the private sector, there are strong grounds for public sector intervention.

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<sup>57</sup> Commercial Property: Market Analysis and Potential Interventions (March 2020)

This includes responding to evidence of demand for new or additional capacity, attracting and retaining investment that would not otherwise come to an area, or through influencing commercial decisions for example by bringing new economic activity to a redundant site.

### Communications Infrastructure

11.147 The Council recognises that there are clearly experiences arising from the Covid 19 pandemic which have big implications for future working practices and the future needs of workspace (confirming the importance of flexibility); In this context, a key area is the importance of high-quality communications infrastructure (broadband, mobile reception and ability to future proof/upgrade). This is important for residents and business especially in the context of greater remote working and its role in addressing the peripherality of the rural areas (reference should be made to Policy EME5: Home Working and Policy INF3: Broadband and Telecommunications).

### Employment Hierarchy

11.148 Whilst the strategic focus is associated with the Swansea Bay City Deal and the potential generation of 'valued added' jobs, the Revised LDP will provide a range of sites and opportunities for potential inward investment and relocations. This includes potential sites for larger employers, as well as sites to accommodate new smaller scale and start-up business uses within the policy framework.

11.149 Further regard has also been had to a range of considerations to ensure that the level of land provision is reflective of not only a range of deliverable sites but also that they are based upon a robust understanding of their character and site areas.

11.150 The emphasis on the Principal Centres not only reflects their sustainability credentials but also their historic legacy. The distribution of employment land is also well-aligned with the sustainable locations within the County which are accessible by public transport or active travel routes which minimise the need for travel.

11.151 The following table sets out the employment land provision contained within the policy and identifies completion levels and sites which are committed by virtue of a valid planning permission.



	<b><u>A. LDP Alloc</u></b>	<b><u>B. Completed</u></b>	<b><u>C. Completed but not forming part of allocated figure.<sup>1</sup></u></b>	<b><u>D. Committed</u></b>	<b><u>E. Residual Supply</u></b>
					<b><u>(A-B-D=E)</u></b>
PC1 - Carmarthen	18.687	0	0	2.18	16.507
PC2 - Llanelli	17.489	0	0	1.90	15.589
PC3 – Ammanford / Cross Hands	28.118			9.91	18.598
Service Centres	6.916			3.53	3.225
Sustainable Villages	0	0	0	0	0
Rural Villages	0	0	0	0	0
<b>Total</b>	<b>71.21</b>			<b>17.29</b>	<b>53.92</b>

Table 6: Employment Land Provision

11.152 It should be noted that the provision of allocated employment sites includes non-operational land with scope for landscaping, buffer zones and other such uses.

### **EME1: Employment- Safeguarding of Employment Sites**

**Sites identified for employment purposes through policy SP7 and existing employment sites will be safeguarded for such uses (B1, B2, B8 and those identified through relevant policy provisions).**

**Exceptionally, proposals which result in their loss will only be permitted where it can be demonstrated that:**

- a. The site or premises is no longer required or suitable for employment use;**
- b. The proposed use could not reasonably be located elsewhere in accordance with the policies of this Plan;**
- c. There is sufficient quantity, quality and variety of employment land or premises that can be brought forward to meet the employment needs of the County and the local area;**
- d. There are no economically viable industrial or business employment uses for the site and premises;**
- e. An employment use is incompatible with adjoining/surrounding uses;**
- f. Where applicable the proposed uses are complimentary to the primary employment use of the surrounding area and will not cause an unacceptable impact on the operations of existing businesses.**

11.153 This policy seeks to ensure that existing employment sites are protected from alternative uses. In order to maintain an adequate supply of employment land which provides for a range and choice of potential uses, this policy seeks to protect defined employment areas from non-employment uses which should be in better and potentially more appropriate locations.

11.154 In recognition of the pressures on employment areas from alternative uses (non-Class B), the policy accepts that some flexibility may in some instances be required. Such uses are often partial B class uses combining a small-scale retail element with predominantly business, industrial or storage use, or are sui generis. It is also accepted that in meeting the needs of such uses, employment areas are often likely to be more acceptable than other locations such as residential areas, or even town centres. Any retail element will be expected to be ancillary to the primary use, and for trade purposes as opposed to the public.

11.155 Development proposals will, where necessary be required to incorporate appropriate measures to protect the amenity of neighbouring or nearby properties. Such measures may include the identification of buffer zones and suitable landscaping proposals.

11.156 Where appropriate, planning conditions will be imposed to prevent the loss of employment as the primary use.

## **EME2: Employment – Extensions and Intensification**

**Proposals for extensions and/or intensification of existing employment enterprises will be permitted provided that:**

- a) **The development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals;**
- b) **The proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses;**
- c) **The development proposals are of an appropriate scale and form compatible with its location;**

**Proposals for the expansion of existing rural enterprises will be supported subject to the above provisions and the policies and proposals of this Plan.**

11.157 Proposals which seek to extend and/or intensify a use or activity will not be favourably considered if they are not compatible with surrounding uses, or likely to result in adverse amenity issues which would prejudice other redevelopment proposals.

11.158 Appropriate expansions of existing businesses can contribute significantly to the local economy, and the re-development of existing sites where it will improve the quality of

employment floor space particularly in meeting modern employment needs, will be supported.

11.159 This policy supports the rural economy and makes provision for the appropriate expansion of established rural enterprises.<sup>58</sup> Reference should also be made to PPW and TAN23 Economic Development.

### EME3: Employment Proposals on Allocated Sites

**Proposals for B1, B2 and B8 employment development will be permitted on the following allocated employment sites where they comply with the proposed use of the site:**

Site Ref:	Site Name:	Location:	Use Class:	Ha:
PrC1/E1	Cillefwr Industrial Estate	Carmarthen	B1, B2, B8	4.167
PrC1/E1 (i)	Land west of Cillefwr Road West			2
PrC1/E1 (ii)	Land north of Alltynap Road			1.215
PrC1/E1 (iii)	Land south of Alltynap Road			0.952
PrC1/MU1	West Carmarthen	Carmarthen	B1, B2, B8	4.53
PrC1/MU2	Pibwrlwyd	Carmarthen	B1,B2, B8	8.95
PrC1/SS1	Yr Egin	Carmarthen	B2	1.04
PrC2/E2	Dafen	Llanelli	B1,B2,B8	17.489
PrC2/E2 (i)	Land east of Calsonic			4.723
PrC2/E2 (ii)	Land west of Gestamp Tallent			1.547
PrC2/E2 (iii)	Land at Heol Aur			1.657
PrC2/E2(iv)	Land west of Heol Gors			1.449
PrC2/E2 (v)	Land at Heol Croppin			0.355
PrC2/E2 (vi)	Land west of the Beacon			1.881
PrC2/E2 (vii)	Land east of Air ambulance Base			1.316
PrC2/E2 (viii)	Land at Llanelli Gate, off Heol Aur			3.755
PrC2/E2 (ix)	Land west of Lllys Aur			0.806
PrC3/E1	Cross Hands East	Ammanford / Cross Hands	B1,B8	8.31
PrC3/E2	Cross Hands West Food Park	Ammanford / Cross Hands	B1,B2,B8	5.647
PrC3/E2(i)	Land west of Castell Howell			1
PrC3/E2(ii)	Land south of Heol Parc Mawr			2.712
PrC3/E2(iii)	Land north of Dunbia			1.935
PrC3/E3	Cross Hands Business Park	Ammanford / Cross Hands	B1,B2,B8	4.76
PrC3/E3 (i)	Heol Stanllyd (West)			2
PrC3/E3 (ii)	Heol Stanllyd (South)			2.156
PrC3/E3 (iii)	Heol Stanllyd (East)			0.604

<sup>58</sup> (TAN 6 Para 3.1.3)

PrC3/E6	Capel Hendre Industrial Estate	Ammanford / Cross Hands	B1,B2,B8	0.538
PrC3/E7	Parc Hendre, Capel Hendre <sup>1</sup>	Ammanford / Cross Hands	B1,B2,B8	8.112
PrC3/E7(i)	Parc Hendre (West)			2.165
PrC3/E7(ii)	Parc Hendre (North)			1.955
PrC3/E7(iii)	Parc Hendre (East)			1.05
PrC3/E7(iv)	Parc Hendre (South)			2.942
PrC3/E8	Cilyrychen Industrial Estate	Cilyrychen	B1,B2,B8	0.751
SeC4/E1	Dyfatty	Burry Port	B1,B2,B8	3.036
SeC16/E1	Beechwood Industrial Estate	Llandeilo / Rhosmaen	B1,B2,B8	0.289
SeC16/MU1	Beechwood	Llandeilo / Rhosmaen		0.755
SeC16/E2	Former Market Hall	Llandeilo	B1	0.2
SeC18/E1	St Clears Business Park	St Clears	B1,B8	0.421
SeC19/E1	Whitland Industrial Estate	Whitland	B1,B8	0.489
SeC19/E2	Land South of Former Creamery	Whitland	B1,B2,B8	1.321
SeC13/E1	Old Foundry	Llanybydder	B1,B8	0.405
<b>Total</b>				<b>71.21</b>

Table 7: Employment Proposals on Allocated Sites

11.160 The total figure in the above table includes notional figures for B use employment on Mixed Use sites (Policy SG1) and Strategic sites (Policy SP6).

11.161 Where appropriate, other employment and related ancillary non-B class uses will be permitted on allocated employment sites where the proposed development complements and enhances the site's role as identified in the Employment Site Allocation table.

Consideration must be given to the amenity and the safe operation of adjacent employment uses to avoid conflict between different land uses.

11.162 This Policy also enables the provision of complementary ancillary employment uses that fall outside the B use classes where this improves site viability and enables new site development. Ancillary uses that might be complementary include day nurseries, training centres, waste recycling and vehicle repairs. Retail uses will be considered against the LDP's retail policies.

#### EME4: Employment Proposals on Non-Allocated Sites

**Proposals for employment development on non-allocated sites, but within the development limits of a defined settlement will be permitted where:**

- a) **it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal;**

- b) the development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/landscape;**
- c) The development is compatible with its location and with neighbouring uses.**

**Employment proposals outside the development limits of a defined settlement (Policy SP3) will be permitted where:**

- d) The proposal is directly related to a settlement or hamlet; or**
- e) The proposal is supported by a business case which demonstrates that its location is justified; and**
- f) The proposal is of an appropriate scale, size and design.**

11.163 It is evident that not all employment proposals will be appropriately accommodated on allocated employment sites. Policy EME4 therefore supports the economy by enabling, in both urban and rural areas, the provision of economic opportunities on non-allocated sites. This has an enhanced importance as a result of the Covid-19 pandemic and the likely implications for future work trends/workspace, as well as the need for reliable super-fast broadband (reference should be made to Policy INF3: Broadband and Telecommunications).

11.164 Within the development limits of a defined settlements, the policy requires proposals to demonstrate their locational requirement through a sequential approach to site selection. In the first instance, they must look to proposed and existing allocations to cater for employment need. Only then should non-allocated sites be considered.

11.165 For proposals outside the development limits of a defined settlement, they must show that they are directly related to a settlement or hamlet, or supported by a business case which justifies its location. The Plan recognises that small-scale enterprises have a vital role to play in the rural economy and contribute to both local and national competitiveness and prosperity. Many commercial and light manufacturing activities can be appropriately located in rural areas without causing unacceptable disturbance or other adverse effects. In this respect, the development of small businesses would address any local need for employment accommodation.

11.166 Reference is made to policies RD3 Farm Diversification, RD4 Conversion and Re-use of Rural Buildings for Non-Residential Use and EME5 Home Based Businesses for further opportunities for employment undertakings outside development limits.

## EME5: Home Based Businesses

**Proposals for home based businesses (where planning permission is required) will be permitted where it can be demonstrated that it would be compatible with adjacent land uses, and that it would not result in any adverse impacts on local amenity and/or the character of the area.**

11.167 The policy relates to small businesses operating from home providing for considerations resulting from the increasing trend for home working (for now and the future).

11.168 This Plan recognises that such businesses can play an important role in developing and supporting a diverse economy across the Plan area. It is recognised that many small businesses are started by individuals working from their own homes, and that such instances are likely to increase as technological innovations increase. In considering home working within the context of planning, it is recognised that it does not necessarily require planning permission. For instance, planning permission will not normally be required where the use for business purposes proposed for part of the house does not result in a change to the overall character of the property and its use as a dwelling.

11.169 Generally the requirement for planning permission results where the business activity ceases to be ancillary to its use as a dwelling or where the residential character of the property is altered. Where such businesses are of a scale and intensity where planning permission will be required, the Council will have regard to the implications of the proposal on surrounding properties and on the likely access and parking arrangements emanating from the nature of the proposal.

11.170 PPW encourages the growth of self-employment and micro businesses in rural areas. The policy seeks to adopt a supportive approach to home working and proposals where a planning permission is required (including change of use).

11.171 In considering proposals for rural enterprises regard should be had to the provisions of national policy in the form of PPW and TAN6 and Policy EME4.

## Strategic Policy – SP 8: Welsh Language and Culture

**The Plan supports development proposals which safeguard, promote and enhance the interests of the Welsh language and culture in the County. Development proposals which have a detrimental impact on the vitality and viability of the Welsh language and culture will not be permitted unless the impact can be mitigated. All development proposals subject to WL1, will be expected to identify measures which enhance the interests of the Welsh language and culture.**

11.172 The Welsh language and culture play an important role in the social, cultural and economic life of Carmarthenshire's residents and visitors. The proportion of Welsh speakers in Carmarthenshire is significantly higher than the Welsh national average and as such is a significant part of the social fabric of the County's communities, providing a strong sense of place and identity.

11.173 Carmarthenshire in its entirety is considered to be an area of linguistic sensitivity. The 2011 Census indicates that 19.0% of the Welsh population are able to speak Welsh, whilst the correlating figure for Carmarthenshire stands at 43.9%. In terms of the geographical breakdown of the proportion of speakers across the County, this is lowest in the Glanymor electoral ward where 19.2% speak Welsh, and highest in Quarter Bach where 68.7% speak Welsh. The proportion of Welsh speakers is higher than the national average across each ward in the County, and it is largely for this reason Carmarthenshire in its entirety is considered to be linguistically sensitive. Additionally, the most recent Census data has shown a substantial decrease in the number of Welsh speakers across the County illustrating the language's vulnerability in Carmarthenshire.

11.174 The Plan seeks to 'promote the Welsh language and culture'<sup>59</sup> and is committed to contributing to the Welsh Government's long-term aim of achieving 1 million Welsh speakers by 2050<sup>60</sup>. To deliver on this aim, the Council will support, promote, and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain both the rural and urban communities in the County and by implementing an effective monitoring framework. In doing so, the Plan seeks to ensure that the local population have the opportunity to remain in Carmarthenshire rather than leave in search of work opportunities and housing, as well as the opportunity to return. Through aiming for sustainable growth, the Plan will also maximise opportunities for non-Welsh speakers who move to the County to be

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<sup>59</sup> Carmarthenshire's Wellbeing Objectives 2018-18

<sup>60</sup> *Cymraeg 2050 A Million Welsh Speakers*, Welsh Government (2017)

integrated into community life at a scale and pace that will not undermine the vitality and viability of the Welsh language and culture.

11.175 The need to safeguard, promote and enhance the Welsh language applies to developments proposed across the County and is not restricted to specific areas within the County. Development proposals will be required to acknowledge the official status of the Welsh language and commit to treating the Welsh language no less favourably than the English language.

11.176 Specific policies provide further guidance to ensure that development of an appropriate scale, type and character is delivered to meet the needs of the communities. Furthermore, the Revised LDP will seek to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of the community.

11.177 The Plan also seeks to safeguard, promote, and enhance the Welsh language in Carmarthenshire through other relevant policy objectives, namely through the provision of housing and affordable housing, promoting a vibrant economy and employment opportunities and the provision and retention of community facilities, amongst others.

### **WL1: Welsh Language and New Developments**

**All development proposals throughout Carmarthenshire will be required to safeguard, promote and enhance the Welsh language.**

**The following development proposals will be required to submit a Language Action Plan, setting out the measures to be taken to safeguard, promote and enhance the Welsh language:**

- a) Residential developments of 5 or more dwellings which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies HOM1 and HOM3; or**
- b) Residential development of 5 or more dwellings on allocated or windfall sites that do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence; or,**
- c) Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare.**

**Proposals on unanticipated windfall sites for large scale housing development or large scale employment development that would lead to a significant workforce flow are required to submit a Welsh Language Impact Assessment which will set out how the proposed development will protect, promote and enhance the Welsh language.**



**Proposals which do not accord with the Plan's housing trajectory (Appendix 7) will be required to provide a phasing plan outlining the timescales for delivering the homes proposed on the site and demonstrate that they would not have a negative impact upon the Welsh language which cannot be mitigated.**

11.178 The Welsh Language Action Plan sets out the measures to be taken to safeguard, promote and enhance the Welsh language. The Welsh Language Action Plan should also outline how the development proposes to make a positive contribution towards the community's Welsh language groups. This could, amongst others, include providing support and funding towards organisations and bodies that provide activities, facilities and education for Welsh speakers and learners, and support and funding towards Welsh language classes. Welsh Language Impact Assessments (WLIA) will be required to outline the anticipated impacts of the proposed development upon the Welsh language in the County. The Welsh Language Supplementary Planning Guidance<sup>61</sup> provides further guidance on when a WLIA is required, clarifying what constitutes a large scale development, as well as how to produce a WLIA.

11.179 Whilst support for projects can be provided through financial contributions, they may also be provided through other means. Planning permission will be subject to conditions or legal agreements to secure the implementation of the mitigation and enhancement measures proposed within the Action Plan. Further guidance on the content of Welsh Language Action Plans will be provided through Supplementary Planning Guidance.

11.180 The LDP's housing trajectory is outlined in Appendix 7 of the Plan. The impacts of the scale, location and rate of development have been assessed in accordance with the agreed trajectory. Proposals for developments which do not accord with the timescales of the trajectory are consequently not fully assessed. Such proposals will therefore be required to be supported by a phasing plan outlining the number of dwellings to be delivered within each financial year. In such cases, planning permission may be subject to a condition to secure the agreed phasing of delivery where considered necessary. Applicants may also propose to mitigate anticipated impacts through methods other than phasing the development, further information and guidance on mitigation measures will be outlined through Supplementary Planning Guidance.

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<sup>61</sup> Carmarthenshire County Council (2014) Supplementary Planning Guidance Welsh Language

11.181 The Plan's Strategy provides for organic growth on a small scale within the Rural Villages and policies HOM1 and HOM3 build upon this allowing development of appropriate scale and in appropriate locations. It is considered that incremental development on this scale can make a positive contribution towards the sustainable growth of the Welsh language in rural communities, and any negative impacts are likely to be absorbed by the community. Unforeseen development of significant scale which is not allowed for in the Plan's policies may not be compatible with the Plan's Strategy, and their impacts are therefore unassessed and unknown. In the event that such proposals are presented for consideration, they will need to be accompanied by a full assessment of their likely effects upon the Welsh language.

11.182 The ISA of the LDP is required to assess the likely effects of the LDP upon the Welsh language. This is done iteratively at key stages throughout the Plan's production. The likely anticipated effects are presented in the ISA report, and further information is available within the LDP's evidence base.

11.183 The LDP provides further guidance on the provision of bilingual advertisements in Policy PSD9 – Advertisements. In order to promote the cultural identity and to safeguard the local linguistic character of Carmarthenshire, the Council will encourage bilingual marketing of new housing and commercial developments as well as encourage Welsh street and development names. Additional guidance on providing Welsh street names is provided in Carmarthenshire's Street Naming and Numbering Policy.

## **Strategic Policy – SP 9: Infrastructure**

**Development will be directed to sustainable locations where the infrastructure, services and facilities considered necessary to deliver and support the development proposal are available or can be provided.**

**Development proposals will need to demonstrate that there is sufficient capacity in the existing infrastructure to deliver and support the proposed development. Where this cannot be achieved, proposals will need to demonstrate that suitable arrangements and funding are in place to provide the infrastructure capacity considered necessary to deliver and support the development.**

**Proposals for ancillary development to the utilities infrastructure will be permitted where**

- a) They have regard to their setting;**
- b) Incorporate landscaping;**
- c) Do not conflict with the area’s built, historic, cultural and nature conservation and landscape qualities.**

**The delivery of new or improved infrastructure, or other facilities or services to support the requirements of the site must be undertaken in a timely manner to meet the needs of communities prior to, or from the commencement of, the relevant phases.**

11.184 The provision of appropriate infrastructure, services, and facilities are vital to ensure the delivery of the Plan’s policies and proposals. Appropriate infrastructure is key to facilitate development but is also a necessity to support the ongoing needs and demands of a development and Carmarthenshire’s communities.

11.185 A range of infrastructure may be required, and these will vary greatly according to the nature or type, scale, location, and existing infrastructure provision. In considering the needs of development proposals the following infrastructure, services and facilities may be required:

- Roads and other transport facilities including sustainable transport, public transport, walking and cycling routes
- Schools and other educational and training facilities
- Affordable Housing
- Health provision
- Public Open Spaces and green and blue infrastructure
- Flood Defences

- Leisure, Sporting, and Recreation
- Utility services,
- Biodiversity and environmental protection and enhancement
- Community facilities
- Digital Infrastructure
- Welsh language support
- Water quality and efficiency
- Upgrading and improvement of Waste Water Treatment Facilities and infrastructure.
- Other facilities and services considered necessary

11.186 The Plan seeks to ensure that the infrastructure, services and facilities needed to support development is delivered in a timely manner prior to, or upon the commencement of the development, or where appropriately phased through the development process. The Plan encourages the delivery of infrastructure is undertaken in a coordinated manner with minimal disruption caused to existing communities.

11.187 Contributions to infrastructure will be secured through conditions or Planning Obligations in accordance with the legislative and policy framework provided.<sup>62</sup> Reference should be made to Policy INF1: Planning Obligations.

11.188 Developers should have regard to Appendix 7: Housing Trajectory and to the emerging implementation and delivery evidence which provides additional information in respect of the delivery and infrastructural requirements of the LDP's key sites. Regard should also be to the requirements of Policy PSD2: Masterplanning. Developers are encouraged to enter into early dialogue with the Council in order to identify the infrastructure required to deliver and support a proposed scheme.

11.189 Reference is made to the preparation of Drainage and Wastewater Management Plans (DWMPs) as prepared by Dŵr Cymru Welsh Water. It is anticipated that the DWMPs will compliment the implementation of this LDP through the management of the drainage and sewerage network.

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<sup>62</sup> Community Infrastructure Levy Regulations 2010 (as amended); Planning Policy Wales; Welsh Office Circular 13/97 Planning Obligations

## **INF1: Planning Obligations**

**Where necessary, planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable. Contributions will be required to deliver or fund improvements to infrastructure, community facilities and other services and facilities to address requirements or impacts arising from new developments.**

**Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision.**

**In instances where there is a dispute regarding matters relating to the financial viability of delivering the requirements, the applicant will be required to meet the Council's costs of securing an independent financial viability appraisal / assessment.**

11.190 The planning obligations required will be considered on a case by case basis subject to the nature of the proposal and the requirements emerging from it. There may be instances where all required obligations cannot be secured due to their impact upon the scheme's financial viability. In such cases, the infrastructural priorities for that site will need to be identified. Whilst the priorities can vary according to the specific needs of each site and their communities it should be noted that the requirements of Policy NE4 Development within the Caeau Mynydd Mawr SPG Area will be prioritised above other contributions in respect of sites within the SPG Area. In all other instances, it is generally considered that the priority for the Authority will be the provision of affordable housing and in most cases its provision will be prioritised above other contributions.

11.191 The requirements of planning obligations will take into consideration the financial viability of a proposed development. In instances where there is dispute regarding the impact which the requirements have upon the financial viability of the scheme, the applicant will be required to submit a Development Viability Appraisal of the site to understand its financial viability. The appraisal will be analysed by a third party with all costs covered by the applicant. Further information is provided within the Planning Obligations SPG.

## **INF2: Healthy Communities**

**Proposals for development which provide for active travel, accessible useable green spaces, and infrastructure, and which seek to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities will be supported.**

**Proposals for development specified within the supporting text below will be required to submit a Health Impact Assessment in accordance with the sequential approach.**

11.192 The links between health and well-being and planning are reflected in legislation and national planning policy. In this respect PPW seeks to provide a framework for the delivery of a series of National Sustainable Placemaking Outcomes. This holistic approach to the planning and design of development and spaces reflects a focus on positive outcomes promoting people's prosperity, health, happiness, and wellbeing. The promotion of physical and mental health and well-being as a Facilitate Accessible and Healthy Environments Outcome reflects these links between health, well-being and planning and the need to reflect any potential effects that may arise from the planning process.

11.193 Health Impact Assessment (HIA) can make a valuable contribution when proposing or making decisions on new development. Evidence on health impacts can help the planning system develop stronger and more coherent approaches towards maximising health and well-being<sup>63</sup>. The Public Health (Wales) Act 2017 sets out provisions for making improvements to health including for the Welsh Ministers to publish a national strategy on tackling obesity and to make regulations about the carrying out of health impact assessments by public bodies.

11.194 HIAs assess the impact of any change or amendment to a policy, service, plan, procedure or programme on the health of the population and on the distribution of those effects within the population, particularly within vulnerable groups. Undertaking a HIA produces information on how negative impacts on health can be reduced and positive health gains can be encouraged. Such evidence on health impacts can help the planning system develop stronger and more coherent approaches towards maximising health and well-being.

11.195 It is important that proposals take into account a wide range of health and well-being related factors as part of the formulation and preparation of any scheme or development. It is important that these are considered from the outset. Consequently, developers are encouraged to engage with the local planning authority and other stakeholders, such as the Local Health Board (LHB) as early as possible in preparing

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<sup>63</sup> Planning Policy Wales: Edition 11

development proposals. A HIA should be provided to accompany any application for opencast coal working.

### **Healthy Communities: HIA Sequential Checklist**

11.196 To assist in the promotion of physical and mental health and well-being, the following sequential approach should be considered by developers followed to determine the requirement for, and potential scope and content of a HIA. This requirement applies to major developments are defined in planning legislation as:

- Residential developments of 10 or more dwellings or 0.5 hectares or more;
- The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- Development carried out on a site having an area of 1 hectare or more

11.197 The following sequential approach in considering the need to a HIA reflects the guidance set out within Health Impact Assessments a Practical Guide<sup>64</sup>.

- **STEP 1: Screening – Deciding whether to undertake a HIA**  
Screening takes an initial look at the potential impacts of the proposal on the local population and any specific vulnerable groups defined within it. It should highlight any potential health risks or benefits and any groups that may be particularly affected. The outcome of screening is a decision whether or not to undertake HIA and, if so, to determine what type of HIA will be required. It should also provide an explanation of how the decision was reached.
- **STEP 2: Scoping – Determining the focus, methods, and work plan.** This stage involves asking a number of questions and making a number of decisions to establish the terms of reference, roles and responsibilities and agreed plan for the HIA.
- **STEP 3: Appraisal of Evidence – Identifying the health impacts.** This is the key stage of health impact assessment. The purpose is to gather information about the potential nature, size, likelihood and distribution of the proposal's health impacts. It also provides an opportunity to suggest possible ways of maximising the health benefits and minimising the risks, particularly to those whose health may be most

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<sup>64</sup> Health Impact Assessments A Practical Guide - Wales HIA Support Unit

vulnerable or the most disadvantaged population groups. It also provides an opportunity to identify and suggest actions that might address 'gaps' in the proposal or plan.

Although HIA is not in itself a research method, it draws upon a range of sources of information and methods for collecting and analysing data, to which appropriate methodological rules and procedures will apply.

- STEP 4: Reporting and Recommendations - Once the evidence and data has been collected, a set of recommendations should be developed, informed by the previous stages of the HIA. These recommendations should aim to maximize any potential health and well-being benefits and mitigate potential negative impacts. They can be an opportunity to 'fill in' any identified gaps within the proposal and readdress any health (or other) inequalities that may be caused.

Recommendations need to be:

- Clear and concise
- Realistic
- Achievable
- Manageable in number
- Impartial
- Reflective of all evidence and representatives' views
- Agreed by consensus

Reference should be made to guidance in the form of SPG.

Not all the health and well-being related issues will be relevant to all types of developments and the Council recognises the need for a balanced approach to the determination of development proposals where health related matters are one of many other material considerations. Developers will be expected to utilise the sequential approach specified above to identify what is relevant and ensure it is included in the supporting documentation accompanying any proposal as appropriate.



### **INF3: Broadband and Telecommunications**

**The Council will work with the telecommunications industry and the communications regulator Ofcom to maximise access to reliable super-fast broadband, wireless hotspots and improved mobile availability for all residents and businesses, assisting them (where appropriate) in delivering their investment plans to address any infrastructure deficiencies.**

**New developments should include the provision of Gigabit capable broadband infrastructure from the outset.**

**New major developments must be served by a high speed and reliable broadband connection to the premises.**

**Smaller developments should provide access to the most viable high-speed connection as well as additional ducting for future Fibre to the Premises (FTTP) or other provision.**

**Exceptions will be made where applicants have shown through consultation with broadband infrastructure providers, that this would not be possible, practical or economically viable. In such cases, an equivalent developer contribution towards off-site works may be sought which could enable greater future access.**

11.198 The policy seeks to reflect the demands of a modern Wales for reliable fast and high capacity communication networks. In this respect it supports the Welsh Government's objective to offer fast and reliable broadband to every property in Wales and to support the deployment of mobile infrastructure across the country<sup>65</sup>. It seeks to reflect the context of broadband infrastructure as an essential service and one which can help support and develop the local economy as well as vibrant and inclusive communities. The policy reflects the provisions of Future Wales: The National Plan 2040 which supports the provision of Gigabit capable digital infrastructure into new developments where people are present, for example new housing, business and commercial premises, and public buildings.

11.199 In applying the policy, it should be noted that BT Openreach and other providers offer superfast broadband connection for all new developments, either free of charge, or as part of a co-funded partnership including community funded partnerships. FTTP shall be provided free of charge to housing developments by BT Openreach based upon their thresholds at that time. Developments smaller than this may have to provide contributions to ensure FTTP connection, or shall be provided copper connections for free.

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<sup>65</sup> Planning Policy Wales: Edition 11

11.200 In supporting the delivery of full fibre, BT Openreach have set UK wide targets, and provide guidance and support to developers in building full FTTP networks to new residential or mixed residential/commercial sites.

11.201 The policy also recognises that in a small proportion of cases, broadband will not be able to be provided to new developments due to their very rural location. The policy therefore includes the potential to provide a sum of money to contribute towards an alternative solution. However, wherever possible the solution should include the development making necessary provision for on-site infrastructure to facilitate the improvements.

11.202 The provision of high-speed and reliable broadband within rural areas will assist in supporting the delivery of the Plan's strategy through providing additional opportunities to boost the rural economy and economic diversification.

#### **INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal**

**Proposals that drain to Llanelli Waste Water Treatment Works and are defined as major under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 will be subject to a requirement to remove a quantifiable amount of surface water from the combined sewer system as set out within the Burry Inlet Supplementary Planning Guidance.**

11.203 Within the Llanelli Waste Water Treatment Works (WWTW) catchment, there are concerns that the connection of foul flows generated by new development introduces the risk of deterioration in the water quality of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS). This is due to the fact that the majority of the sewer system in the Llanelli WWTW catchment is combined (surface and foul flows).

11.204 Whilst Dŵr Cymru Welsh Water (DCWW) have confirmed that there is sufficient capacity within Llanelli WWTW to deliver this Plan's identified growth, they have also requested that relevant developments within the Llanelli WWTW catchment be subject to a requirement to undertake compensatory surface water removal from the system as part of the granting of planning permission. In noting the specific reference to Dŵr Cymru Welsh Water in this paragraph, it should be noted that the consideration of these matters is subject to a multi-agency approach which includes Dŵr Cymru Welsh Water, Natural Resources Wales and Carmarthenshire County Council. Also, the City and County of

Swansea are included in discussions in regards the Burry Inlet. The Statement of Common Ground will accompany and support the implementation of Policy INF4 and its supporting SPG.

11.205 There is concern that introducing additional foul flow can lead to overloading to the WWTW, as well as an increasing the frequency of discharges from combined sewer overflows out to the CBEEMS during significant rainfall. There can also be potential localised flooding issues resulting from these issues.

11.206 The Burry Inlet SPG has been prepared to provide specific guidance in relation to the consideration of relevant development proposals located within the Llanelli WWTW catchment. Whilst Llanelli (Principal Centre) and Burry Port (Service Centre) are identified as a focus for growth in this Plan, they are also subject to high level environmental considerations, not least the water quality of the (CBEEMS). Reference can also be made to LDP policy CCH4: Water Quality and Protection of Water Resources.

11.207 The Burry Inlet SPG has been built on consensus and seeks to provide certainty for stakeholders and developers alike. Its primary function is to assist in the delivery of growth as set out within this Plan. It provides a mechanism for the requirement for compensatory surface water removal to be undertaken by relevant developments. This is designed to allow development to contribute towards an overall betterment in the position, whilst alleviating concerns that proposals will be subject to objections by key stakeholders – notably DCWW and Natural Resources Wales.

11.208 There is a long-established partnership approach with regards to this matter, including a Memorandum of Understanding. Policy INF4 reflects this partnership approach moving forward. Reference should be made to paragraph 11.203 in regards the reference to the Statement of Common Ground.

11.209 The SPG also provides clarification on instances where Carmarthenshire County Council is the applicant or landowner and seeks to utilise surplus betterment it has previously accrued on the surface water removal register.

## INF5: Rural Allocations outside Public Sewerage System

### Catchments

**Proposals for the delivery of sites of 5 or more dwellings in settlements where there is no connection to the public sewer will be supported where they are served by a single private system. Such proposals will be permitted where it does not have a detrimental effect on the natural environment, surrounding uses or local amenity.**

11.210 There is concern that the proliferation of private sewers is having a detrimental impact on the environment. This policy aims to discourage a development from having individual private sewers and instead encourage utilisation of a shared private sewerage system.

## Strategic Policy – SP 10: Gypsy and Traveller Provision

The following Local Authority sites are allocated to meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller Households:

Site Ref:	Location	Type of Need
PrC2/GT1	Land at Penyfan, Trostre, Llanelli	Residential
PrC/GT2	Penybryn (extension), Bynea, Llanelli	Residential

Table 8: Gypsy and Traveller Provision

11.211 To consider the future Gypsy and Traveller provision within Carmarthenshire, the County Council has undertaken two Gypsy Traveller Accommodation Needs Assessment (GTAA) which identify the current unmet need for Gypsy and Traveller pitches within the County. The initial report was undertaken in 2015 to cover the period up to 2031, whilst the 2019 update ensures that the Plan is informed in terms of Gypsy and Traveller need for the Plan period through to 2033.

11.212 The Assessments consider the methodology set out by Welsh Government Guidance and outlines two types of the assessment of need; the first considers the first 5 years of the GTAA period; and the second considers the full 15 year GTAA period.

11.213 Based on the 2019 Gypsy and Traveller assessment, the current unmet need is for 19 pitches, whilst Carmarthenshire's estimated provision for the first 5 years is for 23 additional pitches. A large proportion of this need has arisen from households living in bricks and mortar, and new household growth from within these households. The make-up of this need is located within Llanelli, where a large number of these households had previously lived on the public site at Penybryn.

11.214 An estimate has also been made for newly arising Gypsy and Traveller households in years 6-15 of the GTAA. This would include, for example, young adults living on existing sites who, in time, will form their own household and therefore would require their own pitch. The GTAA estimates a need for 8 further pitches in years 6-15, totalling a requirement of 31 pitches through to 2033.

11.215 The GTAA also looked at the accommodation needs for Travelling Showpeople within Carmarthenshire. This element of the assessment identified 9 authorised or

tolerated pitches for Travelling Show people within the county. In considering the future projection, the 2019 assessment identifies a requirement of 4 additional pitches in the first five years of the assessment.

11.216 The requirement and take-up of pitches will also be closely monitored as part of the monitoring framework of this plan and reported through the Annual Monitoring Report arrangements.

## **GTP1: Gypsy and Traveller Accommodation**

**1. Proposals for new Gypsy and Traveller sites, or extensions to existing authorised sites within the development limits of a defined settlement will be permitted where:**

- a) **The necessary range of facilities and services, including existing community, social, and educational provisions, and public transport is accessible or can be readily provided;**
- b) **The proposal will have no significant adverse impacts on the amenity of residents and adjoining land uses;**
- c) **The site is capable of being serviced with water, electricity, sewage and waste disposal;**
- d) **There is no adverse effect on its surroundings, landscape/townscape or the setting and integrity of the historic environment.**

**2. New, or extensions to existing authorised sites outside the development limits of defined settlements will be permitted in accordance with the above, where it can be demonstrated that there are no suitable pitches available on existing authorised sites, within the development limits of a defined settlement, or that there is no opportunity to appropriately extend those sites.**

**Proposals for a transit or touring site will be considered where they have good connections to the Strategic Road Network.**

11.217 The policy provides the framework and context for the consideration and assessment of proposals for new sites, and extensions to Gypsy and Traveller sites (and for Travelling Show People) reflecting the provisions defined within primary legislation<sup>66</sup>.

11.218 The design of any sites will be required to have regard to the provisions of the appropriate Welsh Government Design Guidance<sup>67</sup>.

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<sup>66</sup> Housing (Wales) Act 2014

<sup>67</sup> Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites

11.219 This guidance will be a material consideration in the determination of any planning applications submitted. In relation to any site being developed by a public body, including the local authority, the provisions of Welsh Government Guidance: Designing Gypsy and Traveller Sites will apply.

11.220 Proposals must give consideration to vehicular access from the public highway; as well as provision for parking, turning and services on site; and road safety for occupants and visitors.

11.221 Landscaping and planting with appropriate trees and shrubs should be used to blend sites into their surroundings, give structure and privacy, and maintain visual amenity. Excessive hard landscaping, high walls, or fences should be avoided as these can lead to a site's isolation from the wider community. In the wake of ash dieback, no ash trees should be introduced.

11.222 Proposals will need to have regard to local infrastructure and demonstrate that the site is able to provide sufficient facilities and access to utilities. The scale of proposals should be proportionate to its surroundings and to the local community. Further guidance should be sought from Welsh Government's Designing Gypsy and Traveller Sites Guidance.

11.223 Applications will be expected to include evidence to demonstrate that the new site or the extension to an existing site is required at that location. Such information should include evidence demonstrating a lack of availability of suitable permanent or transit pitches on existing sites, or an opportunity to extend those sites to meet the required need.

11.224 The 2015 and 2019 Gypsy and Traveller Accommodation Assessments (GTAA) assessed the need for transit sites or emergency stopping places for the Travelling Community who either travel permanently or for part of the year. The assessments sought to analyse records of unauthorised sites and encampments with data from the Traveller Caravan Count was also considered. Analysis of the recorded number of authorised and unauthorised caravans in Carmarthenshire decreased.

11.225 The Welsh Government introduced a new monitoring mechanism to track and identify illegal transit encampments. The AMR for 2021/2022 identified a number of illegal encampments, but none were for transit purposes. Consequently, the data does not indicate any clear pattern as yet which requires intervention through the identification of a transit site. Reference should be had to the monitoring framework of the plan.

11.226 In relation to the needs arising for Travelling Showpeople as indicated through the GTAA, there is at present no spatial correlation with that need which would enable the identification of a suitably located site. The plan seeks to provide the appropriate flexibility to meet that need through the provisions of the above policy and liaison with the community to identify any specific locational need.



## Strategic Policy – SP 11: The Visitor Economy

**Proposals for tourism and visitor economy related developments will be supported where they:**

- a) exhibit high quality design and placemaking principles;**
- b) contribute to the protection and enhancement of the natural environment;**
- c) add value to our visitor economy;**
- d) are sustainably and appropriately located.**

11.227 Tourism is a key component of Carmarthenshire’s economy. It is a major source of employment and revenue. It generates around £400 million - £500 million of revenue to the County’s economy annually.<sup>68</sup>

11.228 The County is home to a wide range of attractions, including Ffos Las Racecourse, the National Botanic Gardens and Pembrey Country Park. Carmarthenshire is the “cycling hub of Wales”, with the Cycling Strategy capturing the Council’s aspirations to be a national lead in the provision of cycling infrastructure events and development.<sup>69</sup>

11.229 Tourism is a dynamic industry with a wide demographic / customer base. Carmarthenshire is well poised to capitalise on the sector’s potential given its location within a UK setting. The tourism offer within Carmarthenshire ranges from those natural features such as rights of way / walking to well-established renowned national attractions. The County’s heritage and activity tourism potential is renowned, whilst its outstanding natural environment could appeal to the wellness tourism sector.

11.230 SP11 sets the framework for a policy approach within the Revised LDP that is sufficiently responsive and flexible to market demand up to 2033, whilst also seeking to protect the very communities, landscape and townscape that makes Carmarthenshire a fantastic place to visit and enjoy. Whilst the strategic policy provides the overarching context, specific policies provide detail. This includes clarifying any role that the settlement limits of defined settlements play in informing the determination of proposals.

11.231 In interpreting SP11, it should be noted that tourism related developments includes new, as well as extensions to existing facilities.

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<sup>68</sup> <https://www.carmarthenshire.gov.wales/home/business/tourism/statistics-and-trends/#.W59p--mQy70>

<sup>69</sup> [Tourism \(gov.wales\)](#)

11.232 Extensions to existing facilities should be subordinate in scale and function to the existing facility and proposals that constitute substantive extensions should be construed as new development.

### **Adding Value**

11.233 Proposals can add value to the County's visitor economy by contributing to the creation of a diverse, high quality, all year-round destination and accommodation offer. Economic benefits could range from an increase in visitor numbers and visitor days and job creation, which could all contribute to a wider mix of accommodation and attraction types. These support the tourism season beyond the summer months. There are opportunities for proponents to seek to align to and support those emerging corporate priorities, including the Council's cycling aspirations. It is accepted that added value will be commensurate with the scale and nature of the proposal. Proposals that contribute to the development of a wider network of attractions within the County increase the overall offer and stay/spend period, thus offering clear potential to yield added value.

### **Respecting the County's social, economic and environmental fabric**

11.234 All parts of the County possess qualities that contribute to the overall sense of place. These include landscape, nature conservation, social fabric and built environment. These are assets which must be protected for our future generations and cannot be unduly compromised by tourism related development.

11.235 There should also be an emphasis on providing quality in all aspects of a proposal. In considering the acceptability of proposals, consideration will be given to location, siting, design and scale, access to the primary and core highway network and the impact of any resultant traffic generation. Furthermore, the extent to which the site is serviceable by public transport, walking and cycling are important considerations. Proposals should reflect the character and appearance of the area with appropriate landscaping and screening utilised as required.

### **Sustainably located**

11.236 In recognising market demand, tourism related development should be directed to sustainable locations. Regard should be had to the LDP spatial strategy in determining the appropriateness of any location, in addition to the Sustainable Transport Hierarchy for

Planning<sup>70</sup>. . The specific policies provide further guidance on the implementation of this spatially driven approach.

11.237 Tourism related proposals should reflect the character of the area and the impacts on the vicinity of the site as part of a place making approach. A recognition of the sense of place within the vicinity of the proposal should be implicit within the context of the cluster based approach which groups the settlement framework. In spatial terms, this would indicate that those larger scale high trip generating tourism proposals lend themselves to being situated in the south of the County where the infrastructure is in place to support them.

11.238 In noting the established primarily coastal offer that characterises the southwest of the County, due regard will need to be given to any landscape impact arising from any potential for an over intensification of uses.

11.239 The County's rural areas are well placed to accommodate proposals for high quality and sustainable proposals that are of an appropriate scale. Proposals should respect the County's assets whilst supporting vibrant rural communities.

11.240 Some tourism related developments, by their very nature, must be located in the countryside. It is important that these developments do not have any significant negative impact on the landscape, natural environment, or amenity. In terms of the detailed policies for the Revised LDP, the emphasis is on providing clarification on the two notable challenges and opportunities facing the visitor economy in Carmarthenshire which are attractions (somewhere to go) and accommodation (somewhere to stay).

## **VE1: Visitor Attractions and Facilities**

**1. Proposals for high quality visitor attractions and facilities, including appropriate extensions to existing facilities will be permitted, where they are located within, or directly related to a defined settlement (Policy SP3).**

**2. All other proposals for high quality visitor attractions and facilities not considered under Point 1 above will be permitted, where they are demonstrably reliant on the specific attributes of the site / open countryside location. Proposals should demonstrate that the following sequential approach has been undertaken where the adaptation and re-use of an existing building has been considered in the first instance; then previously developed land; then a greenfield location.**

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<sup>70</sup> Planning Policy Wales: Edition 11 - Section 4

**All proposals should reflect and respect the role and function of the area, as well as its sense of place, most notably in terms of scale, type, character, design, layout and appearance.**

**Where appropriate, proposals should be accessible by various modes of transport - especially sustainable modes of transport - such as walking, cycling and public transport.**

11.241 This policy acknowledges the economic opportunities afforded by the tourism sector but also emphasises the importance of maintaining the social, economic and environmental integrity of the County. There should be no social, economic and environmental harm arising from the proposal and satisfactory levels of accessibility must be in place.

11.242 The provision of a range and choice of attractions and facilities can assist in unlocking the County's visitor economy potential, such as, 'Rainy day' attractions that offer particular potential to counter issues of seasonality. Dual use facilities – i.e. attractions that are open to day trippers and the local community, offer potential wider benefits. Proposals that seek to align with a wider network of attractions within the County do provide potential to broaden the overall offer as well as increase the length of stay and amount of monetary spend in Carmarthenshire's visitor economy.

11.243 Proposals that are not located within or directly related to a settlement defined in Policy SP3 should demonstrate that the specific location is essential both in terms of the viability and feasibility of the development. The applicant will need to demonstrate why the specific location is essential and why the proposal is highly dependent on the attributes of the site. This could be done by clarifying how the site / proposal is visually, functionally and spatially connected to a defined feature. This could include natural, historic, or man-made features (e.g. an established facility).

11.244 Proposals that are not located within or directly related to a settlement defined in Policy SP3 should first look at re-using or extending existing buildings. Should there be no existing building to accommodate the new proposal, previously developed land should be considered, followed lastly by greenfield sites.

11.245 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. A statement can also provide an applicant with the

opportunity to fully demonstrate the economic credentials of the proposal (as commensurate with size/scale etc).

## **VE2: Holiday Accommodation**

**1. Proposals for high quality serviced accommodation, including appropriate extensions to existing accommodation, will be permitted where they are located within, or directly related to a defined settlement (Policy SP3).**

**2. Proposals for serviced and self-catering accommodation that are located outside of the above locations will only be permitted where they consist of the re-use and adaptation (including conversion) of existing buildings in conjunction with policy RD4.**

**All proposals set out above should reflect and respect the role and function and sense of place of the area, most notably in terms of scale, type, character, design, layout and appearance - as well as those uses already located in the vicinity of the site.**

11.246 This policy acknowledges the benefits of a diverse accommodation offer in terms of providing a range and choice of places to stay. This policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. Static caravan, chalets and other permanent glamping sites are considered under policy VE4. . This can offer a range of economic benefits, whilst also allowing the County to broaden its offer and appeal to wider demographic / customer bases, and contribute to increased spend

11.247 . Where planning permission is given for permanent holiday accommodation, the Council will consider the attachment of conditions restricting the use to holiday accommodation only. Seasonal occupancy conditions may also be used to prevent the permanent residential occupation of such accommodation. In addition, in areas where the prevalence of second homes and holiday homes are known to be a serious issue within communities, the Council will consider placing restrictions upon permitted development rights to change existing dwellings to holiday homes and second homes.

11.248 For the use of rural buildings for tourism purposes, buildings that are of a substandard quality and / or incongruous appearance will not generally be considered appropriate for conversion to holiday accommodation. In this regard, proposals for

buildings of a modern construction such as portal framed units or temporary structures will not generally be considered appropriate for conversion to holiday accommodation.

Reference should also be made to Policy RD4: Conversion and Re-use of Rural Buildings for Non-Residential use.

11.249 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal.

11.250 Reference is made to Policy RD3: Farm Diversification which provides the policy framework for farm diversification projects that seek to positively contribute to, and strengthen the rural economy.

### **VE3: Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation**

**Proposals for new sites, and for extensions, improvements or the intensification of existing sites, will be permitted where they reflect and respect the role and function and sense of place of the area, as well as the following:**

- (a) they are of high quality in terms of design, layout and appearance, and will not have an unacceptable adverse effect upon the surrounding landscape, seascape and/or townscape;**
- (b) they will not result in an excessive area of hard standing, and the accommodation units can easily be removed from the site;**
- (c) they will not result in an over concentration of sites within the area;**
- (d) they are suitably located in relation to the main highway network and adequate access can be provided without detriment to the natural and built environment;**
- (e) the accommodation is used for touring purposes only, with occupation limited to holiday use.**

**Proposals which include a need for ancillary structures should demonstrate that a sequential approach has been considered, commencing with the re-use of existing buildings, followed by the need to construct new buildings.**

**New buildings will only be permitted where they are appropriate in terms of their siting, need and scale.**

11.251 This policy recognises that appropriate high-quality proposals should be supported. This recognises the need to provide a diverse accommodation offer in terms of providing a range and choice of places to stay within the County.

11.252 In responding to emerging trends within the sector, this policy allows for the consideration of alternative luxury camping or glamping accommodation units. These may not present as traditional tents and are also unlikely to fit into the statutory definition of a caravan. For such a unit to be considered as non-permanent, it should have a limited physical anchoring / connection to the ground and should be transient and low impact. The unit should be easily removable from the site. The use of concrete bases is not considered appropriate, whilst any timber platforms or decking should be capable of being easily removed from the site.

11.253 The Council will consider the use of conditions – including restricting the use to holiday accommodation only, or to limit the operational period of the site. There is an expectation that the site can be restored its original state and that any accommodation units are removed from the site when it is closed.

11.254 Whilst the non-permanent nature of proposals considered under this policy mean that they are likely to have less of an impact on the landscape and environment than static units, they must still sit satisfactorily within the landscape and/or townscape. The Council will need to be satisfied that there is no adverse impact, particularly from a landscape capacity point of view. There should be an emphasis on well screened proposals where units can be readily assimilated into the landscape without the need for excessive man-made features such as hard-standing and fencing. Due regard should be given to LDP policies SP12: Placemaking and Sustainable Places and PSD1: Sustainable and High Quality Design.

11.255 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. Within the context of this policy, it is likely that the Council will seek a landscaping scheme to allow for an appraisal of setting, site layout, and screening. It will also allow the applicant to elaborate upon the economic benefits of the proposal (as commensurate with size/scale etc).

#### **VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.**

**a. Proposals for new Static Caravan and Chalet Sites will be permitted where:**

- 1. they are within or directly related to a defined settlement (Policy SP3), or, they are located or demonstrate a spatial and functional relationship with a relevant existing tourism facility or attraction;**
- 2. they are of high quality in terms of design, layout and appearance, and will not have an unacceptable adverse effect upon the surrounding landscape and/or townscape;**
- 3. they will not lead to a significant and unacceptable intensification in the provision of sites in the locality;**

**b. Proposals for the enhancement and extension of existing sites will be permitted where:**

- 4. it will increase the vitality, sustainability and environmental quality of the site;**
- 5. it will not result in an unacceptable increase in the density of units and/or the overall scale of the site.**
- 6. it will not have an unacceptable harm on the surrounding landscape, seascape and / or townscape;**
- 7. it provides (where appropriate) for the significant improvement of the overall quality, appearance and setting of the site.**

11.256 This policy recognises that appropriate high-quality proposals should be supported. This recognises the need to provide a diverse accommodation offer in terms of providing a range and choice of places to stay within the County.

11.257 The Council will consider the application of conditions – including restricting the use to holiday accommodation only and / or to limit the operational period of the site.

11.258 Where appropriate, the Council will require site operators to maintain an up-to-date register of the names of all owner/occupiers of static units and their main home address in order to ensure that the holiday units do not become the owner/occupier's main place of residence.

11.259 The underpinning design principle for static visitor accommodation should be high quality – notably in terms of layout and appearance. Proposals should be sited in unobtrusive locations which are suitably screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not



significantly harm the visual quality of the landscape, seascape or townscape. Due regard should be given to LDP policies SP12: Placemaking and Sustainable Places and PSD1:Enabling Design.

11.260 The demonstration of a spatial and functional relationship with a relevant existing tourism facility or attraction should be proportionate to the size and nature of the proposal. It is considered that proposals for static holiday accommodation that are of a sporadic and unrelated nature are highly unlikely to be able to demonstrate the required relationship.

11.261 Many existing static units are located in visually sensitive areas, particularly along Carmarthenshire's coastline. The policy seeks to promote improvements and upgrade the standard of visitor accommodation on existing sites, and to reduce the impact of these sites on the landscape / seascape. Such proposals should satisfy the policies and provisions of the Plan as a whole.

11.262 The policy seeks to reflect the Well-being of Future Generations Act 2015 in that it recognises the risks posed by flood risk and /or erosion emerging from coastal change. To this end, reference should be made to LDP policy NE7: Coastal Change Management Area in terms of the potential relocation of a static caravan(s), chalet(s) or permanent other visitor accommodation unit(s).

11.263 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. Within the context of this policy, it is likely that the Council will seek a landscaping scheme to allow for an appraisal of setting, site layout, and screening, as well as an improvement plan for extensions. Issues of landscape capacity are also noted. The statement should also allow the opportunity for the applicant to elaborate upon the economic benefits of the proposal (as commensurate with size/scale).

11.264 For the purposes of this policy permanent alternative camping accommodation are units that because of their degree of physical attachment to the ground and due to the nature of their design cannot be removed from site when not in use.

## **Strategic Policy – SP 12: Placemaking and Sustainable Places**

**To facilitate sustainable development, new development must acknowledge local distinctiveness and sense of place, and be resilient to climate change and deliver net benefits for biodiversity.**

**To achieve this, all development shall:**

- a) Contribute towards the creation of attractive, cohesive, safe places and public spaces, which enhance the health and well-being or quality of life of residents and communities, including safeguarding amenity, landscaping, the public realm and the provision of open space and recreation;**
- b) The design, layout, and orientation of proposed building(s), and the spaces between and around them, should create an attractive, legible, healthy, accessible, and safe environment;**
- c) Retain and enhance the network of multifunctional GBI and the area's biodiversity including incorporating new opportunities to provide net benefits for biodiversity, and improve ecological connectivity and resilience (including the incorporation of local features);**
- d) Be adaptable to climate change and maximise opportunities for sustainable construction techniques, resource efficiency and contribute towards reducing carbon emissions and maximising opportunities for renewable energy generation.**
- e) Utilise materials and resources appropriate to the area within which it is located;**
- f) Exhibit and demonstrate a clear understanding of the existing local landscape context, natural and built heritage, local character, and sense of place;**
- g) Contribute to, or create opportunities for Active Travel and access to public transport;**
- h) Consider and where appropriate incorporate new, and/or enhance existing connections to essential social infrastructure and community facilities;**
- i) Be accessible and integrated allowing permeability and ease of movement which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;**
- j) Have regard to the generation, treatment, and disposal of waste; and**
- k) Manage water sustainably, including incorporating sustainable urban drainage systems (SuDS).**

11.265 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government (WG). Its central objective is to promote and provide a framework for sustainable development within Wales.

11.266 A key component of this national policy agenda, and the sustainable development objectives which underpin it, relates to the need to embrace placemaking as part of the

plan making and decision-making process. National planning policy identifies Sustainable Places as the goal of the land use planning system within Wales. PPW states that; Sustainable Places are the output of the planning system rather than the process of achieving them. All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being <sup>71</sup>.

11.267 The WG is committed to promoting more sustainable forms of development, and their sustainable development scheme, One Wales: One Planet <sup>72</sup>, sets out their approach to sustainable development. Through the planning system in Wales, good design can be used to play a major role in delivering sustainable forms of development. The Revised LDP is committed to taking forward the sustainable placemaking agenda through its policies recognising the role new developments can have in potentially contributing towards the making of places and enhancing the area's qualities. The approach seeks to accord with the Well-being of Future Generations (Wales) Act 2015 promoting social inclusion, equality of opportunity and access for all as well as the health and well-being of our communities.

11.268 Achieving good design and creating an effective sense of place requires an understanding of the relationship between all elements of the natural and built environment. Design is a fundamental component in creating sustainable development, which is itself at the forefront of the Well-being of Future Generations Act 2015.

11.269 The Act means that public bodies such as local authorities must work to ensure that developments should acknowledge and seek to improve the economic, social, environmental, and cultural well-being of an area.

11.270 The policy integrates key elements of sustainable placemaking which contribute to the delivery of the Plan's Vision of creating prosperous, cohesive, and sustainable communities. It also recognises the role that the County's unique environmental and historic and cultural qualities play in defining a healthy, safe, and prosperous environment. The role of the Green and Blue Infrastructure (GBI) and its network of multifunctional open spaces is an important component as is its provisions for health and well-being and enhanced opportunities for Active Travel. The multifunctional nature of GBI is recognised

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<sup>71</sup> Planning Policy Wales: Edition 11

<sup>72</sup> <https://senedd.wales/Laid%20Documents/GEN-LD7521%20-%20One%20Wales%20One%20Planet%20-%20The%20Sustainable%20Development%20Scheme%20of%20the%20Welsh%20Assembly%20Government-22052009-130462/gen-ld7521-e-English.pdf>

and includes landscape, heritage, amenity, health and well-being, sustainable management of natural resources, along with climate adaptation and resilience.

11.271 There are environmental, social, as well as economic benefits to creating a well-designed development. A well-designed and sustainable environment is an essential ingredient to achieving economic prosperity as it will be more attractive to potential investors as well as being more appealing to customers, key workers and tourists. Similarly, better designed buildings and places for work will result in more productive employees. At the same time, well-designed neighbourhoods will create happier and healthier communities that will be more committed to the maintenance of their surroundings. The environmental benefits might include less pollution through the reduction in traffic, the protection or enhancement of biodiversity, and the conservation of the built heritage. All these benefits are central to achieving sustainable development and to the long-term economic prosperity of an area.

11.272 This policy is intended to ensure that development proposals can achieve positive economic, social, environmental, and cultural outcomes, and can minimise adverse ones. It will, along with the more detailed policies to be developed in the Deposit LDP, form the basis of all planning decisions, and indicators will be developed as part of the Plan's monitoring framework to show the effectiveness of the policies. Further SPG will be prepared to supplement Policy SP12.

11.273 The Flood and Water Management Act 2010 (Schedule 3)<sup>73</sup> establishes Sustainable Drainage Approval Body (SABs) and requires new developments to include Sustainable Drainage Systems (SuDS) features that comply with national standards.

11.274 Whilst the SuDS consenting process forms part of a separate regulatory regime to planning, this Plan recognises the importance of the consideration of SuDS forming part of the design concept from the outset as part of a placemaking approach. In this regard, this Plan recognises that SuDS can be used effectively in both rural and urban areas to support new development and redevelopment, whilst reducing the risk of surface water flooding and creating opportunities for improved water quality, bio-diverse rich habitats, and new community recreational spaces.

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<sup>73</sup> <https://gov.wales/sites/default/files/publications/2019-06/explanatory-memorandum-and-regulatory-impact-assessment.pdf#:~:text=1.1%20Schedule%203%20of%20the%20Flood%20and%20Water,%28LLFA%29%20dut y.%20SAB%20approval%20will%20be%20required%20before>

11.275 Developers are advised to contact with the Council's SAB at a timely stage to clarify and scope requirements. <sup>74</sup>

### **PSD1: Effective Design Solutions: Sustainability and Placemaking**

**Development proposals shall demonstrate effective delivery of site-specific design and sustainability objectives. Development shall deliver quality design solutions which are appropriate to the specific site, local area, and nature of development.**

**Proposals shall clearly demonstrate:**

- a) That the development reflects local context through consideration of landscape; built environment; and historic and cultural characteristics, including the:**

- 1. layout and landscape design scheme;**
- 2. form, scale, dimensions, materials and detailing of all built elements and surfaces.**

**To ensure that development proposals retain a connection to, and complement, the local 'sense of place'.**

- b) High-quality design solutions which deliver:**

- 1. built form which effectively integrates sustainable building design principles to maximise opportunities for carbon reduction, energy efficiency and flexibility in use.**
- 2. efficient use of site area, whilst maximising the retention, protection and integration of existing landscape and ecological elements and features, as Green and Blue Infrastructure assets.**
- 3. effective, safe, and inclusive site layout which promotes the health, well-being and amenity of residents, users, and visitors.**
- 4. positive contribution to an effective and attractive public realm through the integration of built form with adequate and clearly defined private and public amenity space**

- c) That the development will not result in significant adverse impacts to the amenity of adjacent land uses, properties, residents, or the community; and that any potential adverse impacts have been avoided, minimised, and mitigated.**

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<sup>74</sup> Carmarthenshire County Council Webpages – Sustainable Drainage Systems - <https://www.carmarthenshire.gov.wales/home/council-services/planning/sustainable-drainage-approval-body-sab/#.XZ2soOaou70>

- d) Quality landscapes design solutions which:**
- 1. maximise opportunities for; enhancement to the quality and extent of existing; and the creation of new, landscape and ecological elements and features, as Green and Blue Infrastructure assets.**
  - 2. enhance visual amenity and landscape character to establish a clear and legible sense of place and contribute to an attractive public realm**
  - 3. minimise, and mitigate against potential adverse landscape and visual impacts.**
- e) Effective design solutions which take account of existing ground conditions and utilise existing site topography to address ground stability; minimise excavation and filling; optimise delivery of Policy PSD5 (Development and the Circular Economy); and minimise landscape and visual impacts.**
- f) That the development delivers or contributes to:**
- 1. safe and efficient connections to existing access networks including Active Travel and the public transport network;**
  - 2. appropriate access routes and surfaces which promote effective accessibility for all and ease of movement into and through the site;**
  - 3. provision of appropriate onsite highway standards including parking and servicing.**
- g) That the development delivers sustainable and resilient measures for the treatment and disposal of surface and foul water; which are fully integrated into the site layout and maximise opportunities for the provision of additional value through functions which deliver landscape, ecological and green and blue infrastructure policy objectives.**
- h) That design solutions are deliverable for the lifetime of the proposed development through effective maintenance and management proposals**
- i) It includes, where applicable, provision for the appropriate management and eradication of invasive species.**

11.276 This plan and the policy seeks to ensure development proposals exhibit high quality and sustainable design principles which are reflective of the local context. High quality design sits at the heart of our ambitions for the creation of prosperous, cohesive, and sustainable communities. An important part of this is putting in place a design-led regeneration approach which provides for high quality developments and designs in a way which recognises local distinctiveness, and the relationship between the existing built form and new developments.

11.277 The Plan seeks to reflect the provisions of national policy and the embedding of sustainable development within the plan recognising that new homes and developments should be provided in a way which is consistent with sustainability principles. Matters such as the layout, scale, form, massing, height, density, materials, and specific detailing (including the colour pallet) are important components. However, it is recognised that these cannot be prescriptive and will vary across development and the Plan area.

11.278 Creating good design should not be limited solely to the physical appearance of buildings and specific structural details alone will not create a successful place. Rather, the potential mix of uses within a development and/or buildings, spaces (including important vistas and gaps) and the wider community relate to one another are of equal importance if the development is to deliver the sense of place desired.

11.279 This policy in conjunction with SP12: Placemaking and Sustainable Places, PSD3: Green and Blue Infrastructure Network and PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods together with other plan policies set an overarching framework for high design quality in development, conservation, and enhancement proposals within the County.

11.280 The County's historic buildings, townscape and landscape should be treated as an asset and positively conserved and enhanced for the benefit of residents and visitors alike. Further guidance on the development and preservation of historic and cultural identities can be found within Strategic Policy SP14.

11.281 Proposals should reflect the need to protect the qualities of the area and the amenity of those who visit, work, and/or live within the area. The siting and nature of uses should be considered in the light of their potential to cause an unacceptable nuisance. Considerations of amenity can relate to all forms of development across the County. Consequently, the policy seeks to respect, and where appropriate, protect the amenity of existing residents.

11.282 The siting, layout and detailed design of development will often be critically important to the success of efforts to provide genuine alternatives to car travel. Good site locations and well-designed developments can increase the sites legibility and access to pedestrian, cycling and public transport routes thus reducing the amount of car traffic and speeds. This Plan, and other strategies ensure that new developments achieve social,

economic, and environmental sustainability, creating cohesive and socially inclusive places which reinforce local identity.

11.283 Poor quality design can not only undermine the character, qualities, and appearance of an area, but can also impact on the amenity of existing residents and their quality of life. Design solutions should consider such impacts in relation to: visual impact, loss of light, overlooking/privacy, disturbance and the likely implications of traffic movements or operational considerations.

11.284 Proposals should also consider the quality of life of potential occupants of the development. The size of living spaces is also considered important in maintaining an appropriate living standard including providing for healthy and attractive environments to live. It should be noted that such considerations will apply to conversions where there is a potential for an over intensification of use giving rise to cramped living conditions.

11.285 Design and Access Statement (DAS) should, where appropriate, be submitted to accompany planning applications. The DAS should include the detail necessary to ensure the application and the design considerations of any development are fully expressed having regard to policy provisions and their context.

11.286 Proposals for developments of over 50 homes will be required to have regard to the provisions of Policy PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods. The policy will be further expanded upon by SPG including specific guidance on Placemaking and Design Principles. Green and Blue Infrastructure and its network of multifunctional open spaces will be an integral part of any effective design solution. Consequently, proposals will be expected to have appropriate regard to Policy PSD3: Green and Blue Infrastructure Network.

11.287 Natural surveillance is an important consideration in ensuring safer places and more inclusive developments and communities.

11.288 The Plan recognises that unstable land can occur for several reasons, albeit they often fall within the following categories:

1. The effects of underground cavities – whether of natural origin or due to mining or civil engineering works;
2. Unstable slopes – these may be natural (e.g. eroding coastlines) or man-made (such as quarries, cuttings, or embankments) or,



3. Ground compression – this may be of natural origin due to peat, alluvial, estuarine, or marine soils; or due to human activities e.g., made ground, landfill or restored opencast mines; and ground subject to movement due to shrinking and swelling clays.

11.289 In those areas where land instability is known, development proposals must be accompanied by a scoping report, which will identify the nature of the (potential) instability. The report should be sufficiently detailed for the local authority and any other statutory agency to ascertain whether:

- a) there is no potential threat for a development to go ahead;
- b) instability problems cannot be overcome; or
- c) measures could be implemented to overcome identified problems. A detailed stability report will be required to accompany the application which:
  1. Is produced by a “competent person”, most appropriately a geotechnical specialist able to demonstrate relevant specialist experience in the assessment and evaluation of instability; and
  2. Identifies the measures required to mitigate against the identified risk(s).

11.290 It is important that proposals are designed for the lifetime of the development. Proposals should identify maintenance responsibility, and the funding arrangements for maintenance for the lifetime of the proposed development.

## **PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods**

**For proposals where the development is for 50 homes or more, there will be a requirement to submit a comprehensive and integrated ‘masterplan’ for the entire site demonstrating a coherent and coordinated approach to creating neighbourhoods in accordance with placemaking and good design principles. Where appropriate, consideration shall be given to the following guiding principles**

- a) **A breakdown of densities across the site reflecting the physical characteristics of the site and the character and appearance of the surrounding community. Higher density developments will be expected to relate directly to public transport corridors and reflect the settlement’s position within the settlement framework (Strategic Policy SP3);**
- b) **How they will contribute to the delivery of sustainable transport choices including active travel and accessibility to public transport;**

- c) **How the proposal integrates and links effectively into the surrounding community including links within and through the site for sustainable transport choices. Proposals should seek to establish good legibility and connectivity both within the site and linking to the wider area;**
- d) **The provision of facilities to meet the social and community needs of the development and where appropriate the wider community;**
- e) **Include responsive solutions reflecting the local context and the opportunities for sustainable construction techniques;**
- f) **Integration of the Green and Blue Infrastructure network, and open spaces to provide a cohesive and integrated environment for people and biodiversity, and enhance provision for recreation and other amenities;**
- g) **Sympathetic integration of landscape form, biodiversity and built and historic features within and surrounding the site into the development. Proposals will be expected to look outwards beyond the site boundary (and not just within the site) in delivering high quality sustainable neighbourhoods;**
- h) **A phasing plan for the delivery of the development along with timely provision of supporting infrastructure;**
- i) **Reflect the linguistic and cultural identity of the County and contribute towards safeguarding and promoting the Welsh language;**
- j) **Include innovative and creative solutions in relation to resource efficiency such as district heating networks, low carbon development and renewable energy generation;**
- k) **Integrate site features arising from SuDS as part of the development and consider the additional value or functions which these may provide;**
- l) **Where significant wildlife interests are associated with the site, it has to be ensured that Green and Blue Infrastructure provides a resilient network, which adequately protects and enhances the respective wildlife interests.**

11.291 The policy sets out a masterplanning as a requirement for developments in delivering a holistic placemaking approach for all allocated and windfall sites of 50 or more homes. A masterplan for all sites allocated for 50 homes or more will need to be agreed prior to granting planning permission relating to these sites.

11.292 The policy recognises the benefits that can arise from effective masterplanning not only in terms of the quality of environment and sense of place it can create, but also as an opportunity to integrate all the relevant developmental considerations and requirements into a single expression of the proposals form.

11.293 Proposals should express in a clear and coherent way how factors such as the new, or enhancement of existing infrastructure can add value to current and future residents. This will help form and guide future provision. Such an approach will provide greater certainty and integrate opportunities for a connected living, legible streets, a

sequence of open spaces and Green and Blue Infrastructure and developments that fit their surroundings.

11.294 Masterplanning proposals should consider and plan for the effective and integrated phasing of the development considering different tenure mixes and the suitable provision of facilities at appropriate stages in a site's development. This will ensure a development is comprehensively planned with cohesive and sustainable communities at their heart. Where feasible, existing/retained vegetation should be protected throughout the construction period. Where new habitat is being created, the timeline involved for the habitat to become functional should be considered.

11.295 The masterplan should be considered at outline planning application stage with its parameters and content agreed, to which a future reserved matters applications should accord.

### **PSD3: Green and Blue Infrastructure Network**

**Development proposals shall demonstrate effective Green and Blue Infrastructure (GBI) design solutions which:**

- 1. Maximise retention, protection, and integration of existing GBI assets and prioritise those of highest value, quality, and condition within and on the development site boundaries;**
- 2. Deliver overall enhancement to the value, quality, and condition; and extent, diversity, and connectivity of the GBI network within and on the development site boundaries;**
- 3. Deliver effective integration and maximise connectivity with existing GBI assets adjacent to the development site boundaries and with the wider GBI network;**
- 4. Maximise opportunities to achieve multi-functionality by integrating GBI functions to deliver combined objectives which benefit Biodiversity, Climate Change and Sustainability, Health and Wellbeing, Sense of Place, and Economy; and,**
- 5. Include long-term management and maintenance proposals to ensure that effective GBI design solutions are deliverable for the lifetime of the proposed development.**

**Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to establish a baseline for GBI design solutions.**

**All planning applications for major developments will be required to submit a Green Infrastructure Statement to demonstrate how GBI design solutions**

**have been considered and accommodated as part of the proposed development.**

11.296 This policy aims to ensure that GBI assets are valued, protected, enhanced, and managed through the GBI network. At the landscape scale, GBI assets can comprise entire ecosystems such as wetlands, woodlands, heathlands, and waterways. At a local scale, it might comprise of parks, fields, footpaths, Public Rights of Way, cycle ways, common land, open access land, canals, public growing spaces, allotments, cemeteries, landscaped areas, and gardens. At smaller scales, individual urban interventions such as street trees, roadside verges, and green roofs can all contribute to green and blue infrastructure networks.

11.297 Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to enable evaluation of the location, quality, and condition of all existing GBI assets on, and adjacent to the site boundary. This information may include Tree or Arboricultural Surveys, Preliminary Ecological Appraisals (PEAs) and protected species surveys. GBI design solutions must:

- i. Identify all potential adverse impacts to existing GBI assets on and adjacent to the site, and demonstrate how impacts will be avoided, minimised, and mitigated as far as possible (in accordance with the mitigation hierarchy) through specific design and protection measures;
- ii. Identify unavoidable impacts to existing GBI assets on, and adjacent to the site and demonstrate how the impacts have been mitigated, or compensated for within the proposed development layout and through landscape and ecological design schemes; and
- iii. Maximise opportunities to enhance the quality and extent of existing GBI assets, and enable the creation of new GBI assets, to enhance the connectivity and multi-functionality of the GBI network.

11.298 Planning applications for major developments must include a Green Infrastructure Statement which demonstrates how GBI design solutions have been considered and accommodated for as part of the proposed development. The

Green Infrastructure Statement must meet the specified requirements set out for GBI design solutions outlined in the immediately aforementioned paragraph (i,ii,iii).

11.299 When appropriately planned, designed, and managed, GBI has the potential to deliver a wide range of public goods and benefits for people, biodiversity, climate, and the wider environment. By considering the multiple functions that natural assets can provide simultaneously, it can significantly reduce costs for individuals, businesses, and public bodies, whilst enhancing the quality of life and health of residents, workers, and visitors to Carmarthenshire.

11.300 These functions that GBI can provide are broadly contained under the following themes:

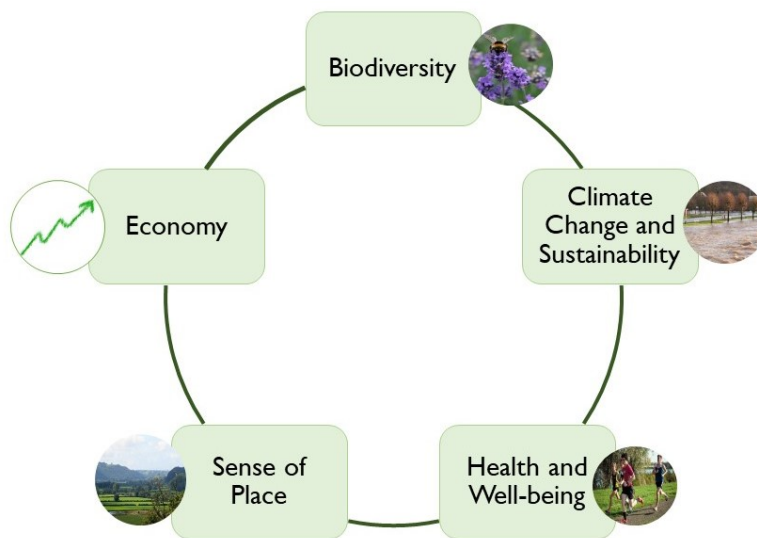


Figure 11: Green & Blue Infrastructure

**Biodiversity:** GBI can improve connectivity between existing areas of nature, reducing habitat fragmentation and loss and increasing ecological resilience. Development proposals will conserve and enhance on-site biodiversity, and habitat networks within and adjacent to the site. There will be a need for any application to detail how the development will deliver such conservation and enhancement. This will include identifying ways to minimise or reverse the fragmentation of habitats, and to improve habitat connectivity through the promotion of wildlife corridors and

identifying opportunities for land rehabilitation, landscape management and the creation of new or improved habitats.

**Sense of place:** Incorporating GBI features into new development is an important component of the WG placemaking approach and can contribute to the unique sense of place of an area or settlement. Retaining existing features into proposals helps to create places that are distinct and can help to soften the impact of change by creating a sense of continuity that acknowledges local identity. GBI is integral to place-making and therefore must be part of the development design process from the outset, rather than being relegated to 'left over' land.

**Climate Change:** GBI can play a vital part in efforts to combat, mitigate and adapt to climate change, and will play an increasingly important role in climate-proofing both urban and rural areas. Increasing the green cover of our towns and cities can provide several benefits towards tackling climate change. These include carbon sequestration and storage, heat amelioration and reduction of flood risk as well as mitigating climate change induced reductions in air and water quality. Development proposals shall maximise these benefits, with prioritisation of benefits to be considered in the following areas:

- i. Within areas considered to be at risk of flooding from any source, the provision of capacity for water storage in the event of a flood;
- ii. Within Principal Centres, the provision of relief from high temperatures through increased canopy cover and efficient use of surfaces to maximise the provision of GBI including through green roofs and green walls;
- iii. Within areas of poor average resident health, the provision of opportunities for physical activity; and/or
- iv. Within AQMZs, the provision of removal of air pollutants through suitable tree and foliage planting.

Development proposals will also integrate naturalised SuDS into the design of GBI, and should, as far as possible, ensure that SuDS provision is multifunctional.

**Health and Well-being:** Green and blue infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces.

Development should seek to maximise the benefits, and where appropriate public use, of green and blue infrastructure, with emphasis on promoting healthier communities. Development proposals will meet local accessibility, quality, and quantity standards for open space, and be designed to cater for the needs of the community. Development proposals will maintain and enhance the quality and connectivity of access networks, integrating active travel routes (linking workplaces, schools, community facilities and public transport hubs) and recreation routes into green and blue infrastructure.

**Economy:** Protecting and investing in GI can support economic success and sustainable growth. GI can attract inward investment, making a local area more attractive to businesses and visitors. It can also provide developers with cost-savings as GBI assets have the potential to satisfy several requirements in a multifunctional solution (e.g., open space provision and SuDS). To this end development should seek to identify and maximise the quality, use and multifunctionality of green and blue infrastructure provision on site.

11.301 Consequently further guidance on GBI as part of development will be prepared as SPG in support of the placemaking agenda and the promotion of biodiverse living environments.

#### **PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows**

**Proposals for development shall:**

- 1. Maximise retention, protection, and integration of existing trees, woodlands and hedgerows and prioritise those of highest value, quality, and condition within and on the development site boundaries through iterative site layout design which avoids potential impacts;**
- 2. Minimise potential impacts to retained trees, woodlands and hedgerows through site specific design, method statements and protection measures.**

- 3. Provide appropriate compensation planting for unavoidable loss of trees, woodlands, and hedgerows to deliver overall enhancement to extent and cover. Opportunities for translocation of existing hedgerows should be considered where feasible;**
- 4. Provide sufficient space and rooting volume within site layout and in relation to adjacent land uses to enable effective growth of existing and newly planted trees, woodlands, and hedgerows to maturity and to avoid potential challenges to retention for the lifetime of the development;**
- 5. Identify and deliver management works to improve the value, quality and condition of existing trees, woodlands, and hedgerows within and on the development site boundaries; and**
- 6. Deliver additional planting of trees, woodlands, and hedgerows appropriate to the site and development type that will deliver both long term landscape benefits and net benefits for biodiversity.**

11.302 The policy recognises the important contribution trees, woodlands and hedgerows can have to the environment and to our communities. Trees and woodlands play an important role within the plan area and are intrinsic to the landscape and urban character whilst providing habitat and increasing climate change resilience. Well-designed tree, woodland and hedgerow planting can help address both the Climate and Nature Emergencies, as declared by Welsh Government and the Council.

11.303 Their contribution within the urban form is particularly recognised. They can help tackle air pollutants, flooding, and noise pollution, and provide numerous other benefits including the provision of shade and visual amenity. They also provide extensive areas of habitat for wildlife, especially mature trees. Carmarthenshire's GBI network reflects tier importance in the urban realm and within our towns and villages - in both public and private spaces, along linear routes, and waterways, and in amenity areas.

11.304 We consider their retention and additional new planting to be an important part in creating a cohesive and healthy communities within a valued and biodiverse rural and landscape context. All planning applications should be accompanied by a tree survey where trees are present on site. This should include protection, mitigation, and management measures. Appropriate long-term and short-term management measures must be implemented to protect newly planted and existing trees, woodlands, and/or hedgerows. Reference may be made to Policy CCH7.

11.305 The policy reflects the links through quality placemaking and Green and Blue Infrastructure. Consequently, further guidance on Trees and planting as part of new



developments will be prepared as SPG in support of the placemaking agenda and the creation of high quality and biodiverse living environments.

11.306 New trees planted should be of a species native to, and of a maturity respective to the site to the Council's satisfaction. In regards the reference in the policy to unavoidable loss, the Council will expect the applicant to make every reasonable effort to retain existing features, and as such their retention should (where appropriate) be considered integral to the design of the proposed development site from the outset.

### **PSD5: Development and the Circular Economy**

**Development proposals will be required to demonstrate, via the submission of a natural materials management plan, how the generation of waste has been minimised and any waste generated managed in order to keep resources in use for as long as possible in:**

- a. the layout and design of the development;**
- b. any demolition and construction phase;**
- c. respect of any opportunities for utilising waste for re-use and recycling;**
- d. respect of any opportunities for utilising residual waste as a source of fuel.**

11.307 A key element within PPW Ed11 is the move towards embracing a more circular economy in Wales. A circular economy is one which aims to keep materials, products and components in use for as long as possible. There are environmental, social and economic benefits of taking such an approach, most notably the increased value and productivity of materials, financial savings for the construction sector and the prevention of waste.

11.308 In order to facilitate the requirements of this policy, development proposals will need to be accompanied by a natural materials management plan. The Plan should identify all the natural materials on the site prior to the development, these may be existing buildings to be demolished or the natural ground to be disturbed. It should explain how the generation of waste from these materials will be minimised and that the design and layout has fully considered the need to ensure that a cut and fill balance is as close to neutral as possible.

11.309 Development proposals will be encouraged to incorporate design features and materials which enable flexibility and adaptability throughout the design life of a building, and which will enable re-use of the materials upon deconstruction.

11.310 Where appropriate, the use of locally sourced, alternative, or recycled materials will be encouraged, including the reuse and recycling of secondary aggregates, construction, demolition and excavation waste, incinerator bottom ash and other appropriate recycled materials.

11.311 Construction sites inevitably require a degree of cut and fill engineering operations. As part of site treatment, the cut and fill balance of materials excavated should be assessed so as to avoid the creation of waste which cannot be effectively re-used due to lack of suitable storage facilities. As part of the natural resources management plan developers should design proposals to achieve an earthwork balance which seeks to minimise cut and fill or which may provide for remediation of land elsewhere in the area.

11.312 The Planning Authority will encourage innovative approaches to recycling, particularly those which bring multiple benefits such as reducing energy costs and associated emissions. This may include the practice of on-site recycling on minerals sites and the recycling of construction and demolition waste in conjunction with other suitable uses, such as within builder's merchant yards.

11.313 In circumstances where reuse or recycling of the waste is not possible, the applicant will need to provide evidence to show where the residual waste will be disposed. Options that will be encouraged include the potential for utilising the waste as a source of fuel, such as in high efficiency energy recovery from waste, possibly linked to district heating systems.

## **PSD6: Community Facilities**

**Proposals for new and improved community facilities, including health and education facilities will be supported where it accords with the following:**

- a) It would be readily accessible to the local community it is intended to serve by public transport, walking and cycling;**
- b) It is within, or is directly related to a settlement identified in Policy SP3: Sustainable Distribution;**
- c) It would not unduly harm the amenities nearby residential properties;**
- d) It would not detract from the character and appearance of the area;**
- e) It will not lead to unacceptable parking or traffic problems;**
- f) It is designed with appropriate flexibility and adaptability to accommodate additional community uses without compromising its primary intended use.**

11.314 Providing a range of community facilities that are accessible to as many people as possible is fundamental in terms of securing sustainable communities. Such facilities are valuable not only in terms of the amenity they provide but are also important in generating employment and attracting people to live within an area. Community facilities contribute significantly to the well-being, quality of life, enjoyment and inclusivity of settlements and communities within the County. In this regard, their potential loss should be carefully considered given consequential impacts in terms of sustainability and community identity. The protection and retention of community facilities should, wherever feasible, be considered and responsive approaches adopted to assist in their retention.

11.315 The above policy also recognises the potential for development where it occurs to place a strain on existing facilities. Consequently, the adequacy of existing facilities such as healthcare is an important consideration. As a result, the policy seeks to ensure that adequate facilities are provided to meet the future demands of local communities.

11.316 The policy seeks to encourage the potential for dual use of facilities, particularly where the additional activity would assist in broadening service delivery and enhancing viability and usage. Establishing the viability of a facility, within the context of changing demographic characteristics, condition and maintenance and shifting patterns of demand may mean that some facilities no longer meet requirements. In such circumstances, alternative forms of provision and usage may be appropriate. Such a determination should be informed, where appropriate, by local evidence, the facility/service provider, and the local community.

11.317 The promotion of accessibility to formal and informal recreation and leisure is an important consideration for the LDP. Sports fields, allotments, parks, and wider natural based amenities such as waterways and woodlands provide opportunities for potential health benefits and add to a community's sense of place, as well as integrating green and blue infrastructure into the urban form. Support will also be given to the provision of accessible public toilets.

11.318 They also have potential to mitigate against the causes and effects of climate change and can provide arenas for social interaction and community cohesion. Reference should be made to policy PSD7 in respect of Recreation and Open Space.

11.319 The relationship between the access to healthcare facilities and new development is recognised and reference should be had to Policy INF2: Healthy Communities.

11.320 The provision of community facilities will be supported where they accord with Strategic Policy SP3: Sustainable Distribution Settlement Framework. The siting of proposals for the provision of new educational and health facilities will be supported on sites within and directly related to the limits of defined settlements where they are in accordance with the strategy and policies of this LDP.

11.321 The Council may seek developer contributions through planning obligations to mitigate the impacts of particular developments, and to facilitate the delivery of the Plan policies and proposals.

### **PSD7: Protection of Open Space**

**Provision will be made to protect and, wherever possible, enhance accessibility to open space.**

**Proposals which result in the loss of existing open space will only be permitted where:**

- a) It is demonstrated that there is provision of at least equivalent value available within the settlement, or appropriately accessible location; and,**
- b) It would not cause or exacerbate a deficiency of open space; or,**
- c) The re-development of a small part of the site would allow for the retention and improvement of the majority of the facility; or,**
- d) A satisfactory financial contribution towards compensatory provision is provided as an acceptable alternative facility.**

11.322 Definitions of open space and a clarification of the County's accessibility standards are provided within the Carmarthenshire Open Space Assessment with additional information also provided in the Carmarthenshire Green Infrastructure Assessment. For the purposes of this Plan, open space is defined as areas including playing fields, equipped children's play areas, outdoor sports facilities, informal recreation, and amenity or play space (i.e., natural green space, play space and public open space).

11.323 The identified open space provision in the County is mapped and assessed within the Carmarthenshire Open Space Assessment. It should however be noted that there may be additional areas of open space which are not reflected in the Assessment which make a valuable contribution towards the provision of open space within the community. Whilst these areas are not mapped as part of the LDP, they would nevertheless be afforded protection under this policy where considered appropriate.

11.324 Whilst the protection of existing open space is a key aspect of the above policy, it also provides a measure of flexibility. The consideration of changing demographic characteristics, the condition and vitality of existing provision, and any shifting patterns in need may mean that existing open space is no longer meeting requirements. There may be a surplus of provision identified or there may be scope to improve the existing provision to meet the local community's needs through development. In such circumstances, the policy seeks to allow for the enhancement or alteration of provision within the settlement as and where appropriate.

11.325 Where proposals have the potential to materially and adversely impact upon existing provision, the applicant will need to demonstrate that alternative provision is available to achieve the accessibility standards. The Open Space Assessment should be referred to for this purpose; the amount, location and type of open space should all be factored into the identification of alternative provision of 'equivalent value'. With regards to the changing patterns in need and use, consideration should be given to consulting with the Sports Council for Wales, alongside the Council's Leisure and Parks Services, the relevant Town and Community Councils, as well as other service providers and organisations with responsibility for the provision and maintenance of open space in the locality. It should be noted that it will be the responsibility of the applicant to provide sufficient information to demonstrate a proposal's compliance with this policy.

11.326 These open spaces make an important contribution to the Green and Blue Infrastructure of the County by providing areas for recreation, reducing the impact of climate change, improving health and well-being, and enhancing biodiversity and connectivity, amongst other benefits. Regard should be had to Policy PSD3: Green and Blue Infrastructure Network and the need to maximise the amount of green and blue infrastructure within a site and to achieve multi-functionality by bringing their functions together.

### **PSD8: Provision of New Open Space**

**All new residential developments of 5 or more homes will be required to contribute towards open space in accordance with the Council's open space standards.**

**If the standards cannot be met on site, or where there is sufficient existing provision already available to service the development, then a commuted sum will be sought where appropriate.**

11.327 The Carmarthenshire Open Space Assessment sets out the current provision of open space across the Plan area and the standards which the Council and developers should aim to deliver. This policy provides the means to achieve these standards which take into consideration the quantity, function, and accessibility of provision. Further detail is outlined in the Open Space Assessment.

11.328 In determining whether there is a need for a contribution, the quantity, accessibility, quality, and type of open space provision will need to be considered. Where there is an existing deficiency within a community and the proposed development is likely to exacerbate the situation then a contribution will be required. Equally, a contribution will be required in circumstances where the proposed development would result in a deficiency.

11.329 In addition to the quantitative and accessibility standards, regard should be had to the quality of the existing provision, taking into consideration its condition, its requirements for future maintenance and its suitability for all members of the community.

11.330 In situations where the standards can be met by existing open space provision which is of a suitable quality then a supporting statement will be required from the applicant to evidence this. In such circumstances, the Council may seek a commuted sum towards the maintenance or upgrade of existing nearby open space provision, where considered necessary.

11.331 There may be situations where the standards cannot be met, for example, where the site cannot practically accommodate onsite provision of open space due to physical or design constraints, or where it would render the development wholly unviable. In such circumstances a supporting statement should be provided by the developer to clarify why the standards cannot be adhered to on site and the Local Planning Authority may seek commuted sums towards the maintenance of existing open space instead. Reference should be made to Policy INF1 with regards to planning obligations and developer contributions.

11.332 It is acknowledged that there may be additional areas of open space which are not reflected in the Assessment which make a valuable contribution towards the provision of open space within the community, this may be particularly applicable to areas of informal recreation use. Additionally, it is acknowledged that whilst open space areas have been categorised as specific types of provision, they are on occasions capable of meeting the function of other types of open space. Under such circumstances, they may be considered as making a positive contribution towards multiple types of open space.

11.333 Where open space provision forms part of a planning application, the applicant should stipulate how the future management and maintenance of any open space provision has been considered. Reference should be made to Policy PSD1 for further guidance.

### **PSD9: Advertisements**

**Proposals for advertisements (which are subject to planning control) will be strictly controlled and will be expected to comply with the following:**

- a) That their design, scale, materials, and siting have full regard to the building, structure, and/or land on which they are displayed;**
- b) There are no adverse effects on the landscape / townscape, or the setting and integrity of the historic environment;**
- c) That they do not constitute a hazard to public safety especially when sited on roads;**
- d) That they safeguard, and positively enhance the Welsh language in the County by providing bilingual signage. Regard should also be had to the provisions of Policy SP8 - The Welsh Language.**

**Proposals for poster hoardings and advertisement signs should not lead to the proliferation or concentration of individually acceptable signs within the countryside.**

**New developments and streets will be expected to have Welsh names.**

11.334 In order to promote the cultural identity of the Plan area, the Council will support and promote the provision of Welsh and English bilingual information signs, notice and information boards, displays and advertisement signs for tourist attractions and facilities. Private developers of tourism and leisure facilities will also be encouraged to publicise their business ventures through both the Welsh and English languages. Advertisements will not be required to provide the branding or company name bilingually, however, all ancillary or additional wording provided on signage in the public domain proposed in a planning application will be required to be provided bilingually.

11.335 Bilingual signage and advertisement proposals which seek to combine several essential advertisements within one sign will be encouraged. SPG will be prepared to supplement Policy PSD9.

## **PSD10: Extensions**

**Proposals for the extension of existing residential dwellings / use class C3 (which require planning permission) whether buildings, other structures or a particular land use must comply with the following:**

- a) The scale of the proposed extension is subordinate, or compatible to the size, type and character of the existing development, and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;**
- b) The external appearance (including materials used) of the proposed extension in terms of design is sympathetic and complementary to that of the existing development;**
- c) There are no adverse effects on the natural environment, landscape/townscape or the setting and integrity of the historic environment;**
- d) It promotes the principles of placemaking as set out within policy SP12;**
- e) The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension;**
- f) The use to be made of the proposed extension is compatible with the existing building, structure, or land use.**

11.336 Proposals should be of a high standard of design and respectful in terms of siting, size, and the use of materials to complement the character and appearance of the existing building or structure and its surroundings and appropriate to the use of the existing building.

11.337 To ensure that where the existing development is of a poor design, the Council will require that any extension is of a higher quality design and/or materials. Regard should be had to the provisions of Policy SP12: Placemaking and Sustainable Places and PSD1: Effective Design Solutions: Sustainability and Placemaking.

## **PSD11: Noise Pollution**

**Proposals that will lead to a detrimental impact from noise pollution will be permitted where it can be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the development to minimise the adverse effects.**

**Noise sensitive developments will be permitted where they will not be adversely impacted by existing noise generating uses.**



11.338 The concept of soundscapes recognises the positive role that they play in creating a sense of place, rather than solely focusing on noise as a form of pollution.<sup>75</sup>

11.339 The emphasis should be on considering the potential impact of soundscapes on proposed developments (and in turn the potential impact of proposed developments on soundscapes) at an early stage. To this end, this Plan places an emphasis on stakeholders giving due consideration to these matters as an integral part of the design process from the outset. As such, these matters should not be seen as ‘technical’ considerations that are considered separately or an ‘add on’ later in the design evolution / planning application.

11.340 This Plan embraces the agent of change principle embedded into national policy<sup>76</sup>. To this end, this Plan recognises the importance of the change inceptor considering the potential impact of the development proposal on change receptors.

11.341 In noting the potential economic benefit of night-time economy related proposals, the health and well-being of residents should not be unduly compromised. A placemaking approach, which seeks to build consensus at an early stage, can provide a means to mediate these potentially conflicting interests.

11.342 Furthermore, noise sensitive developments such as housing, schools, and hospitals located near to transport infrastructure should, wherever possible, be designed to limit noise levels within, and around the development<sup>77</sup>. Where appropriate, effective, and appropriate mitigation should be implemented, and incorporated into the development to minimise the effects.

11.343 GBI can act as an effective sound buffer and be a valuable means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces. Reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

11.344 Changes to soundscapes can also have impacts on species sensitive to noise disturbance. As always, proposals should satisfy the policies and provisions of the Plan as a whole. Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international

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<sup>75</sup> Welsh Government Written Statement: Noise and soundscape action plan 2018-2023

<sup>76</sup> Planning Policy Wales: Edition 11 (paragraph 4.3.44 and 6.7.5)

<sup>77</sup> Planning Policy Wales: Edition 11

importance to nature conservation, SSSI's, Section 7 priority habitats and species and the maintain and enhance requirement).

## PSD12: Light and Air Pollution

**Proposals that will lead to a detrimental impact from light and/or air pollution will be permitted where it can be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the development to minimise the adverse effects.**

### Light

11.345 National policy recognises the negative impacts that light pollution can have on people, biodiversity, and ecosystem resilience. In this respect, PPW requires that authorities adopt policies in respect of lighting and the control of light pollution <sup>78</sup>.

Consideration should be given to the negative impacts light pollution can have on landscape character and visual amenity. In this respect proponents of developments including lighting schemes should carefully consider the need for the types of lighting proposed and whether the proposal could proceed without the lighting identified. Wherever possible opportunities to mitigate potential cumulative impacts on the night sky should be considered.

11.346 Parts of Carmarthenshire remain relatively undeveloped with a limited impact from lighting on the night sky. In interpreting this policy, any lighting should be carefully designed and considered to minimise the impact on adjoining areas. Reference should be made to the Wales Tranquil Areas Map<sup>79</sup>.

11.347 In all development (and in public spaces especially) there should be sensitive management of light, and exposure to airborne pollution should be kept as low as reasonably practicable. The Authority will prepare Supplementary Planning Guidance on lighting and the impacts on the night sky.

11.348 Light pollution can have negative impacts on species and habitats, in addition to human health and wellbeing. Any development schemes should incorporate lighting plans that ensure minimal or no light spill on GBI especially linear habitats such as hedgerows, woodland, or vegetated stream corridors, as well as any bat roosts, their access points or

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<sup>78</sup> Planning Policy Wales: Edition 11.

<sup>79</sup> [https://datamap.gov.wales/layers/inspire-nrw:NRW\\_TRANQUIL\\_AREAS\\_2009](https://datamap.gov.wales/layers/inspire-nrw:NRW_TRANQUIL_AREAS_2009)

known flight lines. This may include the need for a buffer zone between development and ecologically important features. Specific reference is made to Strategic Policy 13 – Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international importance to nature conservation, SSSIs, Section 7 priority habitats and species and the maintain and enhance requirement.)

11.349 There are opportunities to acknowledge and embrace GBI as part of a placemaking approach, as well an effective way to screen ecologically sensitive areas from light pollution. In this regard, reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

## **Air**

11.350 Air quality and its environmental, health and quality of life implications are recognised through national guidance<sup>80</sup>. This is also reflected within the ISA objectives and the HRA screening report.

11.351 As of 2022, there are three designated Air Quality Management Areas (AQMAs) in the County (Llandeilo, Llanelli, and Carmarthen). Reference may be made to the Council's Action Plan(s), whilst the boundaries of these AQMA's are shown on this Plan's Constraints Map.

11.352 Developers should be aware of the importance of early engagement with the Council, particularly in terms of the potential requirement for the undertaking of an Air Quality Assessment. Whilst this Plan is not prescriptive in relation to the instances that such an assessment will be required, it is considered that the scale and location of the proposal are key determinants in this regard.

11.353 Any Air Quality Assessment should highlight the required mitigation so that any risks to amenity, biodiversity and health are suitably mediated. The identification of such mitigation should seek to reflect the opportunities provided by green and blue infrastructure as part of a placemaking approach. Reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

11.354 It should be noted that the potential requirement for the undertaking of an Air Quality Assessment is not limited to sites within or adjacent to the County's AQMA's. Proposals will be subject to consideration on a case-by-case basis, however for proposals

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<sup>80</sup> Planning Policy Wales: Edition 11

situated within the AQMAs the Council's Development Management Officers are likely to consult with the Council's Environmental Health Practitioners on a routine basis. Timely engagement with the Council is advised and relevant guidance referred to as appropriate.

11.355 This Plan recognises the potential inter-relationship between air quality and the integrity of the County's sites of international importance to nature conservation. Many of these sites feature habitats that are sensitive to declining air quality.

11.356 Increased intensive agriculture and densities of livestock can lead to increased nutrient loadings and ammonia emissions (amongst other pollutants), effecting both air and water. Proposals must consider wastes arising, cumulative impacts, and water quality (Reference CCH4: Water Quality and Protection of Water Resources), and all adverse impacts upon priority habitats and species, particularly in relation to those sensitive to ammonia pollution.

11.357 Proposals which would be likely to result in increased nutrient loading to the environment, such as intensive livestock units, will be required to assess the potential impacts in respect of water and air quality, to ensure that they are no adverse environmental effects and that emissions in rural areas do not unduly impact upon human health and wellbeing (i.e., nuisance smells). Reference should be made to appropriate NRW guidance including GN020 <sup>81</sup> (Assessing the impact of ammonia and nitrogen on designated sites from new and expanding intensive livestock units) and GN021 <sup>82</sup> (Poultry Units: planning permission and environmental assessment).

11.358 Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international importance to nature conservation, SSSIs, Section 7 Priority Habitats and Species and the maintain and enhance requirement) as well as Policy INF 2 - Healthy Communities. There are opportunities to acknowledge and embrace GBI as part of a placemaking approach. In this regard, reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

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<sup>81</sup> <https://naturalresourceswales.gov.uk/media/684017/guidance-note-20-assessing-the-impact-of-ammonia-and-nitrogen-on-designated-sites-from-new-and-expanding-intensive-livestock-units.pdf>

<sup>82</sup> <https://cdn.naturalresources.wales/media/685782/gn021-poultry-units-planning-permission-and-environmental-assessment.pdf>

## PSD13: Contaminated Land

**Proposals will be permitted where it is demonstrated that any actual or potential risks from contaminated land can be suitably mitigated so that there is no residual adverse impact upon human health and the environment.**

11.359 Carmarthenshire has a rich and diverse industrial legacy, including a wide range of industries such as mining, tin plate manufacturing, gas works, and tanneries. All such processes have the potential to have caused contamination of the ground, ground waters or other sensitive receptors. The Council has identified several sites where there is a potential for contamination to remain, or where there is no evidence to confirm that adequate remediation has taken place. In these areas, further investigation may be necessary.

11.360 The Council has a responsibility to identify contaminated land and ensure that it is managed in an appropriate manner, as set out in the Environmental Protection Act 1990.

11.361 The Council will need to be satisfied that the risks in respect of the proposed development site are fully understood and that remediation to the necessary standards is achievable<sup>83</sup>. Work should not commence on site until an appropriate stage of remediation as agreed, has been completed. The potential impacts on historic and natural environments will be considered in determining any proposal, with any submission to be accompanied by appropriate information.

11.362 Where applicable, due consideration will be given to the impact of any remediation operation on natural and historic environments with the relative benefits and need for the proposal weighed against the relative importance of the historic or natural interest of the site.

11.363 Timely engagement with the Council is advised in identifying any requirements as part of development proposals, both in terms of identifying risk and control / mitigation measures.

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<sup>83</sup> Planning Policy Wales Edition 11

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

11.364 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP 13:** Rural Development
- **Strategic Policy – SP 14:** Maintaining and Enhancing the Natural Environment
- **Strategic Policy – SP 15:** Protection and Enhancement of the Built and Historic Environment

11.365 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

### **Strategic Policy – SP 13: Rural Development**

**The Plan supports development proposals which will contribute towards the sustainability of the County's rural communities. Development proposals in rural areas should demonstrate that they support the role of the rural settlements in the settlement hierarchy to meet the housing, employment, and social needs of Carmarthenshire's rural communities.**

**Development proposals in the countryside beyond identified settlements will be supported where it accords with the policies of this Plan.**

11.366 The rural settlements of the County have an important role to play in improving the sustainability of the wider geographical area in which they are located as well as the County's overall sustainability. The Plan's strategy and settlement hierarchy reflects the significant role which the rural communities play through supporting growth of a proportionate scale which can make a positive contribution towards the long-term sustainability of the rural economy and rural communities.

11.367 Proportionate and sensitive development can provide the level of growth required to retain and enhance the services and facilities provided in the County's rural settlements. It can also serve to safeguard and promote the Welsh language in rural areas and enhance rural employment opportunities. However, the Plan seeks to ensure that development and growth does not have negative impacts upon a community's sustainability. Key to this is

ensuring that development is not permitted at a scale or rate which would affect the community's ability to absorb and adapt to growth and change. This is imperative when considering the impacts which development can have upon the local infrastructure, the vitality of the Welsh language and the sustainability of the countryside and natural environment.

11.368 National planning policy has historically sought to restrict unnecessary development in countryside locations, principally to prevent sporadic and unsustainable growth and to maximise use of infrastructure, resources and services more commonly available in established urban areas.

11.369 Whilst this principle remains relevant and applicable, there is an enhanced recognition of the countryside as a place of work, as a home for many, a place to visit for others and a vital ecosystem for everyone. The Plan is committed to addressing and safeguarding the needs of rural communities. To this end, the Council established a Rural Affairs Task Group with the aim of assessing the needs of rural communities and taking positive steps to address these. This Plan supports the aims and outcomes from the Task Group principally through policies relating to the provision of housing and affordable housing; the economy and employment; the Welsh language, and the natural environment. Development proposals will need to demonstrate that they accord with these policies as well as the provisions of national planning policy.

11.370 PPW Ed.11 recognises that the countryside is a dynamic and multi-purpose resource. It identifies that in line with sustainable development and the national planning principles it should be preserved, and where possible enhanced. However, it also reflects the need to balance this against the economic, social and recreational needs of local communities and visitors.

11.371 PPW identifies that fostering adaptability and resilience will be a key aim for rural places in the face of the considerable challenge of maintaining the vibrancy of communities and availability of services, as well as contributing to the Cohesive Communities national well-being goal.

11.372 There is a clear recognition that rural areas exhibit challenges in relation to access to sustainable means of transport and the expectation of PPW in relation to access to active travel connections and sustainable functional linkages. This is reflected in the development of the settlement hierarchy as a whole.

11.373 This understanding of diversity is reflected within PPW in its consideration of sustainable transport requirements. It recognises there is a need to reflect different approaches to sustainable transport in defining growth within rural settlements.

11.374 This Revised LDP recognises the diversity that exists within the County and the need to reflect this in its strategic approach. The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement framework grouped under six clusters. These clusters and the distribution of growth will focus on sustainable principles, but will also recognise the respective role, function and contribution of settlements within particular clusters.

### The Rural Economy

11.375 National policy recognises that a strong rural economy is essential to support sustainable and vibrant rural communities. In this respect the establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.

11.376 Regard should be had to the impact of such developments, however as noted within PPW, many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects.

11.377 Whilst there remains a focus on the identification or allocation of sites to meet an employment need it is also recognised that opportunities will also be required for small scale proposals where the need is not met by specific allocations. These small-scale enterprises are an important contributor to the rural economy (reference should be made to Policy EME4: Employment Proposals on Non-Allocated Sites, EME5: Home Based Businesses, and Policy INF3: Broadband and Telecommunications).

11.378 Reference should be had to the provisions of policy SP7 and its expression of the sustainable distribution of employment land provision.

### Rural Enterprise Dwellings

11.379 As noted through national policy, a rural enterprise dwelling is required where it *'is to enable rural enterprise workers to live at or close to their place of work'*. This includes encouraging younger people to manage farm businesses and supporting the diversification of established farms.



11.380 It is not the role or the intention of the Revised LDP to replicate the provisions of national planning policy. Consequently, reference should be had to the provisions of PPW and Technical Advice Note 6 (TAN6)<sup>84</sup> in the determination of applications for new rural enterprise dwellings. National policy clearly states that such proposals should be carefully examined to ensure that there is a genuine need.

11.381 Applications for rural enterprise dwellings should be accompanied by a rural enterprise dwelling appraisal, with permission only granted where it provides conclusive evidence of the need for the dwelling.

11.382 To ensure that rural enterprise dwellings are retained for their intended purpose, PPW requires that a condition restricting the occupancy of the property must be applied and that the dwelling be classified as affordable housing (definition as set out within TAN 2: Planning and Affordable Housing). Where appropriate, consideration will also be given to the use of a legal agreement (section 106) as a means of retaining the property's purpose as a Rural Enterprise Dwelling. This will ensure that the dwelling remains available to meet local affordable housing need should its original justification cease.

11.383 In circumstances where a planning application is received to lift existing agricultural occupancy conditions or where enforcement action is being taken for non-compliance with the condition, consideration will be given to the replacement of an agricultural occupancy condition with the rural enterprise dwelling condition set out in TAN6: Planning for Sustainable Rural Communities<sup>85</sup>.

11.384 Proposals for One Planet Developments in the countryside will be required to provide for the occupant's minimum needs in terms of income, food, energy and waste assimilation over a period of 5 years<sup>86</sup>. Any proposal should be supported by an evidenced management plan, in those instances where this cannot be demonstrated any proposal will be considered against the policies and provisions of this LDP and national policy in relation to developments in the countryside. Reference will be made to the provisions of TAN6 and with regard to the requirements of the One Planet Development Practice Guide<sup>87</sup>.

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<sup>84</sup> TAN6: Planning for Sustainable Rural Communities - <https://gov.wales/sites/default/files/publications/2018-09/tan6-sustainable-rural-communities.pdf>

<sup>85</sup> TAN6: Planning for Sustainable Rural Communities - Paragraph 4.13.1

<sup>86</sup> Planning Policy Wales: Edition 11

<sup>87</sup> One Planet Development Practice Guide - <https://gweddill.gov.wales/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en>

11.385 In assessing the suitability of a site for a One Planet Development, the applicant will be expected to have regard to its potential landscape and biodiversity impact, the ability to be effectively screened as well as being sufficiently near to Active Travel Routes or public transport.

### **RD1: Replacement Dwellings in the Open Countryside**

**Proposals for the replacement of existing dwellings in the countryside will be permitted provided that:**

- a) the existing dwelling is not a traditional farmhouse, cottage or other building that is important to the visual and intrinsic character of the landscape;**
- b) the original dwelling has not been demolished, abandoned or fallen into a state of disrepair and no longer has the appearance of a dwelling;**
- c) the design of the replacement dwelling is of a form, bulk, size and scale that respects its location and setting;**
- d) the proposal does not require an unacceptable extension to the existing established residential garden area;**

**Proposals for any outbuildings should be modest in size and sensitively located and that adequate ancillary garage and storage space can be achieved for the dwelling.**

**Proposals in relation to the replacement of a traditional farmhouse, cottage, or other building subject to the provisions of criterion a) above will only be permitted where, the applicant provides sufficient evidence to demonstrate that the re-use of the building is not economically viable or that it is of a structural condition that precludes its effective re-use.**

11.386 The policy recognises and reflects the rural character of the County and the range and condition of the housing stock. It seeks to provide opportunity and scope for the provision of replacement dwellings in a manner which ensures that the County retains its traditional character, whilst also not detracting from the special qualities of rural Carmarthenshire.

11.387 Specific consideration should be given to the acceptability of a proposals' visual impact on the landscape. In this respect, its scale and design (including the extent of the residential curtilage) should not be to the detriment of the character and quality of the area.

## **RD2: Conversion and Re-Use of Rural Buildings for Residential Use**

**Proposals for the conversion and re-use of suitable rural buildings for residential use will be permitted where:**

- a) the existing use has ceased, and its re-use would not result in the need for an additional building;**
- b) the design and materials are of a high quality, and the form and bulk of the proposal, including any extensions, curtilage and access arrangements are sympathetic to and respect: the surrounding landscape, rural character of the area and the appearance of the original building;**
- c) Proposals for extensions should be proportionate and reflective of the scale, character and appearance of the original building;**
- d) the original building is structurally sound and any rebuilding works, necessitated by poor structural conditions and/ or the need for new openings in walls, do not involve substantial reconstruction;**
- e) where applicable, the architectural quality, character and appearance of the building is safeguarded and it's setting not unacceptably harmed.**

**Proposals relating to buildings which are of a modern portal framed construction will not generally be considered appropriate for residential conversion.**

11.388 Proposals for the conversion of suitable rural buildings for residential use should be high quality in terms of design and the materials used. It is not the purpose of the policy to permit proposals where an existing building is unsuitable for conversion without extensive alteration, rebuilding, or extension, or if the creation of a residential curtilage would have a harmful effect on the character of the countryside. Such proposals will be considered as a new house in the open countryside.

11.389 Residential proposals may be favourably considered where they form part of a proposed scheme for business re-use. Conditions may be imposed which require that the works necessary for the establishment of the business/enterprise have been completed prior to the occupation of the residential element. Furthermore, a condition or planning obligation tying the residential unit to the operation of an enterprise may also be utilised as appropriate.

11.390 Proposals for buildings of a modern-construction such as portal framed units or temporary structures will generally not be considered appropriate for conversion. Proposals for buildings within the residential curtilage which were constructed as ancillary to the primary property e.g. garages will generally not be considered for conversion under this policy.

11.391 The Council will need to be satisfied that adequate living and storage (including garaging) space can be achieved without the necessity for significant extensions to the building. Proposals for future expansion of units will not generally be considered appropriate. Similarly, the Council will consider the withdrawal of normal permitted development rights to construct extensions and ancillary buildings.

11.392 Reference should be made to SPG in relation to the Conversion and Re-Use of Rural Buildings.

### **RD3: Farm Diversification**

**Proposals for farm diversification developments which strengthen the rural economy will be permitted where:**

- a. It is compatible with, complements and supports the principal agricultural activities of the existing working farm;**
- b. It is of a scale and nature appropriate to the existing farm operation;**
- c. It has appropriate regard to the highways and transport infrastructure;**
- d. It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape.**

**Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified, new buildings will be permitted where they are integrated with or linked to the existing working farm complex and not detrimental to the respective character and appearance of the area and surrounding landscape.**

11.393 Diversification in rural areas can often add to the income streams and economic viability of farms, strengthen the rural economy, and add to wider employment opportunities.

11.394 Farm diversification proposals are intended to supplement and support the continuation of the existing farming activity. Proposals should be accompanied by evidence detailing a justification for the use and its relationship with the existing farming activity.

11.395 Where a proposal incorporates farm shops they often have to import goods possibly from other local suppliers. In determining proposals made under this policy, consideration will be given to restricting the broad types of produce sold and to the volume of sales. Consideration will also be given to the scale of the operation notably where an

unrestricted use would result in an adverse effect on the vitality and viability of nearby retail activities.

11.396 In considering proposals for farm diversification it is acknowledged that their rural context means that they cannot always be well served by public transport. Consequently, whilst its availability will be taken into account when considering the nature and scale of the proposal, the potential for certain diversification proposals which can only be accessible by private car is acknowledged. Such proposals should have regard to the sustainable transport hierarchy.

11.397 Where appropriate, legal agreements will be used to tie agricultural buildings to the land if re-use is associated with farm diversification where fragmentation of the agricultural unit is likely to occur.

#### **RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use**

**Proposals for the conversion of rural buildings for business use will be permitted where:**

- a) the building is functionally suitable for the specific use;**
- b) There is sufficient land and storage space attached for the functional needs of the proposed use (including parking provision);**
- c) the conversion and proposed use, or the use of surrounding land for the provision of access, parking facilities, ancillary structures, on site facilities or storage would not result in an adverse impact on the character of the area, nearby uses or impact on the viability of similar uses within the locality;**
- d) the existing building is structurally sound;**
- e) any extension is reflective of the scale of the original building.**

11.398 National Planning Policy recognises the essential contribution of a strong rural economy to supporting sustainable and vibrant rural communities. It seeks to provide a positive agenda for the potential for the re-use of existing buildings in rural areas for business purposes.

#### **RD5: Equestrian Facilities**

**Development proposals for stabling, equestrian facilities or use of land for equestrian activities will be permitted where:**

- a) **the facility is grouped within an existing farm complex, or is sited as close as possible to existing buildings;**
- b) **the proposed use will be of an intensity appropriate to its environment and setting;**
- c) **the development will not have an adverse impact on the landscape or nature conservation interests; and**
- d) **suitable access and parking can be provided for horse boxes and proposed the level of commercial activity;**
- e) **commercial facilities have suitable access to the highway network.**

11.399 Proposals for stables and associated equestrian facilities are normally associated with a countryside location. Planning permission will generally be required for the development of stables, unless the horses are part of the agricultural activity, or the stable is within the curtilage of a dwelling (reflecting potential permitted development rights).

11.400 Proposals which have no adverse landscape and/or environmental impact will be supported. In this respect, proposals will be expected to demonstrate how the development fits within its countryside setting and the regard it has to the settlement framework and its setting, including existing buildings.

11.401 The erection of a ménage for private domestic use should be designed so that it has no adverse effect upon the landscape, is well related to existing buildings, and of an appropriate scale.

11.402 Commercial stables and ménages will be considered appropriate as rural businesses where these can be accommodated without harm to the character of the area and are considered acceptable in highways terms.

## **Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment**

**Development proposals must protect and enhance the County’s natural environment.**

**Proposals must reflect the role that natural environment aspects and features and an ecologically connected environment have in protecting and enhancing biodiversity, defining the landscape, contributing to Well-being and the principles of the Sustainable Management of Natural Resources.**

**All development proposals must be considered in accordance with National Policy and legislative requirements where a proposal for development would result in a significant adverse effect on designated sites, including European sites, SSSIs, and priority habitats and species.**

**Any development proposal should contribute towards the overall aim of the South West Wales Area Statement (NRW, 2020) in building resilience of our ecosystems and enhancing the benefits they provide. Development that would result in unacceptable adverse environmental effects or that does not result in enhancement of biodiversity will not be permitted.**

**Development must not cause any significant loss of habitats or populations of species (locally and/or nationally) and must provide net benefits for biodiversity. Where biodiversity enhancement is not proposed as part of a proposal for development, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.**

11.403 Carmarthenshire has a rich and diverse natural environment with several designated sites and protected species. This policy seeks to recognise the quality and value of the natural environment and landscapes across the Plan area, and their fundamental role in defining the County's identity, character, and distinctiveness. The recognition of the considerable merits of green and blue infrastructure for mitigating the effects of climate change, for capturing and storing carbon and for maintaining and enhancing biodiversity and ecological networks is implicit. Reference is made to Green and Blue Infrastructure Network policy PSD3.

11.404 The protection and enhancement of these elements form an important component of the Strategy, which looks to reflect not only those international and national designations, but also the contribution of sites and landscapes at the local level. The LDP will also seek to conserve and enhance natural resources such as geodiversity, water, soil, and air quality.

11.405 This policy also recognises the often-interconnected components of the natural environment and their contribution towards maintaining and enhancing biodiversity, as well as the creation of attractive and cohesive spaces for communities, and the well-being of Carmarthenshire's population. Those natural environment aspects and features cited in the policy would include geology, landform, soils, land cover and hydrology.

11.406 The protection and enhancement of connectivity, and the contribution it makes to the quality of Carmarthenshire's landscape, natural environment and biodiversity is an important consideration. As a result, the potential impact of the Plan, its policies, and proposals upon nature conservation interests, amenity value, water/soil/air quality,

hydrology, geology and geomorphological regimes will continue to inform the plan-making process.

11.407 A Habitats Regulation Assessment (HRA) has been undertaken to assess the impacts of the Plan on European protected sites, including those being considered for designation.

11.408 Whilst the Plan recognises the need for new development for both social and economic purposes the Council will safeguard Carmarthenshire's environmental qualities. The Plan also seeks to ensure the protection and enhancement of the natural environment through detailed policy. The policy reflects the content of the Chief Planning Officer's letter dated 23rd October 2019 on Securing Biodiversity Enhancements. Reference is also made to the South West Wales Area Statement (2020) in this regard.

11.409 In addition, and reflecting the duties placed upon Local Authorities, the Plan has regard to the National Park designation and the purpose for which it is designated, where it may affect the consideration of planning proposals. Additionally, cultural, townscape and landscape assets (including Conservation Areas, Listed Buildings, and Scheduled Monuments) are also inextricably linked to the natural environment and, therefore, reference is made to Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment.

## NE1: Regional and Local Designations

**Development proposals that will result in adverse effects to a Local Nature Reserves (LNR), Site of Importance for Nature Conservation (SINC), and/or Regionally Important Geological/Geomorphological Site (RIGS), will only be permitted where it can be demonstrated that:**

- i. All adverse impacts are addressed in accordance with the mitigation hierarchy;**
- ii. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impacts upon these sites resulting from the proposal; or**
- iii. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard conservational interests of the site.**



**Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.**

11.410 LNRs and RIGS identify areas which are of local importance for nature conservation and geological value (respectively) and can contain a variety of habitat types and/or support a range of species. Protection of these sites can make an important contribution to the Council's duty under Section 6 of the Environment (Wales) Act 2016. These features are also valuable with regards to their contribution to the quality of the local environment and to enabling adaption and resilience to climate change.

11.411 In circumstances where the need for a development might outweigh the need to protect a particular site, then impact will be avoided, minimised, and mitigated as far as possible (in accordance with the mitigation hierarchy). Where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided to ensure that there is no net loss in overall conservation value of the area or feature. Where appropriate, the authority will consider the use of conditions and/or planning obligations to provide appropriate mitigation and/or compensation measures.

11.412 Sites of Importance for Nature Conservation Value (SINCs) offer significant potential as a biodiversity resource. Whilst there are no SINCs identified within the plan area, it remains an objective of the authority to actively explore their designation. Any future designation of SINCs will be in accordance with emerging SPG detailing the revised methodology for underpinning their identification. This SPG will be produced concurrently with the adoption of the Plan.

## **NE2: Biodiversity**

**Development proposals must maintain and enhance biodiversity in accordance with Section 6 of the Environment (Wales) Act 2016.**

**Proposals will not be permitted where they would result in an adverse impact on priority species and habitats, and features of recognised importance to the conservation of biodiversity, except where it can be demonstrated that:**

- i. All adverse impacts are addressed in accordance with the mitigation hierarchy;**
- ii. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impact upon biodiversity resulting from the proposals; and**

- iii. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.**

**Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.**

11.413 This policy seeks to ensure that the habitats and species identified within Section 7 of the Environment (Wales) Act 2016 are suitably protected from harmful development and that the Council fulfils its obligation to maintain and enhance biodiversity and promote ecosystem resilience. Full reference should be made to the Nature Conservation and Biodiversity SPG, Chapter 6 PPW Ed.11 and the Chief Planning Officers letter (2019) on securing Biodiversity Enhancements.. This SPG includes guidance to developers and should assist in the implementation of this policy and the LDP. The role of habitats and associated areas as connectivity pathways, 'ecological networks' or 'animal corridor networks' will, where applicable, be considered (reference should be made to Policy NE3).

11.414 Where required, management plans detailing matters such as mitigation measures should be produced as part of any application, and agreed with the authority prior to permission being granted. Proposed mitigation should be accompanied by an agreed monitoring regime. Mitigation may include careful design and scheduling of work, with phasing considered so that the timing of any works minimises disturbance.

11.415 Development proposals should seek to enhance biodiversity. Where biodiversity enhancement is required and not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission<sup>88</sup>. Proposals for development will be required to assess the attributes of ecosystem resilience in line with the framework outlined in paragraph 6.4.9 of PPW11 and will be expected to protect and enhance these attributes post development.

11.416 In exceptional circumstances, the need for a development might outweigh the need to protect a particular site. In such instances, then impact will be avoided, minimised, and mitigated as far as possible (in accordance with the mitigation hierarchy), and where residual impacts remain, measures will be put in place to ensure that alternative wildlife

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<sup>88</sup> Chief Planning Officer' Letter - Guidance on securing biodiversity enhancements in development proposals 2019.

habitat provision or habitat creation is provided in order to ensure that there is no net loss in overall biodiversity of the area or feature.

11.417 The location and scale of a development, including the nature of the habitats on the site and the surrounding area will be a consideration in the nature of any management required.

11.418 The potential impacts, either individually or cumulatively of a development, should be carefully considered in determining any proposal. In this regard, the impact of noise, vibration, drainage, lighting, traffic, and air quality considerations may have implications during construction or once any development is completed.

11.419 The use of planning conditions and/or planning obligations will be considered where appropriate.

### **NE3: Corridors, Networks and Features of Distinctiveness**

**Development proposals will be expected to maintain and enhance ecological corridors, networks, and features of distinctiveness. Proposals which include provision for the retention and appropriate management of such features will be supported.**

**Proposals that result in an adverse effect on the connectivity or integrity of ecological corridors, networks or features of distinctiveness will only be permitted where:**

- 1. All adverse impacts are addressed in accordance with the mitigation hierarchy;**
- 2. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse effects upon biodiversity resulting from the proposals; and**
- 3. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.**

**Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.**

11.420 This policy seeks to ensure the appropriate protection and management of ecological corridors, networks, and features of distinctiveness. These include features which, because of their linear and continuous structure or their functions as 'stepping-stones' or 'wildlife corridors' are essential for reducing habitat fragmentation and

encouraging ecological migration, dispersal, or genetic exchange. Protection of these features can make an important contribution to the Council's duty under Section 6 of the Environment (Wales) Act 2016. These are also valuable with regards to their contribution to the quality of the local environment and to enabling adaption and resilience to climate change.

11.421 Features which contribute include: hedgerows, ditches and banks, stone walls, streams, tree belts, woodlands, veteran trees, parklands, green lanes, river corridors, lakes, ponds, road verges, scrub or habitat mosaics or networks of other locally important habitats including peat bogs, heathland, wetlands, saltmarshes, sand dunes and species rich grass lands.

11.422 Providing ecological connectivity is an important ecosystem service of the Green and Blue Infrastructure network and its protection and/or enhancement accords with Policy PSD3 Green and Blue Infrastructure Network. In identifying these features and in implementing this policy, reference should be made to the Green and Blue Infrastructure Assessment and accompanying mapping<sup>89</sup>.

#### **NE4: Development within the Caeau Mynydd Mawr SPG Area**

**Development proposals will be permitted where they accord with the Council's commitment to promote and contribute to the delivery of the Conservation Objectives of the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC) in line with the Habitats Regulations. Proposals located within the SPG Area will be required to contribute towards increasing the quality and amount of available habitat for the Marsh Fritillary butterfly within the SPG Area.**

**To achieve the Conservation Objectives and to mitigate for the loss of potential supporting habitat and connectivity for the marsh fritillary butterfly that may result through the development, the Council will (where applicable) seek to secure Planning Obligations (in accordance with LDP policy INF1 and the provisions of the SPG for the CMM SAC) from developments within the SPG area.**

11.423 Developments can proceed within the Caeau Mynydd Mawr SPG Area subject to there being no likely significant effect upon the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC). To this end, the Council will (where applicable) seek developer contributions to fund the delivery of habitat management project within the SPG Area.

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<sup>89</sup> Green Infrastructure Assessment (January 2020)

<https://www.carmarthenshire.gov.wales/media/1221671/green-infrastructure-assessment-jan-2020.pdf>

Further information is set out within the Caeau Mynydd Mawr Supplementary Planning Guidance (CMM SAC SPG) which will be adopted concurrent with the Plan<sup>90</sup>.

11.424 The SPG provides a mechanism for developers to seek to mitigate the impact of their proposals on the SAC through contributing to the Council's CMM habitat management project. To ensure the LDP's compliance with the Habitats Regulations, the Council will (where appropriate) give priority to securing obligations in respect of the Caeau Mynydd Mawr SAC for proposals located within the CMM SPG Area.

11.425 The SPG is informed by a robust evidence base. The SPG sets out a charging schedule which forms the starting point for all negotiations regarding the contribution required from developers. Reference should be made to the SPG in terms of any proposed 'in kind' contributions proposed by developers.

11.426 The Caeau Mynydd Mawr SPG Area is identified on the Proposals Map.

## NE5: Coastal Management

**Proposals for coastal management schemes will be permitted, provided that:**

- a) The need for the development is appropriately justified;**
- b) The development is in keeping with the surrounding environment;**
- c) It protects, enhances, and where appropriate, creates walking linkages to the All Wales Coast Path and the footpath network;**
- d) The scheme will not result in increased erosion, flooding, or land instability;**
- e) They conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity.**

**Proposals will be encouraged to provide additional Active Travel routes to link communities and existing paths to the All-Wales Coast Path.**

11.427 Coastal defence schemes play an important role in protecting the County's population, assets and resources from tidal flooding and erosion. This policy seeks to ensure that coastal management schemes are constructed in appropriate locations, and do

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<sup>90</sup> Caeau Mynydd Mawr Special Area of Conservation: Draft Supplementary Planning Guidance  
<https://www.carmarthenshire.gov.wales/media/1223332/caeau-mynydd-mawr-special-area-of-conservation-draft-spg-2020.pdf>

not adversely impact upon the surrounding landscape. Schemes will be required to pay regard to the protection of species and habitats in line with Strategic Policy SP13.

11.428 Encouragement will be given to incorporating appropriate public access and recreational facilities within schemes.

11.429 New coastal management schemes or improvements to existing schemes will not be permitted for the purpose of enabling new development in areas of flood risk or coastal erosion.

11.430 Proposals will be expected to take account of the contents of the South Wales (Lavernock Point to St Ann's Head) Shoreline Management Plan (SMP2). The SMP seeks to reduce these risks to people and the developed, historic and natural environments, and sets out how the coast should be managed in the future through a number of sustainable long-term coastal erosion and coastal flood risk management policies for the coast.

11.431 Specific reference is made to Policy NE7: Coastal Change Management Area and its context in relation to developments within, or affected by the SMP 'no active intervention' and 'managed realignment' policies.

11.432 The proposals contained within this LDP have been prepared with due regard to the policies set out in SMP2.

## **NE6: Coastal Development**

### **1. Proposals in all coastal locations will only be permitted provided that:**

- a) They have considered matters associated with coastal change;**
- b) They will not unacceptably harm the landscape and seascape through inappropriate scale, mass, and design.**

### **2. Development proposals in undeveloped coastal locations will only be permitted provided that:**

- c) It is necessary for them to be sited at a coastal location;**
- d) They are part of a necessary coastal management scheme;**
- e) They do not increase the risk of erosion, flooding, or land instability;**
- f) They would not result in the need for new coastal protection measures;**

**g) They conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity.**

11.433 Carmarthenshire has an extensive area of coastline, stretching from the mouth of the River Loughor to Marros. The coastal area can be defined as areas where the land and adjacent sea are considered mutually interdependent.

11.434 The undeveloped coast will rarely be considered the most appropriate location for development, and any proposals should have regard to the contents of SMP2, in addition to other policies of the Plan.

11.435 Matters associated with coastal change include: the risks of erosion, flooding, land instability, the preferred approaches to address such risks, and the impacts on biodiversity and ecological resilience.

11.436 Reference is made to policy NE7: Coastal Change Management Area and its context in relation to developments within or affected by the SMP2 'no active intervention' and 'managed realignment' policies.

### **NE7: Coastal Change Management Area**

**The Coastal Change Management Area (CCMA) has been defined as those areas where the SMP2 identifies a policy of 'no active intervention' and 'managed realignment'.**

**Development proposals located within the identified CCMA shall not have an adverse impact on rates of coastal change elsewhere, and will be subject to the following:**

#### **1. New Residential Development**

**Proposals for any residential use within the CCMA will not be supported.**

#### **2. Relocation of Existing Residential Dwellings**

**Proposals for the relocation of existing residential dwellings located within the CCMA will be permitted where:**

- a) The development replaces a permanent dwelling which is affected or threatened by erosion and/or coastal flood risk within 20 years of the date of the proposal; and**

- b) **The relocated dwelling is located an appropriate distance inland with regard to CCMA and other information in the Shoreline Management Plan, and it is in a location that is:**
  - i. **in the case of an agricultural dwelling, within the farm holding or within or adjoining existing settlements, or**
  - ii. **within or adjoining existing settlements close to the location from which it was displaced;**
  - iii **in the case of a static caravan(s), chalet(s) or permanent other visitor accommodation unit(s) - within, adjacent or within an acceptable proximity to the existing site.**
- c) **The site of the existing dwelling is cleared of any buildings or residential paraphernalia and made safe; and,**
- d) **The new dwelling is comparable in size to that which it is to replace; and,**
- e) **The proposal recognises the respective sense of place within the area and should not have a detrimental impact on the landscape, townscape, seascape and/or biodiversity of the area; and**

### **3. Non-Residential Buildings**

**Proposals for the following types of new non-residential development will be permitted within the CCMA predicted as being at risk from coastal change, subject to an acceptable Flood Consequence Assessment and Stability Assessment:**

- i. **development directly linked to the coastal area (e.g., beach huts, cafés, tea rooms, shops, leisure activities); and**
- ii. **development providing substantial economic and social benefits to the community; and**
- iii. **where it can be demonstrated that there will be no increased risk to life, or any significant risk to property.**

**Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses on sites within the CCMA, will be permitted where it can be demonstrated through a suitable Flood Consequences Assessment and Stability Assessment that there will be no increased risk to life, nor any significant risk to property (where appropriate).**

### **4. Extensions to Existing Dwellings and Infrastructure**

**Proposals for the following types of development will be permitted in the CCMA, subject to a suitable Flood Consequences Assessment and/or Stability Assessment:**

- 1) **Limited residential extensions that are closely related to the existing scale of the property;**



- 2) Ancillary development within the residential curtilage of existing dwellings;**
- 3) Key community and other infrastructure (including roads), which is required to be located within the CCMA to provide the intended benefit for the wider community will be permitted where it is accompanied by clear plans to manage the impact of coastal change on it and the services it provides.**

**Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.**

11.437 As with policy NE6, regard should be had to SMP2 which sets a range of policies for the coastline, which are 'hold the line', 'no active intervention' or 'managed realignment', per policy epoch (namely: up to 2025, 2026 - 2055, and 2056 - 2105).

11.438 The SMP2 can be viewed at [www.southwalescoast.org](http://www.southwalescoast.org). PPW states that Local Authorities should help reduce the risk of flooding and the impact of coastal erosion by avoiding inappropriate development in vulnerable areas.

11.439 The CCMA represents where the accepted SMP2 policy is for 'no active intervention' or 'managed realignment' during the Plan period.

11.440 New residential development is not considered suitable in the CCMA. This reflects the level of risk of coastal erosion and flooding in these areas. The implementation of this approach will apply equally to proposals to change of use of other permanent buildings to residential accommodation and replacement dwellings and is part of a precautionary approach which is guided by the policy considerations set out within the SMP2.

11.441 The type of residential use this applies to includes individual dwellings, flats above existing commercial properties, sheltered housing, student accommodation, hostels, shared housing for disabled people, nursing homes and care homes, residential education, static caravans and chalets (including those associated within leisure and tourism) where they are connected to infrastructure and part of an established and fully serviced site and training centres.

11.442 Planning conditions will be applied, or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the occupancy of a relocated dwelling.

11.443 To enable coastal communities to adapt to coastal change, the Policy facilitates the relocation and replacement of permanent dwellings to alternative locations safe from coastal erosion. It seeks to ensure coastal communities remain sustainable by maintaining levels of housing stock and reducing risk to people and property.

11.444 Where an extension to a residential property requires permission, they will be supported where it can be demonstrated that the benefits to the homeowner outweigh any increase in risk to the property. However, consideration must be given to the wellbeing of the occupants, risk to life as a result of flooding, or erosion.

11.445 Non-residential development will be subject to the timeframe anticipated for loss of the property as a result of coastal erosion. This would apply to proposals for uses such as community facilities, business uses, sports pitches and playing fields. The risk assessment should fully consider the benefits against the risks associated with utilising a property with a potentially limited lifespan.

11.446 Where appropriate, a time limited planning permissions may be used to control the planned lifetime of a new development. This would allow control over the future of the development and potential risk to property and people where this is appropriate.

## Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment

**Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets, and, where appropriate, their setting.**

**Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the cultural and historic qualities of the plan area.**

11.447 Carmarthenshire has a rich and diverse historical and cultural built heritage with a range of Conservation Areas, Listed Buildings, and Scheduled Monuments. The recognition of the Plan area's built heritage and its conservation is essential in providing a sense of history, character, and a sense of place.

11.448 The Plan area also contains discovered, and yet to be discovered archaeological sites and features. The Policy and the Plan aims, in conjunction with primary legislation on the built environment and historic buildings to safeguard the cultural integrity of the historic settlements, features and buildings within the Plan area. Where applicable, it also looks to contribute to the enhancement of the historic and built environment. This recognises that our historic assets are irreplaceable resources, and their conservation provides social, cultural, economic, and environmental benefits.

11.449 The County's historic buildings, townscape and landscape should be regarded as assets and positively conserved and enhanced for the benefit of residents and visitors alike. These are not only affected by change and neglect, but also by changes to their setting. As such, this is an important consideration in making decisions on proposals which may have an effect.

11.450 Many elements of the County's built and historic environment are protected through legislation or other policy provisions, and as such do not require policies in the revised LDP. The Plan does not therefore include policies in relation to facets of the built heritage such as Scheduled Monuments as they are adequately protected elsewhere.

11.451 There are however aspects relating to the protection of the historic environment which may be addressed through the revised LDP, particularly those pertaining to local features and local buildings.

11.452 Clear guidance and legislation in respect of the following is contained within PPW: Edition 11 – Chapter 6: Conserving the Historic Environment, and Strategic Policy SP14: Maintaining and Enhancing the Natural.

11.453 Environment which recognises the importance of such areas and features of the County:

- Historic Parks and Gardens<sup>91</sup> - Many parks and gardens are historically significant and are listed in the Historic Parks and Gardens in Wales Register. These areas are also defined on the LDP Proposals Map;
- Historic Landscapes<sup>92</sup>
- Archaeological Remains<sup>93</sup>
- Enabling Developments<sup>94</sup> - PPW sets out the provisions through which an enabling proposal would be considered
- Scheduled Monuments - These are defined on the Proposals Map

11.454 The authority will prepare SPG as appropriate and where required with regard to the Historic and Built Environment, in addition to Archaeology.

## Policy BHE1: Listed Buildings and Conservation Areas

**1. Proposals in respect of a listed building will only be permitted where they accord with the following:**

- a) Proposals for the alteration and/or extension to a listed building, or its curtilage will be required to ensure that the special architectural character, or historic interest is preserved or enhanced;**
- b) The change of use of a listed building, or its curtilage will only be permitted where it contributes to the retention of a building or its sustainable re-use, whilst avoiding an adverse effect on its character, special interest, or structural integrity;**

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<sup>91</sup> Planning Policy Wales: Edition 11 – Paragraphs 6.1.18 and 6.1.19. Further information on the consideration of historic parks and gardens in the determination of planning applications can be found in Technical Advice Note 24: The Historic Environment (<https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>) and Cadw best-practice guidance: Managing Change to Registered Historic Parks and Gardens in Wales (<http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Change%20to%20Registered%20Historic%20Parks%20&%20Gardens%20in%20Wales%2026922%20EN.pdf>).

<sup>92</sup> Further information on the register of historic landscapes and its use in the determination of planning applications can be found in Technical Advice Note 24: The Historic Environment. <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

<sup>93</sup> Further information on the consideration of archaeological remains through the planning process, including desk-based assessment, field evaluation and the consideration of unforeseen archaeological remains, can be found in Technical Advice Note 24: The Historic Environment. <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

<sup>94</sup> Planning Policy Wales: Edition 11 – Paragraphs 6.1.30 - 6.1.32.

- c) **Proposals for the total or substantial demolition of a listed building will only be permitted where there is the strongest justification and convincing evidence that the proposal is necessary;**
- d) **Proposals which have a relationship to, or impact upon the setting of a listed building, or its curtilage must ensure that the setting is preserved or enhanced.**

**2. Developments within or adjacent to a conservation area will be permitted, where it would preserve or enhance the character or appearance of the conservation area, or its setting.**

**3. New developments in conservation areas should be of a high standard of design which responds to the area's special characteristics and features.**

11.455 Where a proposal is for a new building within a conservation area, it should have regard to the following:

- Important views, vistas, street scenes, roof-scapes, trees, open spaces, gaps, and other features that contribute to the character or appearance of the conservation area;
- Historically significant boundaries or other elements that contribute to the established form of development;
- The relationship to existing buildings and spaces, and settlement for;
- Scale, height and density, architectural design, and materials.

## **BHE2: Landscape Character**

**Development proposals should relate to the specific landscape and visual characteristics of the local area, ensuring that the overall integrity of landscape character is maintained by:**

- a) **identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological, and geological heritage, including natural and man-made elements associated with existing landscape character;**
- b) **protecting international and national landscape designations including National Parks and Areas of Outstanding Natural Beauty (AONB) and their settings;**
- c) **preserving local distinctiveness, sense of place and setting;**
- d) **respecting and conserving specific landscape features, and integrating the principles of placemaking and Green and Blue Infrastructure;**
- e) **protecting key landscape views and vistas.**

11.456 Carmarthenshire is characterised by diverse and high-quality landscape resources and areas of notable visual value. It also includes or borders a range of landscape designations, including the Brecon Beacons and Pembrokeshire Coast National Parks and Gower AONB.

11.457 The County's key landscape attributes are varied and include upland areas, coastal plains and river valleys of high landscape value and ecological importance. These provide significant environmental, economic, and social benefits and help to create a sense of place.

11.458 The Policy seeks to protect, maintain, and (where appropriate) enhance the character and quality of Carmarthenshire's landscape with those features which contribute to the County's distinctive character afforded appropriate levels of protection with their significance highlighted using the NRW LANDMAP resource. Note: LANDMAP is a Geographical Information System based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set.

11.459 The policy will be supported by a Landscape Character Assessment and Supplementary Planning Guidance (SPG). This SPG will build on the work undertaken and policy provisions in respect of Placemaking and Green and Blue Infrastructure in developing an integrated suite of guidance documents to guide development proposals.

11.460 This SPG will identify and describe distinctive landscape character areas and types throughout the plan area.

11.461 In this respect the purpose of the policy is to reflect the specific distinctiveness, qualities, and sensitivities of the County's landscape components.

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

11.462 This Revised LDP seeks to understand and recognise the role of community and sense of place by seeking to distribute new development in manner that recognises and respects the role and function of our settlements.

11.463 By distributing growth in a sustainable manner it recognises the value of connectivity. The Plan seeks to assist in the creation of connected communities that are resilient, vibrant and can foster a well-being amongst residents.

11.464 Through the creation of a resilient, connected and sustainable County, the Plan seeks to reflect the challenges facing our communities and the need to respond positively. It sets a framework to contribute to tackling climate change and develops a strategy and policy agenda centred on sustainable development, whilst acknowledging the diversity of the County.

11.465 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP 16:** Climate Change
- **Strategic Policy – SP 17:** Transport and Accessibility
- **Strategic Policy – SP 18:** Mineral Resources
- **Strategic Policy – SP 19:** Waste Management

11.466 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

### **Strategic Policy – SP 16: Climate Change**

**Development proposals will be supported if they respond, adapt, increase resilience, and minimise the causes and impacts of climate change. Proposals must:**

- Contribute to a reduction in carbon emissions by reflecting sustainable transport principles and minimising the need to travel, particularly by private motor car;**
- Avoid, or where appropriate, minimise the risk of flooding including the incorporation of measures (such as SuDS and flood resilient design);**
- Promote the energy hierarchy by reducing energy demand, promoting energy efficiency, and increasing the supply of renewable energy;**

- d) **Incorporate appropriate climate responsive design solutions including orientation, layout, density, and low carbon solutions (including design and construction methods) and utilise sustainable construction methods where feasible; and/or**
- e) **Contribute towards the protection and enhancement of GBI assets and resilient ecological networks as carbon sinks.**

**Development proposals which are located within areas at risk from flooding will not be permitted unless they accord with the provisions of Planning Policy Wales TAN 15.**

11.467 The need to tackle climate change represents a fundamental challenge if sustainable development and the obligations under the Well-being of Future Generations Act 2015 are to be delivered. The economic, social, and environmental implications arising from Climate change are profound and are acknowledged in the South West Wales Area Statement and in the declaration of a climate emergency by the Welsh Government and Carmarthenshire County Council.

11.468 The changing climate and impacts for Wales predicted by the UK Climate Impacts Programme (UKCIP) present the planning system with serious challenges. In addressing them, Planning Policy Wales (PPW) outlines a series of objectives which should be considered during the preparation of a development plan.

11.469 The LDP categorises settlements into a hierarchy which reflects their relative sustainability and takes account of the sustainable transport hierarchy. The Plan's aspiration of minimising the need to travel, particularly by private motor car, and its contributory role towards the facilitation of an integrated transport strategy seeks to direct development to appropriate locations which serve to achieve this.

11.470 The potential impact of flood risk forms an important consideration in the assessment of the appropriateness of sites for inclusion within the LDP. In this regard, a precautionary approach will be adopted in the identification of sites for inclusion in the Plan. The consideration of any proposals in respect of flooding have regard to the provisions of PPW and TAN15: Development and Flood Risk which provides guidance on assessing developments at risk from flooding.

11.471 Proposals affected by flood risk will be required to submit a Flood Consequences Assessment as part of any planning application and the Council will consult with Natural Resources Wales (NRW). Where a site is in part impacted upon by flood risk, the developer will need to consider the impact of the risk on the developability of the remainder



of the site. Where appropriate they should undertake the necessary evidential work (including a flood consequences assessment) to the satisfaction of NRW. Only less vulnerable development will be permitted within Zone C2. Regard should be had to Policy CCH4: Flood Risk Management and Avoidance as contained within this Plan.

11.472 Developments will be expected to exhibit good design principles to promote the efficient use of resources, including minimising waste and pollution generation, and maximising energy efficiency and the efficient use of other resources. Reference should be had to policy SP19 in relation to the waste and the waste hierarchy and minimisation of waste.

11.473 Development proposals will be expected to make full and appropriate use of land. The potential impacts of climate change must be central to the design process, including contribution that location, density, layout and built form can make towards climate responsive developments. In addressing Climate Change, the design of developments will also be expected to reflect the Nature Emergency and provide benefits net benefits for biodiversity.

11.474 The Welsh Government has set targets to decarbonise the public sector, and to achieve net zero carbon status by 2030. The Welsh Government is committed to using the planning system to optimise renewable energy and low carbon energy generation. PPW states that Local Planning Authorities can make a positive provision by considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy <sup>95</sup>. Renewable energy targets have been set by the Welsh Government and include Wales generating 70% of its electricity consumption from renewable energy by 2030 <sup>96</sup>.

11.475 Proposals, land uses, and land management practices will be encouraged where they help to secure and protect carbon sinks (including peatlands). Such an approach may enhance resilience to the impacts of climate change and reduce the causes thereof through the protection of carbon sinks.

11.476 PPW sets out clear guidance in terms of requirements for climate responsive developments and sustainable buildings. Reference should be made to the Practice Guidance – Planning for Sustainable Buildings (WG, 2014).

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<sup>95</sup> Planning Policy Wales: Edition 11 (paragraph 5.9.1)

<sup>96</sup> [https://gov.wales/sites/default/files/publications/2019-06/low-carbon-delivery-plan\\_1.pdf](https://gov.wales/sites/default/files/publications/2019-06/low-carbon-delivery-plan_1.pdf)

## **CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas**

**Proposals for large scale wind farms of 10MW and over will be permitted within identified Pre-Assessed Areas for Wind Energy, as identified in “Future Wales” subject to them meeting them meeting criteria set below.**

**Proposals for solar developments of 5MW and larger will be permitted in identified Local Search Areas, provided they do not have an unacceptable impact on visual amenity or landscape character and that they meet the criteria set below.**

- a. The development will not have an unacceptable impact on roads, rail or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;**
- b. Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public, and will not result in unacceptable loss of public accessibility to the area;**
- c. Proposals should be accompanied with appropriate mitigation measures where required, including satisfactory restoration of land following decommissioning.**

## **CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas**

**Proposals for renewable and low carbon energy development and associated infrastructure, will be permitted provided they accord with the following:**

- a. The development will not have an unacceptable impact on visual amenity or landscape character through the number, scale, size, design and siting of turbines and associated infrastructure;**
- b. The development will not have an unacceptable impact upon areas designated for their landscape value;**
- c. Wind turbine developments should not have unacceptable cumulative impacts in relation to existing wind turbines components, those which have permission or are proposed;**
- d. The development will not have an unacceptable impact on roads, rail, or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;**
- e. Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public, and will not result in unacceptable loss of public accessibility to the area;**
- f. Proposals should be accompanied with appropriate mitigation measures where required, including satisfactory restoration of land following decommissioning.**

11.477 Policy CCH1 and CCH2 apply to all renewable and low carbon energy developments that require planning permission, and set out the criteria against which proposals will be assessed. Such developments may include onshore windfarms, wind turbines, solar installations, biomass, energy from waste, hydro-power and combined heat, and power.

11.478 This Policy supports the Welsh Government's commitment to reduce our reliance on energy generated from fossil fuels and actively managing the transition to a low carbon economy.

11.479 Particular support will be given to renewable and low carbon energy projects which are developed by communities, or which will benefit the host community. Such schemes will be required to accord with the provisions of the above the policies.

11.480 Associated infrastructure developments that are required to assist the delivery of renewable and low carbon schemes will be supported, for example grid infrastructure and new energy storage facilities provided they accord with the policies of the Plan.

11.481 The WG identifies Pre-Assessed Areas for Wind Energy within "Future Wales". Within these areas, there is a presumption in favour of large-scale wind energy development, including repowering, subject to them meeting criteria set out within Policy 18 of Future Wales. The WG has modelled the likely impact of the landscape within these areas and has found them to be capable of accommodating development in an acceptable way. Large-scale energy developments are classed as Developments of National Significance (DNS). Planning applications for DNS will be determined by Welsh Ministers and include:

- All on-shore wind generation of 10MW or more.
- Other energy generation sites with a generating power between 10MW and 350MW.

11.482 Within Pre-Assessed Areas for Wind Energy, the Welsh Government has undertaken an assessment to identify these areas in order to provide certainty, in principle, where large-scale wind energy schemes would be acceptable.

## **Renewable Energy Assessment**

11.483 A Renewable Energy Assessment (REA) was undertaken to inform and evidence Policies CCH1 & CCH2 and to identify the potential for renewable energy generation within the area. The method the REA has followed is set out by the Welsh Government, and its content will demonstrate how the Plan can assist in meeting renewable energy generation targets. The REA consists of a high-level, strategic assessment of the potential for different forms of renewable and low-carbon energy generation in different locations.

11.484 Tables 9 and 10 are taken from the REA and detail the realistic renewable energy contributions that could be made towards meeting a proportion of the total demand for energy within the Authority.

Energy Technology	Capacity Factor Assumed	Maximum* Potential 20033		Existing		Additional Target** 2033		Total Installed Capacity 2033 (MW)	Total Energy Generated 2033 (MWh)
		Electrical Capacity (MWe)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)		
Wind Power (existing include SSAs)	0.27	935.4	2,212,408	164.1	388,129	588.5	1,391,979	752.6	1,780,109
Biomass Energy Crop (CHP)	0.9	18.4	144,857	0	0	0	0	0	0
Energy from Waste with CHP	0.9	0.7	5,751	0	0	0	0	0	0
Hydropower	0.37	6.7	21,860	6.6	21,304	0.1	417	6.7	21,721
Landfill Gas	0.6	2.3	11,826	2.3	11,826	0	0	2.3	11,826
Solar PV Farms	0.1	24,768.6	21,697,316	126.5	110,851	305.2	267,311	431.7	378,162
Other including food waste, animal slurry, poultry litter, sewage sludge & sewage gas (AD with CHP)	0.42	3.3	12,046	1.0	3,679	1.3	4,857	2.3	8,536
Building Integrated	0.1	52.7	46,133	29.4	25,792	4.6	4,068	34.1	29,860
<b>Total</b>	-	<b>25,788</b>	<b>24,151,498</b>	<b>330</b>	<b>561,534</b>	<b>900</b>	<b>1,668,633</b>	<b>1,230</b>	<b>2,230,214</b>
Electrical energy demand 2008					923,148	Projected electrical energy demand			917,389
Percentage electricity demand met by renewable energy resource					61%				243%
* This is the maximum resource, it includes existing capacity and 100% of the potential.									
** Targets are based on a percentage of maximum potential minus existing generation.									

Table 9: Resource Summary for Renewable Electricity

Energy Technology	Capacity Factor Assumed	Maximum Potential * 2033		Existing		Additional ** Target 2033		Total Installed Capacity	Total Energy Generated
		Heat Capacity (MWt)	Energy Generated (MWh)	Installed Capacity (MWt)	Energy Generated (MWh)	Installed Capacity (MWt)	Energy Generated (MWh)	2033 (MW)	2033 (MWh)
Existing Biomass (CHP)	0.5	36.7	160,953	0	0	0	0	0	0
Biomass Boilers, Wood	0.5	36.3	159,197	0	0	0	0	0	0
Energy from Waste with CHP	0.5	1.5	6,390	0	0	0	0	0	0
Other including animal slurry, poultry litter, sewage sludge and sewage gas (AD with CHP)	0.5	3.7	15,990	0.2	986	2.0	8,736	2.2	9,722
Landfill Gas (with CHP)	0.5	0	0	0	0	0	0	0	0
Building Integrated	0.2	89.9	157,440	35.0	61,292	11.0	19,230	46.0	80,522
<b>Total</b>				<b>35.2</b>	<b>62,278</b>	<b>13.0</b>	<b>27,966</b>	<b>48.2</b>	<b>90,244</b>
Heat energy demand 2008				2,130,266		Projected electrical energy demand			1,493,795
Percentage thermal demand met by renewable energy resource				3%					6%
* This is the maximum resource, it includes existing capacity and 100% of the potential.									
** Targets are based on a percentage of maximum potential minus existing generation.									

Table 10: Resource Summary for Renewable Heat Strategic Search Areas

## Pre-Assessed Areas for Wind Energy

### Local Search Areas

11.485 The REA has assessed the potential for the Authority to deliver renewable energy, and has concluded that larger scale electricity generation from solar may be viable in parts of the Authority. These areas are set out in the REA, and are annotated on the Proposals Map as Local Search Areas (LSAs). LSAs are identified by applying a series of assumptions and by undertaking a mapping exercise that used layers of constraints. These areas are considered to be the least constrained areas within the Authority in order to deliver energy.

11.486 Three Solar PV LSAs have been identified as being suitable for schemes larger than 5MW. LSAs are identified to encourage developers to further investigate the potential for solar farms in these areas. Further site specific assessments will be required to assist any planning application for such developments.

11.487 Land within LSAs will not be safeguarded for energy generation, however, there will be a prioritisation for such developments where there are simultaneously competing interests. Developments will be required to minimise landscape and visual impacts.

LSA	LSA Area (KM2)	Potential Installed Capacity (MW)	Location
A	3.31	72.9	North East of Farmers
B	0.90	23.8	Mynydd Pencarreg
C	0.99	30.3	West of Talley

### Other Technologies

11.488 Whilst the REA recognises that solar technologies have the most potential to deliver renewable energy within the County, proposals for other renewable energy technologies, including biomass, energy from waste, hydro power, and landfill gas will also be favourably considered, subject to meeting the provisions of these policies.

### Locational Considerations

11.489 In assessing the cumulative impact of proposals, any unacceptable harm to the landscape, visual impact, noise, ecology, and surface and groundwaters will also be considered against other renewable energy and low carbon developments.

11.490 The amenity of residents and occupants of nearby properties should be considered, and any potential nuisance arising from the development and its associated infrastructure should be minimised. Proposals that would result in unacceptable nuisance arising from the operation of such development, such as noise, safety risk, radio, telecommunications or aviation interference, shadow flicker from wind turbines and glint and glare from solar panels will not be permitted.

11.491 Proposals will be required to ensure that they do not give rise to problems of highway safety or have a detrimental effect on the highway network as a result of construction and maintenance traffic. In siting development, existing bridleways, cycleways and footpaths shall be safeguarded with no permanent loss to their length and quality. Temporary and appropriate re-routing of public rights of way during construction will be required. Encouragement will be given to enhancing existing and providing new recreational facilities. Supplementary Planning Guidance will be produced to expand on the provisions of Policy CCH1 and CCH2.

### Policy CCH3 – Electric Vehicle Charging Points

**Proposals for development will be required to include the installation of an electrical socket suitable for charging electric vehicles**

#### 1. Residential Development

<b>Houses</b>	<b>Where houses are provided with a garage, driveway or dedicated parking bay, one standard EV Charging Unit* should be provided per dwelling.</b>
<b>Flats (non-dedicated parking bays)</b>	<b>Where flatted development has integrated parking bays (under croft or parking court) proposals should include at least one dedicated bay with Fast EV Charging Unit (as a minimum) to service the development.</b>

#### 2. Non-Residential Development

**For non-residential developments where car parking is provided, at least 10% of those bays should have ULEV charging point. Rapid charging points for electric vehicles, should be provided where the local electricity network is technically able to support this.**



11.492 National policy in the form of Planning Policy Wales sets an agenda which seeks to progress towards a shift to low or zero emissions means of road transport. In this respect, it recognises the role of electrical charging points in delivering that shift<sup>[1]</sup>.

11.493 In taking this view it advocates adopting a sustainable approach which balances short-term needs against long-term objectives in relation to considerations such as reduced public exposure to airborne pollution, noise pollution etc. as part of the preparation of development plans.

11.494 As reflected in figure 12 below, Welsh Government policy sets out a sustainable transport hierarchy in relation to new development. This hierarchy recognises the role of Ultra Low Emission Vehicles in decarbonising transport, particularly in rural areas<sup>[2]</sup>.



Figure 12: The Sustainable Transport Hierarchy for Planning

11.495 This LDP recognises the diversity of communities across Carmarthenshire noting in particular the largely rural characteristics that typify much of its area. As reflected in PPW such areas often require different approaches to sustainable transport with new development needing to reflect local circumstances. For example, in developing the LDP strategy regard has been had to the potential for growth within rural areas and the identification of sites has had regard to the hierarchy including measures to encourage the use of Ultra Low Emission Vehicles. In this regard the above policy provides a clear focus on access to such vehicles as a positive policy objective for developments across the authority including in rural communities.

<sup>[1]</sup> Planning Policy Wales: Edition 11

<sup>[2]</sup> Planning Policy Wales: Edition 11

11.496 The Plan recognises the impacts of climate change and the move to decarbonisation with the need to promote access to alternative means of transport in accordance with the provisions of national policy. 35% of Carmarthenshire's residents live in rural areas with 65% of the land area classified as rural. The rural nature of much of Carmarthenshire has therefore been a key consideration in developing the strategy and the distribution of growth.

11.497 Rurality is a particular challenge for public transport, with the sparse populations in most rural areas and communities, served by a low frequency service.

11.498 Whilst it is recognised that the promotion of sustainable transport and indeed the eventual decarbonisation of transport can be achieved in many urban areas it must not further dislocate the connections between urban and rural communities<sup>[3]</sup>. In relation to our communities within rural areas the Plan seeks to deliver a sustainable development in a way which references and integrates new and alternative transport approaches including the promotion of ultra-low emission vehicles. Proposals for Flats (non-dedicated parking bays) should provide Rapid charging points where the local electricity network is technically able to support its provision and where it doesn't render the development unviable.

11.499 Where a home has a dedicated parking space in the form of a garage or a driveway/parking bay as a minimum requirement a 16 Amp socket should be provided either in a garage or in close proximity to a dedicated car parking place. In the absence of a garage, a wall mounted external socket should be provided.

11.500 Proposals for non-residential and commercial developments should include as a minimum requirement charging points for 10% of car parking spaces. In implementing this requirement regard will be had to the provisions of PPW Edition 11: Paragraph 4.1.39. Note:32 Amp socket. Commercial standalone charging units provide 2 chargers.

11.501 This provision of this policy seeks to future-proof new housing as part of the Councils commitment to tackling the declared climate change emergency. However, it is recognised that as capacity improves across the grid there may be circumstances where the current and projected capacity is unable to meet the demands arising from the policy in relation to a particular development. In such circumstance's application should be

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<sup>[3]</sup> Re-energising Wales: Decarbonising Transport in Wales – Institute of Welsh Affairs (June 2018)  
[www.iwa.wales/wp-content/uploads/2018/06/IWA\\_Decarbonising\\_Transport-1.pdf](http://www.iwa.wales/wp-content/uploads/2018/06/IWA_Decarbonising_Transport-1.pdf)

accompanied by robust evidence detailing any such issues including viability implications in the undertaking of any infrastructure improvements would have on the development. Reference should be had to the SPG for ULEV requirements in new developments.

#### **CCH4: Water Quality and Protection of Water Resources**

**Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements in water quality. Proposals will be permitted where they do not have an adverse effect upon water resources, water quality, fisheries, nature conservation, public access, or water related recreation use in the County.**

**Where appropriate, SuDS must be implemented with approval required through the Sustainable Drainage Approval Body (SAB).**

**Proposals will be supported if they promote the safeguarding of watercourses through ecological buffer zones or corridors, protecting aspects such as riparian habitats and species, water quality, and providing for flood plain capacity.**

**Development will only be permitted if it can be demonstrated that there is no adverse effect on the integrity of phosphorus sensitive riverine Special Areas of Conservation (SACs). In the hydrological catchment area designated for riverine SACs, development creating wastewater discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC. This can be achieved through implementation of mitigation measures and associated supplementary planning guidance. Where evidence demonstrates that adverse effects on the integrity of river SAC can be avoided or offset using mitigation, these must be agreed with the Council on a case-by-case basis, in consultation with NRW.**

11.502 Water as a resource is extremely valuable and matters such as pollutants, flood prevention, groundwater and the protection and the enhancement of aquatic ecosystems are all important considerations reflected by legislation and guidance. The Water Framework Directive (2000/60/EC) (WFD) sets out the requirements in relation to the water environment and full regard should be had to its content.

11.503 Water pollution and consequent poor water quality can be from a single source, or from diffuse sources, such as from agricultural and urban runoff. The WFD has provided the opportunity to work with partner organisations, particularly Natural Resources Wales, to recognise the need to improve the whole water environment and promote the sustainable use of water for the benefit of both people and wildlife. River Basin Management Plans

(RBMP) have been prepared which set out environmental objectives and standards, and a programme of measures by which they can be achieved.

11.504 Dŵr Cymru Welsh Water (DCWW) are responsible for the supply and treatment of water within the County. DCWW continue to meet increased demand for sewerage services through legislative and regulatory mechanisms, and supply/demand investment as set out within the Asset Management Programme (AMP). The AMP investment will support future growth and regeneration.

11.505 With regards to the Carmarthen Bay and Estuaries European Marine Site (CBEEMS), reference should be made to Policy INF4. The Burry Inlet SPG has been prepared to elaborate upon this Plan. It seeks to balance environmental and developmental considerations with a view to facilitating the delivery of growth within the revised LDP up to 2033.

11.506 The consideration of the environment is a key concept of sustainable development. Given that the impact of the Plan's allocations and commitments has already been considered by the Authority and deliverability established, this Policy simply provides a means to explore project or application-level matters on a site-by-site basis, as and where appropriate. This Policy seeks to provide the Authority with a means to consider the merits of proposals that come forward within the Plan period that are not currently identified within the Plan.

11.507 Water quality can be improved through measures such as effective design, construction and operation of sewerage systems, the use of GBI such as wetlands or greenspace for flood alleviation, and the use of SuDS. The promotion of good agricultural practice and the sustainable management of natural resources would also contribute to improvements in quality. Where appropriate and applicable to the planning system, this Plan identifies measures that can be taken forward. Reference is made to restoration as a key principle of the Water Framework Directive, such as the use of green engineering to restore the natural state and functioning of the river system by removing culverts to help support biodiversity, recreation, flood management and landscape development.

11.508 Proposals should seek wherever possible to incorporate water conservation techniques including rainwater harvesting and grey-water recycling.

11.509 The water resources requirements for Carmarthenshire are supplied entirely by DCWW, and the county lies within the Tywi conjunctive use system (Tywi WRZ). The most recent DCWW Resource Management Plan predicts that the Tywi WRZ will be in surplus

throughout the period of the LDP, based on the projected increase in household numbers within Carmarthenshire of 14.6% between 2014 and 2039, with an increase from 82,751 to 89,532 between 2018 and 2033. This overall growth forecast exceeds the growth provided for in the LDP.

11.510 Development should seek to connect to the existing mains waste water infrastructure network in the first instance. Exceptionally, for development where it is not feasible to connect to public waste water treatment works (WWTW), any such proposals will need to justify why connection is not feasible and demonstrate compliance with WG Circular 008/2018 and Natural Resources Wales guidance for connections to private treatment works/septic tanks. New development proposals which place pressure on the capacity of the existing water supply and the water and sewerage treatment infrastructure must ensure the necessary infrastructure is in place or will be provided to serve them within an appropriate AMP programme. The increasing pressure on the infrastructure and on nature is an important consideration and new development will be expected to demonstrate that adequate consideration is given to the conservation of water resources and the protection of water quality.

11.511 Additional considerations apply to new development where there is the potential for increases in phosphorus, particularly because of waste water discharges, to have an adverse effect on the integrity of the Afon Cleddau, Afon Teifi, Afon Tywi and River Wye Special Areas of Conservation (SAC's), in line with the Habitats Regulations 2017 (as amended).

11.512 Increases in flows to mains WWTW can lead to increases in nutrients in watercourses because of discharges from the works. This policy seeks to manage waste water discharges arising from new development to ensure compliance with the Habitats Regulations 2017 (as amended) and known WWTW constraints. It applies to all riverine SAC's within Carmarthenshire including their tributaries.

11.513 In January 2021, Natural Resources Wales (NRW) set new phosphorus standards for riverine Special Areas of Conservation (SACs). In respect of Carmarthenshire, compliance tests undertaken by NRW found failure to meet these new standards in the Afon Cleddau and Afon Teifi.

11.514 To facilitate delivery of development which may be affected by this policy, the Council have prepared 'the 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy'. The document sets out the strategic approach for delivering phosphorus reductions in these

catchments while also facilitating LDP growth and demonstrating that mitigation can be delivered in practice. The document sets out a range of measures, which have been agreed in consultation with NRW. The 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy' are living documents that will develop during the lifetime of the LDP, in consultation with NRW.

11.515 The delivery of the 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy' will be supported by the established of Afon Tywi, Teifi and Cleaddau Nutrient Management Boards (NMB's). These Boards which will have wider duties with a broader aim to deliver the long-term solutions on a catchment basis, both to address the issue of excessive phosphorus in rivers, generated from existing activities and land uses in the wider catchment, and to identify measures which might be relied upon to deliver wider benefits and net reductions across the catchment. These measures are outside the scope of the LDP and planning but are important for a robust approach to reducing phosphorus in Carmarthenshire's riverine SAC's. SPG will be produced to support the policy and mitigation approaches identified and to further elaborate on the role of s106 and developer contributions.

11.516 Matters relating to abstraction and water supply will need to be continually monitored, to ensure that the growth identified within this LDP is commensurate with the availability of the resource, over and above the protection allowed through this policy. Reference should be made to Carmarthen Bay Abstraction Licencing Strategy (2014).

11.517 The Council will continue to work with and consult NRW and DCWW on development proposals as appropriate. The Council will also further consult NRW on development proposals in the vicinity of river corridors and estuaries. Prospective developers should seek the advice and consent of NRW when appropriate. The requirement for an appropriate buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity. The requirement is 8 meters where proposals relate to a main river, and 7 meters where proposals relate to an ordinary watercourse. Where proposals relate to a main river or ordinary watercourse, the requirement for an appropriate buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity. In some circumstances, activity near watercourses will need consents including Flood Risk Activity Permits (FRAP) from NRW on main rivers and/or Flood Defence Consents from the LLFA on ordinary watercourses.

11.518 Proposals must satisfy the policies and provisions of the Plan as a whole. Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the

Natural Environment, most notably in relation to sites of international importance to nature conservation. There are opportunities to acknowledge and embrace GBI as part of a placemaking approach.

11.519 Reference should be had to paragraph 11.536 of Policy PSD12 in relation to proposals that lead to increases in nutrient loading to the environment and potentially impact upon water and air quality.

## **CCH5: Flood Risk Management and Avoidance**

**Proposals for development located within areas of identified flood risk will only be permitted in exceptional circumstances, where:**

- a) In areas at risk of fluvial, pluvial, coastal and reservoir flooding, where it can be demonstrated that the development meets the justification tests set out within National Policy<sup>97</sup> and is supported by robust technical evidential statement. However, only less vulnerable development will be permitted within Zone C2.**
- b) Where it would not have a detrimental effect on the integrity of existing fluvial, pluvial, or coastal flood defences, or would impede access to existing and future defences for maintenance and emergency purposes;**
- c) it would not lead to an unacceptable increase in the risk of flooding on the site or elsewhere will not be permitted; or,**
- d) In areas subject to flood risk from localised sources, a drainage strategy is submitted which demonstrates to the Council's satisfaction that the impacts can be managed or alleviated.**

**Proposals should seek to incorporate effective and environmentally sympathetic flood risk mitigation measures, such as SuDS.**

**Proposals where there is the potential for floodplain reconnection should be incorporated into the development to ensure that opportunities are maximised, and that floodplain storage and water flow are not adversely affected.**

11.520 The majority of Carmarthenshire's settlements are located by rivers or the coast. This reflects the historical development pattern and whilst the Plan cannot influence the spatial patterns of the past, it can help shape the decisions with the wellbeing of future generations in mind.

11.521 Whilst an understanding and recognition of river and tidal flooding has been implicit in planning practice for many years, there is now an increasing awareness of other sources

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<sup>97</sup> As identified within Technical Advice Note 15 (2004) – Development Advice Maps

of flooding – notably surface water. These other sources can impact upon settlements that are not close to a river or the coast.

11.522 The policy, and the strategic direction of the Plan recognises and reflects the need for a sustainable approach to flood risk. As such, this Plan priorities the protection of the undeveloped or unobstructed floodplain from development and seeks to prevent the cumulative effects of incremental development<sup>98</sup>. However, it also seeks to recognise that the dynamics of flood risk are complex and extend beyond the on-site connotations in respect of the siting of an individual development.

11.523 The Plan has regard to the provisions of national planning policy on flood risk and a precautionary approach has been taken in formulating policies which identify land use allocations and site specific proposals. The Plan also looks to recognise the dynamic nature of flood risk but also their vital contribution to the environmental qualities, biodiversity, green and blue infrastructure network, and the intrinsic landscape value of the County.

11.524 The contribution of natural channel processes is recognised, and the policy encourages floodplain reconnection. Consequently, developments and notably new infrastructure should be designed in a way which does not result in the net loss of floodplain storage, impede water flows, or increase flood risk elsewhere<sup>99</sup>. Regard should be had to the Working with Natural Processes (WWNP) Floodplain Reconnection Potential<sup>100</sup>.

11.525 National policy in respect of flood risk is set out within Technical Advice Note 15: Development and Flood Risk (2004). The fluvial and tidal flood risk areas are set out on the accompanying Development Advice Maps (DAM). These areas are categorised as 4 zones, namely Zone A, Zone B, and more notably Zones C1 and C2 which are more susceptible to flooding.

11.526 Development will only be considered in areas at a high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN 15. Where a development is proposed in an area of identified flood risk an accompanying technical evidential statement must be provided to satisfy the

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<sup>98</sup> Planning Policy Wales Edition 11

<sup>99</sup> Planning Policy Wales Edition 11

<sup>100</sup> <http://lle.gov.wales/catalogue/item/WWNPFloodplainReconnectionPotentialWales/?lang=en>



provisions of TAN15 and show clearly that the new development will alleviate the threat and consequences of flooding.

## **CCH6: Renewable and Low Carbon Energy in New Developments**

**Development proposals that connect to existing sources of renewable energy, district heating networks, or use low carbon technology will be supported.**

**Development proposals that include: residential development of 100 or more homes; or development with a total floorspace of 1000sq m or more; will be required to submit an Energy Assessment to determine the feasibility of incorporating such a scheme, and where viable, would be required to implement the scheme.**

**Major developments that consume significant energy will be encouraged to facilitate the development of, and/or connection to proposed District Heating and Cooling Networks.**

11.527 This policy seeks to encourage the incorporation of renewable and low carbon energy in all new developments.

11.528 An Energy Assessment will investigate the potential to incorporate and use low carbon technology, or to use existing sources of renewable energy or district heating networks. Assessments will be required to demonstrate how the development can make a contribution towards increased levels of energy generation from renewable or low carbon sources.

11.529 Further guidance will be provided in the Renewable and Low Carbon Energy Supplementary Planning Guidance.

## **CCH7: Climate Change – Forest, Woodland, and Tree Planting**

**Support will be given to proposals which seek the creation and protection of new (or the enhancement of existing) woodland, forests, tree belts and corridors, and where they promote the delivery of the national and local decarbonisation targets.**

**Support will be given to proposals that will deliver the multiple benefits associated with well-designed and well managed trees, woodlands, and forests (e.g., carbon sequestration, flood alleviation, improvements in air and water quality, nutrient mitigation, biodiversity and nature recovery, landscape, health and well-being, and amenity value).**

**Proposals should consider potential adverse effects upon the environment, cultural heritage, communities, and landscape, and, where appropriate, follow the mitigation hierarchy.**

11.530 In 2021, Welsh Government has identified a target of increasing woodland cover in Wales by at least 5,000 hectares per annum to tackle the climate emergency <sup>101</sup>. This policy reflects this national objective and the commitment to the creation of a national forest. There are opportunities to create links to GBI, incorporate active travel facilities and enhance tourism and leisure opportunities, as well as promoting enhanced biodiversity, connectivity, and ecosystems resilience. Well-designed woodland planting can address both the Climate and Nature Emergencies, as declared by Welsh Government and the Council.

11.531 Trees are recognised as have multiple benefits, as outlined within the South West Wales Area Statement <sup>102</sup> and The Welsh Government's Strategy for Woodlands and Trees <sup>103</sup>. Trees, forest, and woodland provides a range of ecosystem services, such as improving air quality, providing a cooling effect and shade in summer, reducing noise, carbon sequestration and increasing resilience to climate change trees, forests and woodlands also offer aesthetic and amenity value, and can act as landmark features within our settlements and open countryside. They can contribute to nature conservation and increase biodiversity, and often have historic and recreational value. They also help to generate a feeling of 'well-being' and have an economic benefits.

11.532 The planting of trees, woodlands and forests can assist in tackling issues around flood risk, providing a soft engineering solution which can be undertaken in isolation or in conjunction with hard infrastructure (man-made structures). Proposals will be expected to demonstrate how they will contribute to flood risk alleviation.

11.533 Planting proposals that are designed to create woodlands and forests which will be managed using silvicultural systems that do not rely on clear felling, and

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<sup>101</sup> <https://gov.wales/written-statement-trees-and-timber>

<sup>102</sup> <https://naturalresources.wales/about-us/area-statements/south-west-wales-area-statement/cross-cutting-theme-mitigating-and-adapting-to-a-changing-climate/?lang=en>

<sup>103</sup> [https://gov.wales/sites/default/files/publications/2018-06/woodlands-for-wales-strategy\\_0.pdf](https://gov.wales/sites/default/files/publications/2018-06/woodlands-for-wales-strategy_0.pdf)

which will be managed using low impact or continuous cover systems will be supported.

11.534 Proposals must be appropriate to the cultural and ecological character of the locality, in addition to the wider landscape. The Plan supports the planting of a type, scale, design, and species mix that is appropriate to the locality. Where appropriate, support may also be given towards land-use change for proposals which are design to mitigate the impacts of climate change and have multiple benefits (as highlighted above). As proposals should consider potential adverse effects upon the landscape, nature conservation, and the historic environment in line with the mitigation hierarchy, specific reference is made to NE1, NE2, and BHE2.

## Strategic Policy – SP 17: Transport and Accessibility

**Sustainable and deliverable development requires an integrated, accessible, reliable, efficient, safe, and sustainable transport network to underpin delivery. The Plan therefore contributes to the delivery of a sustainable transport system and associated infrastructure through:**

- 1. Reducing the need to travel, particularly by private motor car;**
- 2. Addressing social inclusion through increased accessibility to employment, services, and facilities;**
- 3. Supporting and, where applicable, enhancing alternatives to the motor car, such as public transport (including park and ride facilities and encouraging the adoption of travel plans) and active travel through cycling and walking;**
- 4. Re-enforcing the function and role of settlements in accordance with the settlement framework;**
- 5. Promoting the efficient use of the transport network;**
- 6. Enhancing accessibility to places of employment, homes, services, facilities, and other significant trip generating proposals at locations with access to appropriate transport infrastructure;**
- 7. The incorporation of design and access solutions within developments to promote accessibility;**
- 8. Providing walking and cycling routes, linking in with active travel and green and blue infrastructure networks;**
- 9. Providing for new technological solutions through Ultra Low Emission Vehicles Charging Points in new developments; and,**
- 10. Adopting a sustainable approach to the design, function, and layout of new development, including providing appropriate levels of parking.**

11.535 The LDP and the Policy recognises the role that movement, connectivity, legibility, and their associated transport links play, particularly across a county as diverse as Carmarthenshire. The LDP strategy reflects and promotes the principles of sustainability and accessibility to essential services and facilities with the aim of achieving viable, self-supporting settlements and sustainable communities thus increasing social inclusion, cohesion and economic diversity and vibrancy. The settlement framework reflects the sustainability of settlements and the sustainable transport hierarchy by locating development where services, jobs, shopping and leisure facilities are located, but also recognising the diversity of the County and its rural communities including the rural areas. The County's transport network is diverse, connecting people and services through the highway, public transport, pedestrian and cycle routes, and PROWs (including bridleways).

11.536 In achieving the above, the strategy has regard to the highway and rail network along with accessibility to public transport and the potential for growth of settlements reflecting their levels of accessibility. In urban settlements the nature of their connectivity and frequency of transport is reflected through the settlement hierarchy. However, even

within some of these settlements there is an inconsistency in the availability of an active travel network. Across the more rural areas and their communities, a lack of public transport access and the links afforded through active travel networks is inevitably more fragmented consequently this needs to be balanced against a development's potential contribution towards sustaining that community and the rural economy of the area.

11.537 The Plan will seek to guide development in the rural parts of the County to within and adjoining defined settlements, as opposed to sporadic countryside locations except where in accordance with the policies of this plan.

11.538 The Policy highlights the need for improvements to, and expansion of, Active Travel and public transport as part of proposals for development. This reflects the move away from the use of the private motor car. The Policy however also seeks to reflect the potential in terms of reducing harmful emissions through the introduction of Ultra Low Emission Vehicle Charging points in new development (reference should be made to Policy: CCH3).

11.539 This seeks in part to respond to the diversity of the County, accessibility and the aim of reducing the need to travel (and reducing CO2 emissions) and this remains a challenge for a large part of Carmarthenshire. This challenge is particularly evident when addressing the need to sustain rural areas, and to ensure that their communities do not suffer social exclusion. This must also relate to a realistic acceptance that the motor car remains an important means of travel in such areas.

11.540 Minimising travel may also be possible through an integrated transport strategy and the development of self-sustaining communities (including the availability of services and facilities) and the availability of alternatives through appropriate initiatives such as 'Bwcabus'. It is recognised that developing public transport as a viable and credible alternative to the use of the private car will assist in the reduction of congestion on key transport corridors. It is however also recognised that as technology progresses the potential impact or otherwise of the private car itself will change.

11.541 The LDP seeks to positively promote solutions which encourage access to technological changes, including electric charging points, in promoting a reduction in harmful emissions and enhancing social inclusion and accessibility.

11.542 Where a scheme is identified as requiring further feasibility, design, and preparation it is not identified within the LDP. This reflects the potential for an absence of clear indications of delivery.

11.543 The role of the County as a centre for cycling in Wales is recognised and the Council’s Cycling Strategy will be considered and where appropriate reflected as the LDP progresses. In this respect, the role of the cycling network as an economic driver and leisure and tourism asset is recognised. Similarly, its contribution to the promotion of accessibility and benefits to our communities are also recognised, as is the contribution of the public footpath network and bridleways.

11.544 The following table identifies the primary road network, including trunk roads, and the core network. These routes are identified on the constraints map as corridors for movement.

## Primary and Core Road Networks

**Primary Road Network** (corresponds to the identified Strategic network):

M4	A484	A40 (T)
A48	A476	B4310
A4138	A477 (T)	B4335
A474	A4878	B4336
A483 (T)	A4069	B4459
A48 (T)	A482	B4039
A486	A485	B4317

**Core Road Network** (corresponds to the identified Highway network):

A4066	B4304	B4556
A4068	B4306	B4301
B4299	B4300	B4303
B4333	B4328	B4314
B4310	B4312	B4297
B4337	B4308	
B4302	B4368	

## TRA1: Transport and Highways Infrastructural Improvements

**Transport routes, improvements and associated infrastructural facilities which deliver the objectives and priorities of the Joint Transport Plan for South West Wales (2015 – 2020) will be supported.**

**The improvements to the highway infrastructure as part of the Cross Hands Economic Link Road will be safeguarded with the route identified on the proposals map.**

**Proposals which maintain and enhance an integrated sustainable transport network will also be supported where they accord with the policies and provisions of this Plan. Development proposals which do not prejudice the efficient implementation of any identified improvement or scheme will be permitted.**

11.545 The Regional Transport Plan identifies the Cross Hands Economic Link Road as a Transformational connectivity project for the Swansea Bay City Region.

11.546 Significant progress has been made in the delivery of the Cross Hands Economic Link Road (ELR) with Phase 1 opening as part of facilitating the Cross Hands East Strategic Employment Site. A further phase between Llandeilo Road and Penygroes is nearing completion. The phase between Black Lion Road and Penygroes has planning permission and provides an opportunity to facilitate further development of the former Emlyn Brickworks site in Penygroes is now open.

11.547 The ELR will ease congestion at the A48 Cross Hands Roundabout which is part of the Trans European Network (TENS) as well as improve safety at the "6 ways" junction in Gorslas. The scheme will provide a key link in the highway network to Llandeilo as part of the Swansea to Manchester trunk road.

11.548 The new link road from A40 dual carriageway to College Road near Parc Dewi Sant and Trinity St. David's University was opened in March 2019. This allowed access to education and employment sites as well as delivering infrastructure for future housing growth and facilitating the Yr Egin (S4C) development (see Policy SP6: Strategic Sites).

11.549 Ammanford Distributor Road Phase 2 is identified as part of a long-term proposal to assist in economic regeneration of the wider Ammanford and Amman Valley areas. Whilst the LDP does not safeguard or identify this route, it recognises its status within the Joint Transport Plan and the Council will monitor any progress towards its delivery. The absence of clear indications of delivery and a defined alignment dictate that it is not identified within the Policy or on the proposal map.

11.550 Further schemes identified within the Regional Transport Plan for Carmarthenshire 2015 – 2020 include those schemes listed for 2020 – 2030 and will be reviewed

considering progress updates emanating from the Joint Transport Plan and future strategies:

- Ammanford Economic Regeneration Infrastructure (Wind St/Tirydail) – Junction improvements (completed 2019)
- Carmarthenshire Strategic Transport Corridors and Interchanges - ongoing improvements to main Bus Corridors.
- Carmarthenshire Walking and Cycling Linkages - Continued development of a comprehensive network of Walking & Cycling Linkages such as the Amman Valley Cycleway, Carmarthenshire employment routes and the National Cycle Network to improve access to employment, education and other services as well encouraging tourism and healthy lifestyles.
- A4138 Access into Llanelli incorporating Llanelli/M4 Park and ride/share – Subject to further design and implementation of preferred options from 2019/20.
- Towy Valley Transport Corridor (Towy Valley Cycleway) - Cycleway with links to key attractions including the market towns of Carmarthen and Llandeilo with a phased approach to implementation with the initial phase under construction.
- Llanelli Integrated Transport Interchange – In the Station Road/Copperworks Road areas, this represents a key focal point for transport interchange between a number of modes including the Town’s railway station, key commercial bus routes and a park and ride (rail) facility.
- Sustainable Travel Centres - May include EV charging infrastructure, targeted home zones, interchange improvements, cycle racks and employment centred sustainable travel routes
- Access to Pembrey Country Park - Replace/upgrade the existing single lane road over the Rail Bridge which currently serves Pembrey County Park (PCP).

## TRA2: Active Travel

**Proposals which enhance walking and cycling access by incorporating the following within the site, and/or making financial contributions towards the delivery of off-site provision, will be supported:**

- a) Permeable, legible, direct, convenient, attractive and safe walking and cycling routes connecting the development to: surrounding settlements; public transport nodes; community facilities; commercial and employment areas; tourism facilities; and, leisure opportunities;**
- b) Improvements, connections, and/or extensions to: footpath network and existing PROWs (including bridleways); cycle network and routes; Safe**



- Routes to School; and, routes forming part of the Green and Blue Infrastructure network; and**
- c) Facilities that encourage the uptake of walking and cycling, including: appropriate signage; secure and convenient cycle parking; and changing and associated facilities.**

**Proposals which have a significant adverse impact on PROW or existing routes identified through the Active Travel (Wales) Act 2013 will be expected to contribute to the delivery the Council's Active Travel Plan.**

11.551 Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services<sup>104</sup>.

11.552 The Plan seeks to promote accessibility to alternative means of transport to help reduce car use, and to support the Council in fulfilling its legal duty under the Active Travel (Wales) Act 2013 to develop, improve and maintain local walking and cycling networks. Proposals will be encouraged to use Standards of good practice including the Active Travel Act Design Standards and other relevant guidance to ensure the design principles reflect and deliver Active Travel. Regard should also be had to the Council's Highways Design Guide.

11.553 In utilising this policy regard should be had to the provisions of the LDP on placemaking and green and blue infrastructure. In this respect, the Plan emphasises a commitment to quality environments and design, with active travel and walking and cycling as important components.

11.554 Proposals within rural areas should reflect the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys<sup>105</sup>.

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<sup>104</sup> Planning Policy Wales Edition 11

<sup>105</sup> Planning Policy Wales Edition 11

### **TRA3: Gwili Railway**

**Proposals will be permitted where they do not prejudice the following in relation to the Gwili Railway:**

- a) The extension of the Gwili Railway northwards to Llanpumsaint;**
- b) The provision of a new station at Glangwili, Carmarthen.**

11.555 Proposals for the Gwili Railway will be considered in light of their effect on local traffic conditions, on the quality of the environment and infrastructural requirements.

11.556 The Gwili Railway is an important tourist attraction and the Council will support the long-term proposals to extend the line northwards ultimately to Llanpumsaint and the provision of a new station as identified within the Policy.

11.557 The safeguarded areas and routes are shown on the Proposals Map.

### **TRA4: Redundant Rail Corridors**

**Proposals for development which do not prejudice the re-use of redundant rail corridors for potential future recreational and rail development purposes will be supported.**

**Proposals should also recognise the importance of redundant rail corridors as wildlife corridors and opportunities for expanding the network of green and blue infrastructure.**

11.558 The Plan area has a number of former railway lines which offer considerable benefit for recreational activities including cycle routes, footpaths and bridleways. Consideration also needs to be given to the potential future re-use of rail routes when considering proposals, which may impact upon the continuity and availability of the route.

### **TRA5: Highways and Access Standards in Development**

**Proposals for development will be permitted where they:**

- a) Incorporate the necessary access standards reflecting the road classification and conditions;**

- b) Include appropriate visibility splays and design features necessary to ensure highway safety and that the ease of movement is maintained, and enhanced where required;**
- c) Do not generate unacceptable levels of traffic which has a detrimental impact on the surrounding road network, highway safety, or would cause significant harm to the amenity of residents.**
- d) Will not result in offsite congestion in terms of parking or service provision.**

11.559 Where a development proposal is likely to raise issues in respect of highway capacity of the network, contributions may be required to facilitate appropriate works as part of the granting of any permission.

11.560 In using this policy, reference should also be made to Policy PSD1: Sustainable and High-Quality Design and to the content of the Highways Design Guide which will be adopted as SPG.

## Strategic Policy SP 18: Mineral Resources

**The County's identified mineral resources will be sustainably managed by:**

- a) **Ensuring an adequate supply of minerals, including maintaining an adequate landbank of permitted aggregate reserves (a minimum 10 years for hard crushed rock, and a minimum 7 years for sand and gravel) throughout the Plan period;**
- b) **Encouraging the efficient and appropriate use of high quality minerals and maximising the potential for the re-use and recycling of suitable minerals as an alternative to primary won aggregates;**
- c) **Safeguarding minerals infrastructure, and areas underlain by minerals of economic importance where they could be worked in the future, to ensure that such resources and infrastructure are not unnecessarily sterilised by other forms of development;**
- d) **The use of buffer zones to reduce the conflict between mineral development and sensitive development;**
- e) **Securing appropriate restoration which can deliver specific environmental and community benefits.**

**An 'Area of search' for Sand and Gravel has been defined on the Proposals Map which will form the basis for future exploration and production in order to satisfy the broader subregional requirements. <sup>106</sup>**

11.561 The LDP will seek to ensure that the County provides positively for the working of mineral resources to meet society's needs, and that such resources and minerals infrastructure are safeguarded from sterilisation. In doing so, the LDP seeks to ensure that a proper balance is struck between this fundamental requirement, the need to ensure a prudent use of these finite resources, and the protection of existing amenity and the environment.

11.562 Carmarthenshire has a wide variety of mineral resources as a result of its complex geology. The main feature in the south of the County is the broad sweep of the Coal Measures outcrop, fringed to the north by Carboniferous Limestone. Limestone quarrying is the largest of the extractive industries in the County. The northern parts of the County are underlain by older rocks of Ordovician and Silurian age, mainly sandstones, shales and slates. The economic significance of these is variable.

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<sup>106</sup> As set out in the Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties– Second Review (RTS2) (September 2020).

11.563 Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties– Second Review (RTS2) (September 2020) sets out the contribution that each constituent local authority should make towards meeting the regional demand for aggregates (both hard crushed rock, and sand and gravel).

11.564 For crushed rock, Carmarthenshire forms part of the Swansea City Sub-region, along with the local authorities of Swansea and Neath Port Talbot. Although at present, Swansea is unable to demonstrate an inability to meet RTS2 apportionments, there are more than sufficient reserves within NPT and Carmarthenshire to take up the joint apportionment within this period without resulting in under provision. A statement of sub-regional collaboration (SSRC) has been produced which demonstrates how the constituent Authorities satisfy the requirements of RTS2 in respect of future crushed rock provision.

11.565 In terms of sand and gravel provision, it must be noted that the First Review of the RTS (RTS1) suggested that there would be merit in developing a combined approach to future apportionments and allocations between Pembrokeshire, Ceredigion and Carmarthenshire. Although Carmarthenshire is in a separate sub-region (primarily because of the market for crushed rock in the Swansea area), it is recommended in RTS2 that these joint working arrangements [suggested in RTS1] should continue, with regard to sand & gravel. Therefore, a joint approach is being pursued by Pembrokeshire, Ceredigion and Carmarthenshire for the provision of the allocation requirement for 3.626 million tonnes over the period up to 2038.

11.566 In the event that the allocations for sand and gravel in the three constituent authorities are not sufficient to meet the 3.626 million tonnes over the period up to 2038, an ‘area of search’ for sand and gravel has been identified on the proposals map (with further areas being identified by Pembrokeshire and Ceredigion in their respective Revised LDPs). Furthermore, a statement of sub-regional collaboration (SSRC) is being produced which will demonstrate how the constituent Authorities will satisfy the requirements of RTS2 in respect of future sand and gravel provision.

11.567 In respect of working the resource within the area of search, this will not be carried out within 100m of residential properties. Proposals for extraction will also need to accord with the criteria set out within Policy MR1 Mineral Proposals. On those elements of the area of search that contain grade 3a agricultural land, the need for extraction will be considered in accordance with paragraph 3.59 of PPW Ed.11.

11.568 There is a clear direction from the Welsh Government to avoid the continued extraction and consumption of fossil fuels. Therefore, the Authority does not propose to safeguard coal resources. The Council is required to notify the Welsh Government in the event of proposals for coal or petroleum operations that it is not minded to refuse.

## **MR1: Mineral Proposals**

**Proposals for mineral extraction will be permitted where there is a proven national, regional or local need for the mineral which cannot be met from existing sources or from secondary or recycled material, and where they would not result in any significant adverse impacts upon public health, the environment, local amenity and the local transport network. Applications for minerals proposals will be assessed against the following criteria:**

- a. Suitable access and transport routes have been identified and the potential for minerals to be transported by means other than road has been adequately assessed;**
- b. Noise is demonstrated to be within acceptable levels;**
- c. The best practicable means are identified to control dust, smoke, fumes and to ensure that operations do not cause a deterioration in local air quality or an unacceptable impact on public health;**
- d. Blasting is controlled within acceptable levels;**
- e. Potential impacts on groundwater resources, surface water resources and water supplies are identified and demonstrated to not cause adverse effects and be within acceptable levels;**
- f. There are no unacceptable adverse impacts upon sites of nature conservation importance and ecological features, and adverse impacts upon sites of historic, cultural and landscape importance are identified and demonstrated to be minimal;**
- g. Effective mitigation measures proposed to minimise any potential effects from subsidence or land instability have been identified and demonstrated to the Council's satisfaction;**
- h. Adverse impact on landscape character and visual amenity is not significant;**
- i. Opportunities for the re-use and/or recycling of mineral waste are maximised;**
- j. Satisfactory proposals have been submitted for restoration, landscaping, after use, and after care of the site.**
- k. Effective measures should ensure that utilities infrastructure is protected.**

11.569 The purpose of the policy is to maintain a balance between meeting national, regional and local demand for minerals and minimising the potential adverse effects that

could result from such operations. Minerals extraction can have positive effects on local areas and communities by providing a source of employment and contributing to the local economy, but at the same time measures have to be put in place to protect local health and amenity and the environment from any negative effects that may result. Particular consideration should be given to the potential for impacts to groundwater and water resources and also to public health, the environment (including landscape/townscape and historic designations), local amenity, the local transport network and other environmental parameters.

11.570 It is essential to plan mineral operations which are environmentally acceptable from the outset. The use of planning controls, such as conditions, legal obligations, and monitoring and enforcement can ensure effective control of operations at mineral sites. The controls should be used where they are necessary and relevant to the individual circumstances under consideration. Acceptable levels of impact will vary at different mineral sites and will be dependent upon a number of factors. It will be up to the Authority to determine these in respect of each individual planning application.

## **MR2: Mineral Buffer Zones**

**Provision has been made for Buffer Zones around all sites with extant planning permission for mineral working.**

**New sensitive non-mineral development will not normally be permitted within the identified buffer zones. All buffer zones have been identified on the proposals map.**

11.571 Buffer zones are used to provide areas of protection around permitted and proposed mineral workings where new development which would be sensitive to adverse impact, including residential areas, hospitals and schools, should be resisted. The identification of buffer zones will ensure that there is clear guidance on the proximity of mineral operations to sensitive land uses, and that the potential impact of mineral workings is recognised and planned for in the area around the existing and proposed mineral operations.

11.572 The buffer zone distances of 200m (minimum) around hard rock quarries and 100m (minimum) around sand and gravel extraction sites are set out in *MTAN1: Aggregates*,<sup>107</sup> and 500m buffer zones around coal working sites is set out *MTAN2: Coal*.<sup>108</sup> Exceptions to these distances will be considered in accordance with the provisions set out in *MTANs 1 & 2*.

### **MR3: Mineral Safeguarding Areas**

**Planning permission will not be granted for development proposals where they would permanently sterilise resources of aggregate identified within the mineral safeguarding areas on the proposals map unless:**

- a. The applicant can demonstrate that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable (including compromising amenity and social considerations); or**
- b. The mineral resource has already been extracted; or**
- c. The mineral can be extracted satisfactorily prior to the development taking place; or**
- d. The development is of a temporary nature and can be completed and the site restored within the timescale that the mineral is likely to be needed; or,**
- e. The nature and location of the development would have no significant impact on the potential working of the resource.**

11.573 PPW stresses the importance of safeguarding mineral resources that meet society's needs now and in the future. This, however, does not necessarily indicate a presumption in favour of working the mineral deposits, merely that the location of the mineral is known. The safeguarded areas shown on the Proposals Map relate to the British Geological Survey (BGS) Aggregate Safeguarding Map for South West Wales.

11.574 Development on safeguarded areas may only proceed if the developer can satisfy any of the above criteria. When viewed with other relevant policies of the plan (particularly MR1), mineral extraction will not be appropriate within or adjacent to settlement development limits. However, in cases where other forms of development are proposed in such areas (and a mineral resource worthy of safeguarding has been identified), prior extraction of the resource should be considered as part of the application whilst ensuring

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<sup>107</sup> Minerals Technical Advice Note 1: Aggregates

<sup>108</sup> Minerals Technical Advice Note 2: Coal



that any operation does not have any unacceptable adverse impacts upon the environment, human health, and local amenity.

11.575 With regard to aggregates (hard rock, and sand and gravel) identified and safeguarded on the proposals map, the extraction of mineral resources will generally not be acceptable within 200 metres of identified settlements in the LDP (for hard rock) and within 100 metres (for sand and gravel).

11.576 At present there are no marine wharves within the County. Potential future proposals, where acceptable, will be protected to safeguard marine sand and gravel supply route(s) into the area. Llanelli Sands' operational site in Burry Port (together with the associated 'marine landing site') is identified on the Proposals map, and within Appendix 4 (Minerals Sites), and safeguarded accordingly.

## Strategic Policy – SP 19: Sustainable Waste Management

**Provision will be made to facilitate the sustainable management of waste through:**

- a) **The allocation of adequate, appropriate land to provide for an integrated network of waste management facilities;**
- b) **Supporting proposals for waste management which involve the management of waste in accordance with the ranking set out within in the waste hierarchy;**
- c) **Supporting proposals which have regard to the nearest appropriate installation concept and principles of proximity and self-sufficiency<sup>109</sup>;**
- d) **Supporting proposals for new in-building waste management facilities at existing and allocated industrial sites (B2 use) which are suitable for waste management facilities;**
- e) **Acknowledging that certain types of waste facility may need to be located outside the development limits of settlements;**
- f) **Ensuring that provision is made for the sustainable management of waste in all new development, including securing opportunities to minimise the production of waste.**

**Development proposals must ensure that:**

- i. **There are no significant, adverse effects upon public health, the environment, local amenity and the local transport network;**
- ii. **The proposal is compatible with any neighbouring uses or activities.**

**The co-location of waste management facilities to enable the development of heat networks will be supported, subject to the above criteria; and**

**Waste related proposals must be supported by an appropriate Waste Planning Assessment.**

11.577 Planning issues which must be taken into account when preparing applications for waste developments are set out within Annex C of Technical Advice Note (TAN) 21 Waste (2014). Applications will need to demonstrate how the proposal will contribute towards meeting the objectives in the National Waste Strategy *Towards Zero Waste* and the Collections, Infrastructure and Markets Sector Plan (CIMSP). A Waste Planning Assessment (WPA) should be submitted with all applications for a waste facility classified as a disposal, recovery, or recycling facility. The WPA should be appropriate and

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<sup>109</sup> Article 16 of the EU Waste Framework Directive, 2008

proportionate to the nature, size and scale of the development proposed. Further advice is contained within Annex B of TAN 21 Waste.

11.578 Applicants will need to demonstrate how the waste hierarchy has been addressed in their development proposal. Departure from the waste hierarchy will need to be justified through the use of Life Cycle Assessment. This will need to be documented as part of the WPA submitted by the applicant.

11.579 Although it is difficult to accurately predict the future needs for residual mixed waste treatment, recovery and for the disposal of waste, the CIMSP sets out the continued need for increased recovery of residual mixed waste which are incapable of being recycled. Therefore, a need exists to develop more residual waste treatment and recovery facilities and to ensure that sufficient disposal capacity is maintained at a level appropriate to support the overall aims of *Towards Zero Waste*. Reference is made to the annual Waste Planning Monitoring Reports (WPMRs) for the South-west Wales region (as identified in TAN 21) which provide information and recommendations on cross border working, particularly in respect of how the region's residual waste is being managed and whether there is sufficient remaining landfill capacity.

11.580 General employment sites (B2 uses) may be suitable for many of the future 'in-building' waste facilities. These facilities would cater for industrial and commercial waste as well as local authority collected waste. Being mindful of the need to divert waste away from landfill, the opportunities offered by in-building energy from waste facilities to harness energy for heat and/or power from residual municipal waste will be permitted provided that they are compatible with neighbouring uses and meet the criteria set out above. Proposals that incorporate combined heat and power that could contribute toward district heating schemes for large developments will be encouraged. Those sites with the potential to accommodate in-building waste facilities are listed in Policy: SP6. This is in addition to the existing waste management facilities within the County which are listed in Appendix 8. Many of these, such as the Nantycaws waste management site, are well established and are likely to continue to play a role within the Plan period.

11.581 Proposals involving the recycling and re-use of inert construction and demolition wastes as well as mineral and industrial wastes, will be encouraged. Existing active mineral sites (identified on the LDP Proposals Maps, and listed in Appendix 4), or appropriate construction sites will be the preferred locations. B2 employment land allocations might also be options, for example where in-building waste transfer stations or

materials recovery facilities capable of dealing with such waste can operate. Compatibility with existing employment uses will be a critical factor when assessing proposals for recycling inert wastes on B2 sites.

11.582 B2 employment sites are not suitable locations for certain types of 'open-air' waste operations, particularly landfill or open-windrow composting. Other types of waste facilities, such as civic amenity (CA) sites, are also sometimes more suited to locations away from built up areas. Proposals for open-windrow composting may be considered suitable as part of farm diversification schemes.

## WM1: Sustainable Waste Management and New Development

**Development proposals must ensure that provision is made for the sustainable management of waste in all new development, including storage, recycling and by securing opportunities to minimise the production of waste.**

11.583 New developments have the opportunity to make a contribution towards meeting the targets set out within the National Waste Strategy for Wales *Towards Zero Waste* (TZW) by incorporating adequate facilities and space for the collection, composting and recycling of waste materials into their design. Applying such an approach will also help to encourage participation in recycling at home, at work and public spaces.

11.584 There are a number of key issues that will need to be addressed in connection with waste management that apply to all types of development:

- **Separation of waste for recycling:** incorporating recycling facilities will help to ensure that waste diversion is easy and convenient to implement;
- **Access:** it is important to design easy and convenient access for both users of waste facilities and those who collect waste. This will also help in promoting recycling and make economic provision of waste services more achievable;
- **Pollution:** It is essential that any design and layout considers the potential impact of these facilities on neighbouring properties, in terms of potential odours, noise and the attraction of vermin;
- **Safety:** Security must be addressed at the design stage to ensure any negative impact on human health is minimised;

- **Visual impact:** it is important to minimise the visual impact of waste and recycling bins and to ensure that they do not detract from the amenity and landscape quality of the area.

11.585 The Council is keen to work with developers to see innovative methods of waste management (including on-site treatment where practicable) incorporated into new residential and other developments.

11.586 Developers should ensure sufficient space is incorporated within their development for the placement of waste containers at the kerbside on collection days, and that the route between the storage area and collection point is free from steps, kerbs or other obstructions. Road design and layout standards must take account of the Council's access requirements of waste collection vehicles.

11.587 All businesses are required to have adequate separation and storage facilities for waste. The storage area must meet health and safety requirements for access, lighting and ventilation and also be secure to prevent vandalism and fly tipping. It is also recommended that any storage is developed in consultation with the proposed service provider.

Commercial premises will also be expected to recycle, therefore multiple bins/storage containers are likely to be required.

## WM2: Landfill Proposals

**Proposals for new landfill sites will only be permitted where they can accord with the following:**

- a) Additional capacity is required within the Mid and South West Wales region (evidence must be provided to show where the material will be sourced):**
- b) The proposal conforms with the waste hierarchy, the concept of the nearest appropriate installation and self-sufficiency;**
- c) There would be no significant adverse impact on:**
  - i. The natural heritage, cultural and historic environment;**
  - ii. The geology and hydrogeology of the site;**
  - iii. Controlled waters, including water quality and quantity;**
  - iv. The amenities of neighbouring occupiers, including the effects of traffic movement and the generation of noise, dust, fumes and odours;**
  - v. The local highway network, including access, and highway safety;**

- vi. Public safety, health and well-being;**
- vii. The visual amenity of the site and its environs;**
- viii. Public utilities infrastructure and services; and**
- ix. Good quality agricultural land (Grades 1, 2 or 3a)**

**The method of restoration and aftercare, and the proposed after use will need to form part of the landfill proposal and be completed within the lifetime of any permission granted.**

11.588 The Welsh Government has a long term aim of eliminating landfilling as far as possible. TZW sets limits on the total amount of residual municipal waste and industrial and commercial waste sent to landfill. However, it is recognised that disposal to landfill will continue in the short to medium term. This is partly due to the way in which waste is collected, the infrastructure capacities currently in place to deal with waste, and the existence of legacy wastes (such as asbestos) and incineration residues, where no safe alternative to ultimate landfill disposal currently exists.

11.589 Each year a Waste Planning Monitoring Report (WPMR) is produced for the Mid and South West Wales region which identifies the amount of landfill capacity (voidspace) remaining within the region as a whole. The level (set out within TAN 21 Waste) at which the void in each region is considered sufficient and should be maintained is 5/7 years. Whilst the latest WPMR for the 2018/19 period identifies sufficient capacity, if the situation changes in subsequent years then potential locations for a new landfill site will need to be considered that would serve the requirements of the region.

11.590 The last remaining landfill site in Carmarthenshire, at Nantycaws, has remaining capacity but is not operational at the present time. It is not clear if or when this situation is going to change during the course of the Plan. In terms of the local authority's collected waste, the residual element is presently being disposed of in landfills, and other treatment facilities, outside of the County (both within and outside the Mid and South West Wales region).

11.591 Proposals for new landfill sites will be evaluated in the context of the criteria set out above and with regard to detailed planning considerations set out within TAN 21 Waste - Annex C. Proposals will be carefully assessed to ensure landfill sites do not pose a serious risk to public health, the environment and neighbouring uses.

11.592 Where appropriate and feasible, developers may be required to enter into a S106 Agreement to ensure that proposals include measures to generate energy from landfill gas

where methane might otherwise escape into the atmosphere. Ensuring that the restoration and aftercare of a completed landfill site (or cell) takes place to a standard agreed by the Council will also be secured via a S106 Agreement. The final landscaping must be completed by the end date of the planning permission.

11.593 An EIA must be submitted for all applications falling within Schedule 1 of the EIA Regulations and, where appropriate, will be requested for any development falling within Schedule 2.

### **WM3: Agricultural Land – Disposal of Inert Waste**

**Proposals for the deposit of imported inert waste materials for the improvement of low-grade agriculture land will only be permitted where:**

- a) It can be demonstrated that the improvement sought is reasonably necessary for the purposes of agriculture within the holding;**
- b) The volume of waste to be deposited is the minimum necessary to achieve the improvement sought;**
- c) Arrangements are in place for the separation and removal of any non-inert waste, or contaminated soils, received in error;**
- d) The extent, thickness and final surface treatment of the deposit is compatible with the surrounding landform.**

11.594 The purpose behind the disposal of inert waste by its deposition on farmland and elsewhere has in the past, on many occasions, been to dispose of waste in the cheapest way possible and avoid payment of landfill tax, rather than to improve agricultural land quality or facilitate other necessary development.

11.595 The main purpose of the proposal should clearly be to improve land quality rather than the disposal of waste. In this regard, the quantity of waste to be deposited should be the minimum required to achieve the proposed improvement. Where this is not the case, the Council will consider the proposal under Policy WM1 above.

11.596 Inert waste is generally sourced from construction, demolition and excavation operations and can include materials such as soils, bricks and concrete. The beneficial use of this waste for agricultural land improvement, where this is necessary, can be categorised as a waste recovery operation. Waste recovery can be defined as any operation the principal result of which is waste serving a useful purpose by replacing other

materials which would have otherwise been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or wider economy.

11.597 The applicant should demonstrate to the Authority's satisfaction that the proposed waste development is a 'recovery operation'. The Authority will determine whether there is a genuine need for the development, or if the activity is in fact for the 'disposal' of waste to land for any other reason. The key consideration for 'recovery operations' is that the development would have occurred in any event even if the waste was not available. If this is not the case then the operation would be classified as disposal.

11.598 The proposal must demonstrate that the quantity of waste to be used is the minimum amount required and any resulting changes to the landform would be sympathetic to the area. The development should respect the nature conservation and amenity interests of the site and surrounding area, including landscape character and visual amenity.



## 12. Monitoring and Implementation

### Implementation

12.1. In implementing the Revised LDP, the Council will continue to work collaboratively with internal and external partners, organisations and the private sector to implement new development proposals, including employment and housing schemes. The monitoring framework notes the bodies and agencies that are likely to contribute towards delivering specific aspects of the Plan.

12.2. In order to deliver new development the existence of appropriate infrastructure including water supply, sewerage, land drainage, gas, electricity and telecommunications is vital to ensuring the delivery of the Plan's policies and proposals. In some cases, where new or improved infrastructure is required to accommodate new development, this can be provided through scheduled works undertaken by utility companies. Where infrastructure improvements are required to cater for new development but are not programmed to take place within the development's timescale, the prospective developers will need to provide or requisition the infrastructure required to allow development to go ahead.

12.3. The Council will continue to work with DCWW and NRW to ensure that new developments do not place significant pressure on existing infrastructure and do not significantly affect environmental quality. The Council will work in partnership with these agencies and other service providers, utility companies and the private sector, to secure the required infrastructure provision at the optimal time for moving towards achieving the Plan's objectives. This will secure appropriate measures to mitigate the significant adverse effects which new development would have upon the natural environment. SPG and Development Briefs will where necessary provide more detailed information on infrastructure requirements and on working collaboratively to ensure delivery.

12.4. The ability of the public and private sector, to deliver new development and associated infrastructure improvements, will be heavily influenced by external economic circumstances. For this reason, the rate of development over the plan period is likely to vary.

12.5. The Council will also work closely with Local Authorities across the region to ensure alignment between this LDP and their Strategies and in developing regional strategic arrangements, and to ascertain and minimise the likely in-combination effects of this Plan's proposals.

12.6. This chapter takes the strategic policies set out within this Revised LDP and sets out the mechanisms for their implementation. It outlines the partners and agencies, both internal and external, which will contribute towards their implementation, and where appropriate will outline the tools which will be used, such as SPG and Development Briefs.

12.7. The implementation of this Plan will be continually monitored and where appropriate additional mechanisms will be considered to ensure that the best processes are in place, and that the appropriate information is used to inform and guide its implementation.

## **Monitoring**

12.8. This section outlines a monitoring framework which will be used as a tool for measuring the implementation of Revised LDP's policies and proposals. The framework comprises a series of core and local performance indicators intended to monitor the effects and success of the LDP's policies.

12.9. The information gathered through the monitoring framework will be presented in the Annual Monitoring Report (AMR) which is required to cover the preceding financial year and submitted to the WG by 31<sup>st</sup> October each year following adoption of the LDP. The AMR is the main mechanism for measuring the implementation and the success of the Plan's policies and will report on issues which impact upon the Plan's objectives. The AMR will also analyse the effectiveness and continued relevance of the Plan's policies in the light of national policy and circumstantial changes. The findings of the AMR could result in amendments to policies in order to improve their effectiveness and in more extreme cases could result in a review of part or of the whole Plan. The report will set out the outcomes of the monitoring framework and the data gathered will, where required, provide a contextual narrative in relation to each finding.

12.10. Irrespective of the AMR's findings, the Council will be required to carry out a review no longer than 4 years from the date of adoption. This could result in the production of a replacement/revised Plan or in the alterations of aspects of the Plan.

12.11. LDP Regulations prescribes the following indicator required by legislation which must be included in the AMR:

- The number of net additional affordable and general market dwellings built in the LPA's area.

12.12. Table 29 of the Development Plans Manual Edition 3 sets out additional key indicators applicable to the Plan.

12.13. These indicators required by WG are identified in the monitoring framework. Contextual indicators will also be used in the AMR to evaluate if it is the Plan which is not achieving the targets or if there are external factors (e.g. the economy or changes in funding sources ) which are outside of the planning system’s control which influence the outcomes of the framework.

12.14. As reflected within the ISA, the SEA Regulations (Article 17) require that the significant environmental effects of the Plan be monitored so that any unforeseen adverse effects can be remediated. To avoid duplication between the monitoring carried out for the ISA (incorporating the SA/SEA) and the rLDP, some indicators have been combined for the two processes to aid clarity. This is demonstrated within Chapter 8 of the ISA report.

12.15. The following options are available to the Council in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

**Table 12: Monitoring Outcomes**

<b>Continue Monitoring (Green)</b>
Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
<b>Officer / Member Training Required (Blue)</b>
Where indicators associated with planning applications suggest that policies are not being implemented as they were intended, and further officer or Member training is required.
<b>Supplementary Planning Guidance (SPG) / Development Briefs Required (Purple)</b>
Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged, the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
<b>Policy Research / Investigation (Yellow)</b>
Where monitoring indicators suggest the LDP policies are not being as effective as intended, further research and investigation, including the use of contextual indicators (as

outlined above) and comparisons with other local authorities and national statistics where appropriate will be undertaken to inform any decision to formally review the policy.

**Review Policy (Orange)**

Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council will consider modifying the Plan as appropriate. This may result in a review of Plan policies.

**Plan Review (Red)**

Where the monitoring indicators suggest the Plan and its strategy is not being implemented. An investigation into the reasons behind it not being implemented may result in a formal review of the Plan.

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
<b>Strategic Policy - SP1: Strategic Growth</b>						
SO3, SO10  ISA1, ISA10, ISA15	SP1  SP4  HOM1 HOM2 HOM3	MI. 1	<b>Indicator Required by Legislation:</b> Number of net additional open market dwellings and affordable homes built in the Plan area.	To deliver 8,822 dwellings in total during the Plan period - based on an annual completion rate of 588 units and 126 affordable units per year.	Delivery of below the Plan's annual build rate / target for at least two consecutive years.	Carmarthenshire County Council
SO3, SO12  ISA10, ISA14	SP1	MI. 2	<b>Local Indicator:</b> Job creation.  Monitored for information purposes.	No target.	No trigger.	Carmarthenshire County Council
SO1, SO2, SO3, SO13  ISA1, ISA2, ISA12, ISA14	SP1  SG3	MI. 3	<b>Local Indicator:</b> Production of SPG on The Pembrey Peninsula.	Adopt SPG by December 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
<b>Strategic Policy – SP 2: Retail and Town Centres</b>						
SO4  ISA1, ISA6, ISA14	SP2	MI. 4	<b>Local Indicator:</b> Vacant Retail Units of commercial properties	Vacancy rates of commercial properties within defined town centre boundary.	Vacancy levels increase	Retail and Town Centre Audit
<b>Strategic Policy – SP 3: Sustainable Distribution – Settlement Framework</b>						
SO6, SO10  ISA1, ISA10	SP3  SP4	MI. 5	<b>Key Indicator:</b> Proportion of housing permitted on allocations per tier of the settlement hierarchy	The distribution of dwellings to be in accordance with the proportions specified in the Plan	Deviation of +/- 10% from the expected distribution of allocations within the tiers for at least two consecutive years	Carmarthenshire County Council
<b>Strategic Policy – SP 4: A Sustainable Approach to Providing New Homes</b>						

SO10 ISA10, ISA15	SP1 SP4 HOM1	MI. 6	<b>Key Indicator:</b> The level of housing completions (private and affordable) monitored against the Anticipated Annual Build Rate (AABR).	Annual completions as per the housing trajectory.	Annual completion levels falling below the levels set out in the housing trajectory for at least two consecutive years.	
SO10 ISA10, ISA15	SP1 SP4 HOM1	MI. 7	<b>Key Indicator:</b> Total cumulative completions monitored against the anticipated cumulative completion rate.	Cumulative completions as per housing trajectory.	Cumulative completion levels falling below the levels set out in the housing trajectory for at least two consecutive years.	Carmarthenshire County Council
SO6, SO10 ISA10, ISA15	SP4 HOM1	MI. 8	<b>Local Indicator:</b> Number of dwellings delivered on Housing Allocations.	To deliver 6,824 dwellings on allocated sites.	The overall number of new housing units built on allocated sites which fall below the annual requirement for 2 consecutive years	Carmarthenshire County Council
SO6, SO10 ISA10, ISA15	SP4 HOM2	MI. 9	<b>Local Indicator:</b> Small Sites (less than 5 units) Allowance – Number of dwellings delivered in tiers 1 - 3.	To meet the planned target of 1,575 dwellings on small sites	20% of +/- 105 dwellings permitted annually on small sites in tiers 1 - 3.	Carmarthenshire County Council
SO10 ISA10, ISA15	SP4	MI. 10	<b>Local Indicator:</b> Windfall Allowance – number of dwellings delivered on windfall sites (excluding small sites allowance).	To meet the planned target of 1,305 dwellings on large windfall sites.	20% +/- 87 dwellings permitted annually on windfall sites (+5 no.).	Carmarthenshire County Council

SO10 ISA1, ISA10, ISA11, ISA15	SP4 HOM3	MI. 11	<b>Local Indicator:</b> Net increase in number of new homes in Rural Villages (Tier 4).	The number of open market homes within each Rural Village should not exceed the 10% cap above the number of existing homes in the settlement, as at the LDP base date	The net increase of open market homes within a Rural Village exceeds the 10% cap above the number of existing homes in the settlement, as at the LDP base date.	Carmarthenshire County Council
SO10 ISA1, ISA10, ISA11, ISA15	SP4 HOM3	MI. 12	<b>Local Indicator:</b> Production of SPG on Homes in Rural Villages	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	
<b>Strategic Policy – SP 5: Affordable Homes Strategy</b>						
SO10 ISA6, ISA10, ISA12, ISA15	SP5 HOM4 AHOM1 AHOM2	MI. 13	<b>Key Indicator:</b> The level of affordable housing completions monitored against the plan's overarching target.	To deliver 1900 affordable homes in total by 2033.  To deliver 126 affordable homes annually.	Delivery falls below the Plan's annual build rate / target for at least two consecutive years	Carmarthenshire County Council
SO10 ISA6, ISA10, ISA12, ISA15	SP5 HOM4 AHOM1 AHOM2	MI. 14	<b>Key Indicator:</b> Tenure of affordable housing completions.	Tenure split (social rented and intermediate) in line with need identified in the Local Housing Market Assessment (LHMA).	Non delivery of the identified tenure split over at least 2 consecutive years.	Carmarthenshire County Council
SO10 ISA6, ISA10, ISA12, ISA15	SP5 AHOM1 AHOM2	MI. 15	<b>Key Indicator:</b> Trends in key determinants of market conditions and viability such as, house prices, land values, build costs.	Policy requirements are reflective of the current economic circumstances and financial viability.	Average house prices increase or decrease by 5% above the base levels sustained over 1 year.	Council Valuers

SO10 ISA10, ISA12, ISA15	SP5 AHOM1 HOM1	MI. 16	<b>Key Indicator:</b> Delivery of the affordable housing policy - thresholds and percentage targets for each housing allocation site with a permission.	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AHOM1.	The proportion of affordable dwellings permitted on residential allocations not in accordance with HOM1.	Carmarthenshire County Council.
SO10 ISA6, ISA10, ISA12, ISA15	SP4 AHOM1 AHOM2	MI. 17	<b>Local Indicator:</b> Production of SPG on Affordable Housing.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	
<b>Strategic Policy – SP 6: Strategic Sites</b>						
SO3, SO12 ISA12, ISA13, ISA14	SP4 SP6 SP7	MI. 18	<b>Key Indicator:</b> Pentre Awel – Delivery of housing element of the site.  Delivery of the non-residential component of the site.	Annual completions as per the housing trajectory.  Granting of permission for the non-housing component site during the Plan period	Annual completion levels falling below the levels set out in the housing trajectory.  Permission for the non-residential component not secured prior to the first review of the Plan.	Carmarthenshire County Council  City Deal
SO3, SO12 ISA11, ISA12, ISA13, ISA14	SP6 SP7	MI. 19	<b>Key Indicator:</b> Delivery of Yr Egin development.	Granting of permission for the site during the Plan period.	Permission not secured prior to the first review of the Plan.	Carmarthenshire County Council  City Deal
<b>Strategic Policy – SP 7: Employment and the Economy</b>						



SO3, SO12 ISA10, ISA14	SP1 SP6 SP7 SG1	MI. 20	<b>Key Indicator:</b> Employment land take-up against employment allocations.	Employment land permitted (ha) on allocated employment sites.	No permissions on employment land allocations for at least two consecutive years	Carmarthenshire County Council
SO3, SO12 ISA10, ISA13, ISA14	SP1 SP6 SP7 SG1	MI. 21	<b>Key Indicator:</b> Job growth	Use Class B job growth in line with the strategy.	No permission for developments that create Use Class B jobs in a year.	Carmarthenshire County Council
SO3, SO12 ISA10, ISA14	EME1	MI. 22	<b>Local Indicator:</b> Employment land lost to other land uses (includes identified existing and/or proposed employment sites)	No loss to other uses unless it can be justified through LDP policy.	Permission granted for non-employment uses not in accordance with LDP policy	Carmarthenshire County Council
SO3, SO12 ISA14	EME4	MI. 23	<b>Local Indicator:</b> Planning permissions for employment uses outside of identified existing or proposed employment sites where they are contrary to the provisions of Policy EME4	Ensure that employment uses outside of proposed and/or identified existing employment sites are in accordance with Policy EME4	Planning permission for employment uses on land outside of proposed and/or identified existing employment sites where they are contrary to Policy EME4	Carmarthenshire County Council
<b>Strategic Policy – SP 8: Welsh Language and Culture</b>						
SO11 ISA1, ISA11	SP8 WL1	MI. 24	<b>Local Indicator:</b> Production of SPG on Welsh Language and New Developments.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council

SO11 ISA11	SP8 WL1	MI. 25	<b>Local Indicator:</b> Planning applications supported by Welsh Language Action Plans or Welsh Language Impact Assessments	Planning Applications to be supported by relevant documentation in accordance with Policy WL1	Planning applications not supported by relevant documentation in accordance with Policy WL1	Carmarthenshire County Council
SO11 ISA11, ISA15	SP8 WL1	MI. 26	<b>Local Indicator:</b> Welsh speaking % in the County	Increase the proportion of Welsh speakers in the County	No trigger. Monitoring for contextual information.	Carmarthenshire County Council Census Office of National Statistics Welsh Government Data
<b>Strategic Policy – SP 9: Infrastructure</b>						
SO1, SO2, SO14  ISA1, ISA2, ISA5	SP9 INF4	MI. 27	<b>Key Indicator:</b> The delivery of key infrastructure that underpins the plan strategy.	Monitor the development of new infrastructure, such as road and rail improvements, utility, and biodiversity enhancements.	No trigger. Monitoring for contextual information. Reference to other indicators within this framework.	Carmarthenshire County Council
SO1, SO14 ISA1, ISA2, ISA5	SP9 INF4	MI. 28	<b>Local Indicator:</b> Production of SPG on The Burry Inlet.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO14 ISA1	SP7 INF1	MI. 29	<b>Local Indicator:</b> Production of SPG on Planning Obligations.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO2, SO14 ISA1, ISA12	SP7 INF2	MI. 30	<b>Local Indicator:</b> Production of SPG on Health Impact Assessments	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
<b>Strategic Policy – SP 10: Gypsy and Traveller Provision</b>						

SO10 ISA10, ISA15	SP10 GTP1	MI. 31	<b>Key Indicator:</b> Gypsy and Traveller sites / pitches built on allocated sites.	To provide the required pitches identified within the GTAA. to be met in accordance with identified need.	No planning permission secured on an allocated site.	Carmarthenshire County Council
SO10 ISA10, ISA15	SP10 GTP1	MI. 32	<b>Local Indicator:</b> Gypsy and Traveller sites / pitches built on unallocated sites	No target	The granting of any planning permission and/or traveller site.	Carmarthenshire County Council
SO10 ISA10, ISA15	SP10 GTP1	MI. 33	<b>Local Indicator:</b> The need for Gypsy and Traveller transit sites	No unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years	Carmarthenshire County Council
<b>Strategic Policy – SP 11: The Visitor Economy</b>						
SO13 ISA1, ISA14	SP11 VE1 VE2 VE3 VE4	MI. 34	<b>Local Indicator:</b> Total economic impact of tourism in Carmarthenshire	No target	No trigger. Monitoring for contextual information	STEAM Report prepared by GTS UK (Carmarthenshire CC Marketing and Media Annual Report)
SO13 ISA1, ISA14	SP11 VE1 VE2 VE3 VE4	MI. 35	<b>Local Indicator:</b> Production of SPG on Alternative Luxury Camping	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	
<b>Strategic Policy – SP 12: Placemaking and Sustainable Places</b>						
SO9 ISA1, ISA8, ISA9, ISA12, ISA15	SP12	MI. 36	<b>Local Indicator:</b> Production of SPG on Placemaking and Sustainable Places	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	

SO9, SO11 ISA1, ISA11	SP12 PSD9	MI. 37	<b>Local Indicator:</b> Production of SPG on advertisements (guidance on bilingual requirements)	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO2, SO7, SO9  ISA1, ISA2, ISA3, ISA4, ISA5, ISA6, ISA7, ISA8, ISA9, ISA12, ISA15	SP12 PSD3 PSD4	MI. 38	<b>Local Indicator:</b> The provision of Green and Blue Infrastructure in the County.	No target	No trigger. Monitor for information purposes.	Carmarthenshire County Council
ISA1, ISA2, ISA3, ISA4, ISA5, ISA6, ISA7, ISA8, ISA9, ISA12, ISA15	SP12 PSD3 PSD4	MI. 39	<b>Local Indicator:</b> Production of SPG on Green and Blue Infrastructure Networks and Development	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set	
SO2, SO4  ISA1, ISA9, ISA12, ISA15	SP12 PSD7	MI. 40	<b>Local Indicator:</b> The amount of identified open space lost to development	No identified open space should be lost to development except where in accordance with Policy PSD7	Identified open space is lost contrary to the provisions of Policy PSD7	
SO1	SP12 PSD12	MI. 41	<b>Local Indicator:</b> Production of SPG on Light Pollution	Adopt by December 2025	Failure to progress in accordance with the timetable set	
<b>Strategic Policy – SP 13: Rural Development</b>						
SO5  ISA1, ISA8	SP13 RD4	MI. 42	<b>Local Indicator:</b> Production of SPG on Conversion and reuse of rural buildings for residential use	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	
<b>Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment</b>						

SO1, SO9 ISA1, ISA2	SP14 NE4	MI. 43	<b>Local Indicator:</b> Continue to work towards securing a minimum of 100 ha of suitable habitat for the Marsh Fritillary Butterfly within the Caeau Mynydd Mawr SPG project	Increase in every AMR period in the area of managed habitat in suitable condition	No increase in the area of managed habitat in suitable condition for 4 consecutive AMR periods.	Caeau Mynydd Mawr Project Steering Group.  Carmarthenshire County Council – Performance Improvement Management System (PIMS).
SO1, SO9 ISA1, ISA2	SP14 NE4	MI. 44	<b>Local Indicator:</b> Production of SPG on Caeau Mynydd Mawr.	Adopt SPG by October / November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO9 ISA1, ISA2, ISA9	SP14 PSD4	MI. 45	<b>Local Indicator:</b> Production of SPG on Trees and planting as part of new developments	Adopt SPG by Summer 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO9 ISA1, ISA2	SP14 NE1	MI. 464	<b>Local Indicator:</b> Production of SPG on Sites of Importance for Nature Conservation Value (SINCs).	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO9 ISA1, ISA2	SP14 NE2	MI. 47	<b>Local Indicator:</b> Production of SPG on Nature Conservation and Biodiversity	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
SO1, SO9 ISA1, ISA2	SP14 BHE2	MI. 48	<b>Local Indicator:</b> Production of SPG on Landscape Character.	Adopt SPG by Summer 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
<b>Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment</b>						
SO5 ISA1, ISA8	SP15	MI. 49	<b>Local Indicator:</b> Production of SPG on Archaeology	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council

SO5 ISA1, ISA8	SP15	MI. 50	<b>Local Indicator:</b> Production of SPG on the Built and Historic Environment	Adopt SPG by December 2025	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
<b>Strategic Policy – SP 16: Climate Change</b>						
SO7 ISA1, ISA4	SP16 CCH5	MI. 51	<b>Key Indicator:</b> Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.	1 application permitted for highly vulnerable development in C2 flood risk zone contrary to NRW advice.	Carmarthenshire County Council
SO7 ISA1, ISA4	SP16 CCH1	MI. 52	<b>Local Indicator:</b> Production of SPG on Renewable Energy.	Adopt SPG by December 2025	Failure to progress in accordance with the timetable set.	
SO7 ISA1, ISA4	SP16 CCH1	MI. 53	<b>Local Indicator:</b> To increase the amount of energy and heat produced in the County from renewable sources	Annual increase in the permitted capacity of renewable energy and heat permitted.	No planning applications permitted for renewable energy in one year.	Carmarthenshire County Council
SO1 ISA1, ISA2, ISA5, ISA7	SP16	MI. 54	<b>Local Indicator:</b> Production of SPG on Water Quality – Protected Riverine SACs	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	
SO7, SO8 ISA1, ISA4, ISA14	SP16 CCH3	MI. 55	<b>Local Indicator:</b> Produce SPG on Electric and Ultra Low Emission Vehicles in Developments	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set.	
<b>Strategic Policy – SP 17: Transport and Accessibility</b>						
SO8 ISA6	TRA1	MI. 56	<b>Local Indicator:</b> Progress toward the implementation of identified road scheme	Implementation in accordance with the delivery timetables	The road scheme identified is not delivered in accordance with delivery timetables	Local Highway Authority

SO7, SO8 ISA4, ISA6, ISA12, ISA15	SP17 TRA2	MI. 57	<b>Local Indicator:</b> Amount of walking and cycling infrastructure granted planning permission.	Increase in the number of schemes permitted.	No trigger. Monitoring for contextual information	Local Highway Authority Local Planning Authority
SO8 ISA6	TRA1	MI. 58	<b>Local Indicator:</b> Implementation of Welsh Government Road Schemes – including Llandeilo Bypass  Monitored for information purposes	No target	No trigger. Monitoring for contextual information	Welsh Government
<b>Strategic Policy – SP 18: Mineral Resources</b>						
SO7 ISA6	SP18 MR1	MI. 59	<b>Local Indicator:</b> The amount of hard rock landbank	Maintain a minimum aggregate landbank of 10 years for hard rock	Less than 10 years hard rock landbank.	Operators  Planning Policy and guidance  LDP policies  Development management and decision-making process.
SO7 ISA6	SP18 MR1	MI. 60	<b>Local Indicator:</b> The amount of sand and gravel landbank	Maintain a minimum landbank for sand and gravel of 7 years.	Less than 7 years sand and gravel landbank.	Operators  Planning Policy and guidance  LDP policies  Development management and decision-making process.

SO7 ISA6	MR2	MI. 61	<b>Local Indicator:</b> Sterilising developments permitted within mineral buffer zones.	No permanent, sterilising development within a mineral buffer zone.	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy over 3 consecutive years.	Planning Policy and guidance  LDP policies  Development management and decision-making process.
SO7 ISA6	MR3	MI. 62	<b>Local Indicator:</b> Sterilising developments permitted within a mineral safeguarding areas.	No permanent, sterilising development will be permitted within a mineral safeguarding area.	5 permanent, sterilising developments permitted within a mineral safeguarding area over 3 consecutive years.	Planning Policy and guidance  LDP policies  Development management and decision-making process.
<b>Strategic Policy – SP 19: Waste Management</b>						
SO7 ISA6	SP19	MI. 63	<b>Local Indicator:</b> Monitor planning permissions for waste management facilities	Maintain sufficient capacity to meet local need	Information set out within the Annual Mid and South West Wales Waste Planning Monitoring Reports	Planning Policy and guidance  LDP policies  Development management and decision-making process



## 13. Glossary

<b>Adopted</b>	The final confirmation of the development plan as its land use planning policy by the Local Planning Authority (LPA).
<b>Adopted Plan</b>	This is the Final stage of Local Development Plan preparatory process - where the Local Development Plan becomes the statutory Development Plan., for the purposes of the Act.
<b>Affordable Housing</b>	<p>Housing provided to those whose needs are not met by the open market. Affordable housing should:</p> <ul style="list-style-type: none"> <li>• meet the needs of eligible households, including availability at an affordable cost, determined with regard to local incomes and local house prices; and</li> <li>• include provision for the home to remain affordable for future eligible households, or if a home ceases to be affordable or staircasing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing.</li> </ul> <p>This breaks down into two sub-categories:</p> <ul style="list-style-type: none"> <li>• social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Assembly Government's guideline rents and benchmark rents; and</li> <li>• Intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for examplee.g., Homebuy). Intermediate housing differs from low costlow-cost market housing, which the Welsh Government does not consider to be affordable housing for the purpose of the land use planning system. (TAN 2: Glossary).</li> </ul>
<b>Air Quality Management Area (AQMA)</b>	<p>Locations identified where the Council believes that national air quality objectives are not likely to be met and where improvements are needed.</p> <p>The Council is under a legal obligation to declare by Order such sites as Air Quality Management Areas.</p>
<b>Alternative Luxury Camping sites</b>	A non-permanent luxury style of camping.
<b>Amenity</b>	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter relationship between them, or less tangible factors such as tranquillity.
<b>Anaerobic Digestion</b>	Processes whereby bacteria break down organic material in the absence of air, yielding biogas.
<b>Ancient Woodland</b>	Land that has had a continuous woodland cover since accurate maps were first produced.
<b>Ancillary</b>	Where the use of land or buildings differ from the primary use and is of a lesser importance and are permitted because of their association with the primary use.

<b>Annual Monitoring Report (AMR)</b>	This will assess the extent to which policies in the local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005).
<b>Baseline/Pre Change Baseline</b>	A description of the present state of an area against which to measure change.
<b>Biodiversity</b>	The variability among living organisms from all sources including animals, plants, birds, insects and fish, and the habitats of which they are part.
<b>Brownfield land</b>	See definition for Previously Developed Land
<b>Candidate Site</b>	Candidate Sites are those nominated by anyone for consideration by the LPA as allocations in an emerging LDP.
<b>Candidate Sites Register</b>	Register of candidate sites prepared following a call for candidate sites by the LPA.
<b>Character</b>	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any urban or rural location in terms of its landscape, townscape or the layout of streets and open spaces, often giving places their own distinct identity.
<b>City Region</b>	See Swansea Bay City Region.
<b>Climate Change</b>	Long-term changes in temperature, precipitation, windwind, and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
<b>Coalescence</b>	The merging or joining up of two separate settlements or of separate elements of settlement.
<b>Commitments</b>	Undeveloped land with current planning permission or land which is currently being developed.
<b>Community</b>	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
<b>Community Infrastructure Levy (CIL)</b>	The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local planning authorities to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. A charge that local authorities can elect to place on new developments in their area to fund strategic infrastructure to support development.
<b>Community Involvement Scheme (CIS)</b>	Sets out the project plan and policies of the LPA for involving local communities, including businesses, in the preparation of local development plans. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for agreement.
<b>Commutated Sum</b>	Sums are monies received from developers and ring fenced for on/off-site use, developmentdevelopment, or maintenance. For example, provision of infrastructure, provisionprovision, and maintenance of open space, etc.
<b>Completions</b>	Planning consents for development which have been constructed or brought into operational use.
<b>Consensus Building</b>	A process of early dialogue with targeted interest groups to understand relevant viewpoints and agree a course of action.
<b>Conservation Area</b>	An area designated by the LPA under legislation which is of a special architectural or historic interest the character or appearance of which is desirable to preserve or enhance.
<b>Consultation</b>	A formal process in which comments are invited on a particular topic or set of topics, or a draft document.

<b>Contaminated Land</b>	<p>Defined under the Environmental Protection Act 1990 Section 78A(2) as: 'Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that</p> <ul style="list-style-type: none"> <li>- significant harm is being caused or there is a significant possibility of such harm being caused; or</li> <li>- pollution of controlled waters is being, or is likely to be, caused.</li> </ul>
<b>Contextual Indicator</b>	An indicator used to monitor changes in the context within which the plan is being implemented or prepared.
<b>Controlled Waters</b>	Includes rivers, lakes, ponds, streams, canals, coastal waters, estuaries, and groundwater.
<b>Countryside</b>	Land that lies outside the defined settlements, as identified on the Proposals Map, and includes small groups of dwellings that are dispersed across the County.
<b>Defined Settlements</b>	Those settlements identified within Strategic Policy SP16: Sustainable Distribution – Settlement Framework.
<b>Delivery Agreement (DA)</b>	Document comprising the LPA's timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.
<b>Density</b>	In the case of residential development, a measurement of either the number of habitable rooms per hectare (or acre) or number of dwellings per hectare (or acre).
<b>Deposit</b>	The term used for the process of publishing the detailed Plan policies and proposals for public consultation. Placing the Plan "on deposit".
<b>Deposit Documents</b>	These include the deposit LDP or the deposit revised LDP, the Integrated Sustainability Appraisal report, Habitat Regulations Assessment, the initial consultation report, the candidate sites register, the Review Report (if appropriate), any relevant supporting documents.
<b>Design and Access Statement (DAS)</b>	The requirement for a DAS and the content of such documents forms part of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Design and Access statements accompany certain applications and must, amongst other things, explain the design principles and concepts that have been applied to the development, demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account, explain the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account, and explain how specific issues which might affect access to the development have been addressed.
<b>Development Limits</b>	A line drawn in order to define the area of a settlement within which development is acceptable in principle subject to detailed consideration of environmental, amenity, access, public service provision and other considerations. Areas outside the limits are regarded as the open countryside.
<b>Directly Related</b>	Sites which are physically, functionally, and visually linked to a settlement defined within Strategic Policy SP316.
<b>Ecosystem Resilience</b>	The ability of ecosystems to cope with pressures, disturbances, and change – either by resisting them, recovering from them or adapting to them. Achieving

	ecosystem resilience is about working at larger scales, promoting functional connections between natural places, ensuring they have high natural diversity, are in good condition and increasing their extent. Biodiversity is an essential underpinning element of all resilient ecosystems. All functioning and resilient ecosystems have a characteristic healthy and often rich biodiversity.
<b>Employment Land</b>	Land used for the purposes of employment by one or more of the following: offices, manufacturing, research, and development, storage, and distribution (see also Use Classes).
<b>Engagement</b>	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people/section of the community.
<b>Environmental Impact Assessment (EIA)</b>	The evaluation of the likely environmental consequences of a development and considers how the severity of the impacts could be minimised. Applicants for certain types of development, often larger schemes, are required to submit an Environmental Statement to accompany a planning application, in order to set out the findings of the EIA process so that a decision on whether to grant permission may be better informed.
<b>Evidence Base</b>	Interpretation of Baseline or other information/data to provide the basis for plan policy.
<b>Fluvial</b>	Of, or relating to, a watercourse such as a river, stream, or brook.
<b>Fluvial Flood</b>	Flooding from rivers.
<b>Future Wales: the national plan 2040</b>	Prepared by the Welsh Government under the provisions of the Planning (Wales) Act) 2015. Future Wales sets out a 20-year land use framework for Wales and will replace the Wales Spatial Plan.
<b>Geodiversity</b>	The variety of earth materials, forms and processes that constitute and shape the Earth. It covers geology, rocks, and the process by which they change and geomorphology, landforms, and topography.
<b>Geological</b>	Relating to the earth's physical structure and substance.
<b>Geomorphological</b>	The form or surface features of the earth.
<b>Green and Blue Infrastructure (GBI)</b>	The network of multi-functional green space, encompassing both land and water (blue space). The Green and Blue Infrastructure areas include existing and new (created) features in both rural and urban areas. The Green and Blue Infrastructure network delivers a wide range of Ecosystem Services including environmental and quality of life benefits for local communities.
<b>Green Infrastructure Statement</b>	A requirement for the planning application of any major development which demonstrates how GBI design solutions have been considered and accommodated as part of the proposed development.
<b>Greenfield site</b>	Land which has never been built on.
<b>Groundwater</b>	Water that has percolated into the underground strata, including soils and may form underground ponds or streams (i.e., aquifers), which may discharge above ground but lower down the catchment.
<b>Habitat</b>	An area of nature conservation interest.

<b>Habitats Regulations Assessment (HRA)</b>	The screening and appropriate assessment of options required under Part 6 and Chapter 8 of The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) is a recognised iterative process which helps determine the likely significant effect on a plan or programme and (where appropriate) assess adverse impacts on the integrity of a European (Natura 2000) site. The assessment is required to be undertaken by a competent authority in respect of plans or projects which are likely to have a significant effect (alone and in combination with other plans and projects) on an “European Site” (see paragraph 5.1.2 of TAN 5). The UK is bound by the terms of the EC Birds and Habitats Directives and the Ramsar Convention. The Conservation (Natural Habitats &c.) Regulations 1994 (the Habitats Regulations) and the Offshore Marine Conservation (Natural Habitats &c) Regulations 2007 refer to “European sites” and “European Offshore Marine Sites”. Despite amendments to the Habitat Regulations post-brexit, the legal position and duties to achieve/uphold favourable conservation status remain unchanged.
<b>Hamlets and Groups of dwellings</b>	A hamlet or a group of dwellings is (defined for the purposes of the LDP) a small cluster of dwellings with core of at least 6 dwellings.
<b>Houses in Multiple Occupation (HMO)</b>	A HMO is a property occupied by three or more tenants not living together as a single family household who share basic amenities such as a kitchen, bathroom or toilet facilities but have separate bedrooms. The term covers bedsits, non self-contained, non-self-contained flats, shared houses and lodgings.
<b>Infill Development</b>	The development of a small gap between existing buildings. To qualify as infill, the proposed development must be related to the size and character of the particular settlement.
<b>Infrastructure</b>	Includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.
<b>Integrated Community Strategy (ICS)</b>	Required by the Local Government (Wales) Measure 2009 (Part 2: Sections 37-46) with the aim of improving the social, environmental, and economic well-being of their areas. Also referred to as a “Single Integrated Plan”.
<b>Integrated Sustainability Appraisal (ISA)</b>	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e., social, environmental, and economic factors). This approach meets requirements for a joint SA/SEA alongside the Well-being of Future Generations Act 2015, Equality Act 2010, Environment (Wales) Act 2016, Technical Advice Note (TAN) 20, and considerations under Public Health (Wales) Act 2017, into a single, non-exhaustive ISA which enables a more transparent, holistic, and rounded assessment of the sustainability implications of the growth options, objectives, policies, and proposals contained in the rLDP.
<b>Integrated Sustainability Appraisal Report (ISA Report)</b>	Document incorporating the requirements for an Environmental Report as part of the SA/SEA process to describe and appraise the likely significant effects on sustainability (i.e., social, environmental,

	and economic factors) of implementing the LDP, in addition to other requirement/considerations (please see definition for ISA).
<b>Landmap</b>	Wales-wide landscape assessment that is organised by Natural Resources Wales (NRW in partnership with the Welsh local authorities. Introduced in 1997 and updated in 2003, the LANDMAP methodology and quality assurance process ensures a nationally consistent resource for landscape planning and decision making. LANDMAP information is collected in a structured and rigorous way that is defined by five methodological chapters, the Geological Landscape, Landscape Habitats, Visual & Sensory, Historic Landscape and Cultural Landscape.
<b>Landscape</b>	An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.
<b>Listed Buildings</b>	Buildings are 'Listed' because they are considered to be of special architectural and/or historic interest and as a result require special protection. Listing protects the whole building both inside and out and possibly also adjacent buildings if they were erected before 1st July 1948. The prime purpose is to protect the building and its surroundings from changes which will materially alter the special historic or architectural importance of the building or its setting.
<b>Local Area for Play (LAP)</b>	Usually small landscaped areas of open space designed for young children located close to where the children live.
<b>Local Development Plan (LDP)</b>	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local planning authority area for the purposes of the Act. It should include a vision, strategy, area-wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations must be shown geographically on the Proposals Map forming part of the Plan.
<b>Local Equipped Area for Play (LEAP)</b>	An equipped area of play and recreation (and informal recreation).
<b>Local Need Eligibility</b>	<p>All new affordable local need housing will be restricted to those who can demonstrate they have a need to live in the Town and Community Council area and are in Affordable Housing Need. In practice, the occupant must satisfy one of the following criteria:</p> <ul style="list-style-type: none"> <li>• The person is continuously resident in the Town or Community Council area or the adjoining Town or Community Council area for three years immediately prior to occupation; or</li> <li>• The person has been in continuous employment in the Town or Community Council area or the adjoining Town or Community Council area for at least the last 5 years immediately prior to occupation; or</li> <li>• The person is a former resident who wishes to return to the Town or Community Council area having completed a post-</li> </ul>

	<p>secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the Town or Community Council area or the adjoining Town or Community Council area for at least three years; or</p> <ul style="list-style-type: none"> <li>• The person is a 'key worker' moving into the community to take up permanent, full-time employment within the Town or Community Council area or the adjoining Town or Community Council area. An example of a key worker is as follows:             <ul style="list-style-type: none"> <li>○ A teacher in a school or in a further education establishment or sixth form college;</li> <li>○ A nurse or other skilled health worker in the National Health Service;</li> <li>○ A police officer;</li> <li>○ A fire officer;</li> <li>○ Any other person whose employment fulfils an important role in the provision of key services within the area; or,</li> </ul> </li> <li>• The person makes a significant voluntary contribution to the social, cultural and economic vitality of the Town or Community Council area for at least three years; or,</li> <li>• The person needs to move to the area so that a member of their household with a disability can attend a school or receive specialist support, but are unable to do so because of the difficulty in finding adequate accessible / affordable housing in the area. The need must be as a consequence of the disability and the need to move to that area must be evidenced; or,</li> <li>• The person was in prison, in hospital or similar accommodation whose location was beyond their control, and immediately before moving to this type of accommodation lived in the Town or Community Council area or adjoining Town or Community Council area for at least three years; or</li> <li>• The person needs to live in the Town or Community Council area because they need substantial care from a relative who lives in the Town or Community Council area or the adjoining Town or Community Council area, or because they need to provide substantial care to a relative who lives in the Town or Community Council area or the adjoining Town or Community Council area. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or</li> <li>• The person is a former resident who lived in the Town or Community Council area or the adjoining Town or Community Council area for three years and then lived outside the locality defined for social and/or economic reasons and is returning to live in the Town or Community Council area or the adjoining</li> </ul>
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	<p>Town or Community Council area within three years of the date of their departure; or</p> <ul style="list-style-type: none"> <li>The person is serving in the Armed Forces or are former members of the Armed Forces who are not currently employed or resident in the area but have previously been resident in the Town or Community Council area or the adjoining Town or Community Council area, including residency as a result of a former posting in the Town or Community Council area or the adjoining Town and Community Council area while serving in the Armed Forces; or,</li> <li>Is an older person or disabled person and needs to move to more suitable accommodation due to medical conditions.</li> </ul>
<b>Local Planning Authority (LPA)</b>	A planning authority whose responsibilities for include the preparation of an LDP.
<b>Local Well-being Plan</b>	Under The Well-being of Future Generations (Wales) Act 2015 Public Service Boards were established for each local authority area and prepare the Well-being Plan. These Plans replace the SIP (see below).
<b>Marine Plan</b>	The Welsh National Marine Plan prepared under the Marine and Coastal Access Act 2009.
<b>Market Housing</b>	Private housing for rent or sale where the price is set in the open market. (TAN2: Glossary).
<b>Mitigation</b>	Measures to avoid, reduce minimise and/or offset significant adverse effects.
<b>Mitigation Hierarchy</b>	A tool which promotes limiting negative/adverse effects (as far as possible). In sequential order, proposals must first consider <b>avoiding</b> impacts, then ways of <b>minimising</b> impacts, and lastly <b>mitigating</b> impacts which may potentially be placed upon biodiversity and/or the wider environment.
<b>Mixed Use</b>	Developments or proposals comprising of more than one use type on a single site.
<b>Multi-use Games Area (MUGA)</b>	A versatile outdoor area made from macadam, polymeric surfacing, or artificial grass and is designed to be used for a variety of different sports and games including football, hockey, rugby, cricket, and tennis.
<b>National Nature Reserve (NNR)</b>	An area designated for its national importance in nature conservation terms and managed through joint nature reserve agreements with landowners etc.
<b>Natural Resources</b>	Materials that occur naturally that are useful to man. Includes minerals, timber, land, ecosystems, etc.
<b>Neighbourhood Equipped Area for Play (NEAP)</b>	Equipped play area (and informal recreation, and provision for children and young people)..
<b>Non-Defined Rural Settlements</b>	Non-defined rural settlements are those consisting of a group of existing dwelling houses which make up a hamlet / settlement that is are not defined in Policy SP3.
<b>Objective/Strategic Objective</b>	A statement of what is intended, specifying the desired direction of change in trends.
<b>Open Space</b>	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and



	reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
<b>Ordinary Watercourses</b>	All watercourses that are not a designated main river, and which are the responsibility of local authorities Natural Resources Wales and local authorities to regulate.
<b>Partners</b>	Other local/National Park authority departments and statutory bodies where the LDP will help to deliver some of the objectives of their strategies. Partners may be expected to contribute to formulating relevant parts of the LDP.
<b>Placemaking</b>	Process and tool to collectively design and manage the public realm to create quality places that people want to live and work in, that are appealing, accessible, safe and support social interaction and amenities.
<b>Plan Period</b>	The period of time period a plan covering s namely up 2018 to 2033.
<b>Planning Obligation</b>	A legal agreement between an applicant and the local planning authority to ensure a development is carried out in a certain way. Also referred to as a Section 106 Agreement.
<b>Planning Policy Wales (PPW)</b>	Planning Policy Wales sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is provided through circulars and policy clarification letters.
<b>Playing Fields</b>	Land set out with a pitch or pitches for games.
<b>Pluvial</b>	Relating to rainfall – increase of the amount of rain, which can cause surface water flooding before entering watercourses and the drainage system.
<b>Pluvial Flooding</b>	Flooding from surface water. This occurs when heavy rain saturates drainage systems and excess water cannot be absorbed.
<b>Pre-deposit Documents (LDP)</b>	These include the vision, strategic options, preferred strategy, key policies, the Integrated Sustainability Appraisal report, the candidate sites register, Review Report (if appropriate).
<b>Pre-deposit Stage</b>	In the LDP Manual, referred to as the Strategic Options and Preferred Strategy stage of LDP preparation.
<b>Previously Developed Land</b>	See the definition of Previously Developed Land contained in PPW: Edition 10 - paragraph 3.5111 – page 37.
<b>Protected Species</b>	Plant and animal sSpecies afforded protection under certain Acts and Regulations.
<b>Public Rights of Way (PROW)</b>	Paths that the public have a right to pass. PROWs are inclusive of footpaths, bridleways, and byways.
<b>Ramsar Site</b>	A wetland site of international importance for nature conservation. Designation is enabled by the Ramsar Convention 1971. whereby participating European Governments undertake to protect such areas.
<b>Regionally Important Geological/ Geomorphological Sites (RIGs)</b>	Locally designated earth science sites, which are selected using nationally agreed criteria.
<b>Renewable Energy</b>	For the purposes of planning policy, renewable energy is defined as those sources of energy, other than fossil fuels or nuclear fuel, which are continuously and sustainably available in our environment. This includes wind, water, solar, geothermal energyenergy, and plant material (biomass). Low carbon energy is

	the term used to cover technologies that are energy efficient (but does not include nuclear).
<b>Residual Waste</b>	Residual waste remains after recyclable or compostable material has been removed from the waste stream.
<b>Review Report</b>	The required statutory report under Section S69 of the Planning and Compulsory Purchase Act 2004 2004 Act and/or Regulation 41 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005; to conclude on the LDP revision procedure to be followed based on a clear assessment of what has been considered and what needs to change and why, based on evidence.
<b>Ribbon Development</b>	The linear extension of settlements, including frontage development along approach roads, resulting in the unnecessary intrusion of development into the countryside.
<b>Riparian Corridor</b>	An area adjacent to a water body (e.g., river, lake, estuary) that influences the aquatic ecosystem, and contains plant and animal communities. The part of the floodplain closest to the water channel and greatly influenced by the stream/river. The stream/ river and corridor interact with each other in a way that is mutually beneficial.
<b>Rural Enterprise</b>	Land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises.
<b>Scheduled Ancient Monument</b>	Nationally important archaeological sites or historic buildings, given protection against unauthorised change through primary legislation.
<b>Section 106 Agreement</b>	See Planning Obligations.
<b>Single Integrated Plan (SIP)</b>	Discharges statutory duties identified by Welsh Government (“Shared Purpose – Shared Delivery”, WG 2012), including Community Strategies; prepared by a Local Service Board. See “Local Well-being Plans” which are to replace SIPs”.
<b>Site of Special Scientific Interest (SSSI)</b>	Sites of Special Scientific Interest are notified by Natural Resources Wales (NRW) under legislation to afford protection to flora, fauna and geological or physiological feature of special interest.
<b>Site Specific Allocations</b>	Allocations of sites (proposals) for specific or mixed uses or development. Policies will identify any specific requirements for individual proposals with the allocations shown on the LDP’s proposals map.
<b>Soundness</b>	In order toTo be adopted, an LDP must be determined ‘sound’ by the examination Inspector (Section 64 of the Planning and Compulsory Purchase Act 20042004 Act). Tests of soundness tests and checks are identified in PPWthe Development Plan Manual.
<b>South West Wales Area Statement (2020)</b>	One of the 7 area statements produced in Wales by NRW as a collaborative response to the Natural Resources Policy (NRP), published by the Welsh Government in 2017, which sets out the key challenges and opportunities for the sustainable management of Wales natural resources into the future.
<b>Special Area of Conservation (SAC)</b>	Sites of international conservational importance designated by the Welsh Ministers under the Habitats Directive (Council Directive 92/43/EEC)European Directive on the Conservation of Natural Habitats and Wild Flora and Fauna. (transposed into national law through the Conservation of Habitats and Species Regulations

	2017 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019).In additionaddition, there are candidate SAC's which should, as a matter of Government policy, be viewed as full SAC's when examining land use impacts.
<b>Special Protection Area (SPA)</b>	Sites of conservational importance Special Protection Areas For designated under the Wild Birds Directive (Directive 2009/147/EC) (transposed into national law through the Conservation of Habitats and Species Regulations 2017 (as amended), Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended), and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019).Wild Birds under The E.C. Council Directive On the Conservation of Wild Birds (79/4C9/EEC) provides for the protection, management and control of all species of naturally occurring wild birds.
<b>Specific Policies</b>	A suite of criteria-based policies which will ensure that all development within the area meets the aims and objectives set out in the Strategy.
<b>Stakeholders</b>	Organisations and linterested parties, whose s directly affected by the LDP (and/or SEA) - involvement is generally through representative bodies.
<b>Statement of Common Ground (SocG)</b>	The purpose of a SOCG is to establish the main areas of agreement between two or more parties on a particular issue.
<b>Strategic Development Plan (SDP)</b>	Provision is made under the Planning (Wales) Act 2015 for the preparation of SDP's at a regional level. SDP will have regard to the NDF and responding at a regional level to strategic issues.
<b>Strategic Environmental Assessment (SEA)</b>	Term used internationally to describe environmental assessment as applied to plans and programmes. SEA process is derived from European legislation and defined at European level – Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (SEA Regulations) require a formal “environmental assessment of certain plans and programmes, including those in the field of planning and land use”.
<b>Strategic Objectives</b>	A set of overarching intentions that elaborate on the Vision and that focus on the delivery of the Plan.
<b>Supplementary Planning Guidance (SPG)</b>	Forms a supplementary document/information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with the Plan and with national planning policy. Can be developed to consider individual or thematic aspects of the Plan and site allocations including masterplans.
<b>Sustainability Appraisal (SA)</b>	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e., social, environmental, and economic factors). Each LPA is required by Section 62(6) of the Planning and Compulsory Purchase Act 20042004 Act to undertake SA of the LDP. This form of SA fully incorporates the requirements of the SEA Regulations.
<b>Technical Advice Notes (TAN)</b>	A topic-based document published by the Welsh Government to supplement Planning Policy Wales.
<b>Vision</b>	Defines the core purpose of the Plan.
<b>Wales Spatial Plan (WSP)</b>	A plan prepared and approved by the National Assembly for Wales under S60 of the 2004 Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62(5)(b) of

	the 2004 Act a local planning authority must have regard to the WSP in preparing an LDP.
<b>Welsh National Marine Plan (WNMP) 2019</b>	The Welsh National Marine Plan (WNMP) 2019 prepared and adopted under the Marine and Coastal Access Act 2009.

## Appendices

<b>Appendix 1:</b>	<b>Context – Legislative and National Planning Policy Guidance</b>
<b>Appendix 2:</b>	<b>Regional and Local Strategic Context</b>
<b>Appendix 3:</b>	<b>Supplementary Planning Guidance</b>
<b>Appendix 4:</b>	<b>Minerals Sites</b>
<b>Appendix 5:</b>	<b>Active Travel Routes</b>
<b>Appendix 6:</b>	<b>Policy Assessment</b>
<b>Appendix 7:</b>	<b>Housing Trajectory</b>
<b>Appendix 8:</b>	<b>Waste Management Facilities</b>

## Appendix 1 - Context - Legislative and National Planning Policy and Guidance

The statutory requirement to prepare and adopt a Development Plan for the administrative area of Carmarthenshire is set out under legislation, with specific guidance published by the Welsh Government on the procedural aspects of Plan preparation and its content. This includes:

- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Town and Country Planning (Local Development Plan, Wales) Regulations, 2005
- Well-Being of Future Generations (Wales) Act 2015 • Environment (Wales) Act 2016
- Planning (Wales) Act 2015
- Local Development Plan Manual – Edition 3

The Welsh Government are under a legal duty through the Government of Wales Act 2006 to promote sustainable development. This requirement in turn falls on the respective Local Authorities.

The 2<sup>nd</sup> Deposit Plan places sustainable development as a central part of its strategy. In this regard, reference should be had to the requirements of the:

- Strategic Environmental Assessment Regulations 2004,
- Conservation of Habitats and Species Regulations 2017, and
- Equalities Act 2010

Each of the above have formed key parts of the Plan making process and have informed its content.

As well as the above legislative framework, the Plan is being prepared with regard to the National Planning. Policies and Guidance as well as other strategic thematic documents including the following:

- Planning Policy Wales (PPW)
- Technical Advice Notes (TANs)

- Minerals Technical Advice Notes (MTANs)
- Future Wales: the National Plan 2040
- Welsh National Marine Plan 2019
- Welsh Government Circulars
- The Wales Transport Strategy
- Economic Renewal: A New Direction
- Vibrant and Viable Places – New Regeneration Framework
- Environment Strategy for Wales
- Shoreline Management Plan
- One Wales: One Planet – The Sustainable Development Scheme for Wales
- Climate Change Strategy for Wales
- Working to Achieve a Healthier Future for Wales
- Prosperity for All the National Strategy
- Towards Zero Waste – One Wales One Planet: The Overarching Waste Strategy for Wales (2010)
- The Welsh Language (Wales) Measure 2011
- Housing (Wales) Act 2014
- Historic Environment (Wales) Act 2016
- Active Travel (Wales) Act 2013
- The Wales Act 2017
- Welsh Government - People, Places, Futures – The Wales Spatial Plan (WSP)
- Environment (Wales) Act 2016
- Countryside and Rights of Way Act (CRoW) 2000
- The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017

## **Regional**

- The Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030:
- Swansea Bay City Deal 2017
- South-west Wales Regional Economic Delivery Plan (REDP)
- Joint Local Transport Plan for South-west Wales (2015-20):
- Waste Planning Monitoring Report(s) for the South-west Wales Region:
- Dŵr Cymru Welsh Water Water Resources Management Plan
- River Basin Management Plan Western Wales River Basin District
- South-west Wales Area Statement

- Regional Technical Statement (RTS) for the South Wales Regional Aggregate Working Party 2nd Review 2020
- Market Analysis and Potential Interventions: A report to the Welsh Government, March 2020

### **Local**

- Carmarthenshire County Council - Corporate Strategy
- Moving Forward in Carmarthenshire: the next 5-years
- Carmarthenshire Local Well Being Plan
- Transformations: A Strategic Regeneration Plan for Carmarthenshire
- Affordable Homes Delivery Plan 2016 – 2020: Delivering more homes for the people of Carmarthenshire
- Moving Rural Carmarthenshire Forward
- Carmarthenshire Economic Recovery and Delivery Plan (April 2021)
- Carmarthenshire County Council – Gypsy Traveller Accommodation Assessment
- Carmarthenshire Rights of Way Improvement Plan (ROWIP)
- Local Flood Risk Management Strategy
- Flood Risk Management Plan for the Western Wales River Basin District
- Net Zero Carbon Action Plan
- Carmarthenshire County Council - Ageing Well Plan
- Carmarthenshire County Council - Older People's Strategy 2015-2025
- Carmarthenshire County Council - Welsh in Education Strategic Plan
- Carmarthenshire County Council – Social Care Annual Report



## **Appendix 2 Regional and Local Strategic Context**

It noted that whilst the LDP represents a key part of the strategic picture both within the County and regionally it does not sit in isolation of other Plans and strategies. A number of these provide guidance for Plan preparation, others are part of a strategic suite of documents which shape how the region and County will develop over the coming years.

### **Regional**

#### **Swansea Bay City Region**

Carmarthenshire is part of the Swansea Bay City Region which also encompasses the Local Authority areas of Pembrokeshire, City and County of Swansea and Neath Port Talbot. The City Region, in bringing together business, local government, and a range of other partners, has published the Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030.

#### **Swansea Bay City Deal**

The £1.3 billion Swansea Bay City Deal was signed in March 2017. The City Deal is expected to give the Swansea Bay City Region a permanent uplift in its GVA of £1.8 billion and will generate almost 10,000 new jobs over the next 15 years.

Pentre Awel, Llanelli will become the largest ever regeneration project in South-west Wales and aims to improve the health and wellbeing of people across the region.

A creative industry project at Yr Egin in Carmarthen seeks to take advantage of the new infrastructure proposals of the Internet Coast. Yr Egin will create major and positive change in the creative and digital economy of Wales.

#### **South West Wales Regional Economic Delivery Plan**

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

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

The REDP commission includes:

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

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

### **Emerging National Development Framework - Mid and West Wales Region and Strategic Development Plans**

Future Wales makes reference to four regions which provide a focus for Welsh Government policy and future investment. Carmarthenshire is included within the West Wales region. Swansea Bay and Llanelli is identified as a part of a national growth growth, whilst Carmarthen is identified as one of the regional centres.

We will, through the membership of the South-west Wales Regional Planning Group (SWWRPG) and through the shared work programmes associated within the South West Corporate Joint Committee arrangements continue to work closely particularly in understanding and developing the concept and opportunities for a Strategic Development Plan (SDP) across the region.

### **Joint Transport Plan for South-west Wales (2015-20):**

This sets out the vision, objectives and a long-term strategy for a 20 year period and a five year programme of projects. The Plan encompasses the region which fall within the

administrative areas of Carmarthenshire County Council, Neath Port Talbot County Borough Council, Pembrokeshire County Council and the City and County of Swansea.

### **The South west Wales Tourism Partnership (SWWTP)**

The SWWTP had responsibility for delivering the national tourism strategy at the regional level. Whilst wound up in 2014, Visit Wales continues to maintain its ongoing commitment to Destination Management through Regional Engagement Teams.

### **Waste Planning Monitoring Report(s) for the South-west Wales Region:**

These reports are produced in accordance with TAN21: Waste and set out to collate and assess available data on all waste arising's, landfill void and the management of residual waste in the region in order to monitor trends and ultimately monitor performance against the targets set out in Towards Zero Waste. It also assesses the progress of waste policy coverage in LDPs, as well as providing information on current local authority waste management / resource recovery schemes and future procurement.

### **River Basin Management Plan Western Wales River Basin District (2015-2021), Natural Resources Wales 2015**

The River Basin Management Plan for the Western Wales River Basin District is prepared under the Water Framework Directive. It describes the current condition of the river basin district and what has been achieved since 2009; details the Programme of Measures for improving the water environment by 2021 and provides the water body objectives.

### **Neighbouring Authorities' Development Plans**

The Council is in regular and close contact with neighbouring authorities, both individually and collectively at regional level (through the South-west Wales Regional Planning Group), to ensure alignment between respective LDPs.

The Plan has been prepared with regard to and where appropriate in co-operation with neighbouring authorities. This has included evidence gathering and research across the broader region but also at a sub-regional level between those authorities undertaking Reviews of the LDP's.

Certain factors preclude complete conformity, but constructive discussions and shared information and experience minimised the risk of conflicting policies, and ensured an appropriate level of integration.

<p><b>Neath Port Talbot County Borough Council</b> adopted its LDP in January 2016 and was commenced the preparation of its replacement Plan. Ongoing dialogue has ensured an understanding of the respective approaches and emerging direction of the policy frameworks including through regional arrangements and the scope and progress of the Strategic Development Plan. The progress of the review into the Neath Port Talbot LDP will be monitored and duly considered as necessary.</p>
<p><b>The City and County of Swansea</b> adopted its LDP in February 2019. The adoption of the Swansea LDP allows for the consideration of their policies and proposals, along with the ability to respond (and integrate) as appropriate in the preparation of the Revised Carmarthenshire LDP. Continuing liaison will ensure a mutual understanding of the respective approaches including through regional arrangements and the scope and progress of the Strategic Development Plan. Specific dialogue has been undertaken on matters relating to the Carmarthen Bay and Estuaries European Marine Site.</p>
<p><b>Powys County Council</b> adopted its LDP in April 2018 and has commenced the preparation of its replacement Plan. The Council will continue to examine strategic relationships.. Any future review of the Powys LDP will be monitored and duly considered.</p>
<p><b>Pembrokeshire Coast National Park Authority's</b> adopted LDP is broadly compatible with a hierarchical settlement structure and a consistency in the broad planning policy approach with Carmarthenshire. Continuing liaison will ensure a mutual understanding of the respective approaches including through regional arrangements and the scope and progress of the Strategic Development Plan. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations.</p>
<p><b>Pembrokeshire County Council</b> adopted its LDP in February 2013. It is considered that there is a broad consistency and alignment in terms of the approach from a policy and strategic perspective. Having commenced the preparation of their revised LDP the timetable toward adoption has been adversely impacted by the publication of NRW guidance on phosphate pollution in protected riverine SACs. There broad alignment of approach to the scale of development and growth. The timetable for the preparation of their Plan is broadly comparable to Carmarthenshire County Council. The broad alignment outlined above remains. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations, particularly noting shared issues across the region on matters such as phosphates.</p>
<p><b>Ceredigion County Council</b> adopted its LDP in April 2013. Whilst it is considered that the respective settlement strategies of Ceredigion and Carmarthenshire differ slightly, there is a general compatibility with the respective visions. There is a commitment to respect and</p>

maintain the diversity and quality of the plan areas, to reduce the need to travel and to sustainability and the creation of sustainable places. Ceredigion County Council commenced the preparation of their replacement LDP. The preparation of their revised LDP has been adversely impacted by Covid and recently the publication of NRW guidance on phosphate pollution in protected riverine SACs. The broad alignment outlined above remains. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations, particularly noting shared issues across the region on matters such as phosphates.

**Brecon Beacons National Park Authority** adopted its LDP in December 2013. It is considered that there are no clear cross border settlement issues. The Park Authority are in the process of preparing their replacement LDP. The preparation of their revised LDP has been adversely impacted by the publication of NRW guidance on phosphate pollution in protected riverine SACs. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations , particularly noting shared issues across the region on matters such as phosphates. The implications of proposals in the west of the Park will be duly considered - particularly in terms of the level of housing apportionment.

## Local

### Carmarthenshire Well-being Plan

This Plan outlines how the Public Service Board will work in partnership to address some of the key issues affecting the well-being of the citizens and communities of Carmarthenshire. Reference is made to the Carmarthenshire “at a glance” section which sets out considerations in terms of Demography, Economy, Health and wellbeing, Environment and Culture. The four wellbeing objectives are:

- **Healthy Habits** - People have a good quality of life, and make healthy choices about their lives and environment;
- **Early Intervention** - To make sure that people have the right help at the right time; as and when they need it;
- **Strong Connections** - Strongly connected people, places and organisations that are able to adapt to change; and
- **Prosperous People and Places** - To maximise opportunities for people and places in both urban and rural parts of our county.

### **Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 – 2023**

This is the Council’s Corporate Strategy for the period 2018 – 2023 (approved 2018 – updated 2019). It sets out the direction for the Council over the next five years, incorporating its improvement and well-being objectives as defined by legislation (see figure 1 overleaf). It also references the Executive Board’s key projects and programmes for the next five years, a set of almost 100 priority projects.

The strategy outlines the Council’s vision for the future through 15 objectives under four key themes - to support residents to: start well, live well and age well in a healthy, safe, and prosperous environment. The 15 Well-being Objectives cover the broad range of Council Services to ensure economic, environmental, social, and cultural well-being.

### **Motions passed by the Council**

Those motions relevant to the Revised LDP passed by the Council recently include declaring a Climate Emergency and Nature Emergency along and focusing on planning and the Welsh language.

### **Carmarthenshire Economic Recovery & Delivery Plan**

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

### **Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015 – 2030**

This sets out Carmarthenshire’s regeneration strategy, building on the opportunities for growth and investment. This in turn reflects Carmarthenshire as a confident, ambitious and connected component of the Swansea Bay City Region.

### **Our Commitment to Affordable Homes 2015 – 2020 and Affordable Housing Delivery Plan 2016-2020**

The Council published its five-year vision for increasing the supply of affordable homes in 2015 and, in 2016, it set out our first ambitious programme to deliver over 1000 additional affordable homes across the County. September 2019 saw the fourth year of delivering affordable homes

and in the first three years the Council has been very successful with nearly 700 homes delivered, ensuring that the Council is well on course to reach its 1000 homes target.

The affordable housing action areas are as follows: Carmarthenshire Rural and Market Towns; Ammanford and the Amman Valley; Carmarthen and the West; and Llanelli and District .

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

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



### 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

Figure 1 - Carmarthenshire County Council's Corporate Strategy



### **Building More Council Homes – ‘Our ambition and plan of action’.**

At its September 2019 meeting, the Council endorsed an ambitious investment programme of nearly £150m that will deliver over 900 new Council homes. This plan seeks to align to the Affordable Homes Delivery Plan and provide even more affordable homes in the County. The homes will be built using a range of delivery models, with the delivery of the new build programme following the affordable housing action areas.

### **Report and Recommendations of the Carmarthenshire Rural Affairs Task Group**

The report contains 55 recommendations, with six recommendations listed under the “planning and housing” section. In consolidating an awareness of the important contribution of rural areas of the County on a corporate level, there are recommendations that are directly relevant to the Revised LDP and as such the importance of this report in informing the Revised LDP cannot be understated.

### **Moving Rural Carmarthenshire Forward**

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

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

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

### **Modernising Education Programme (MEP).**

In 2005, the Council adopted its Modernising Education Programme (MEP). The aim of the MEP is to ensure that the network of schools meet current and future needs, and that it does so in a strategic and operationally effective way. In doing this, the MEP identifies future requirements for investment to ensure the delivery of suitable and sufficient provision of school places and sets out future investment plans in a coordinated and structured manner.

The Council's MEP is an ambitious and progressive strategic approach which delivers a series of high-quality education facilities across the County. In developing this role and function paper regard has been had to the work already undertaken to date, and it also considers what is known to be programmed for the future.

### **The Welsh Language**

"The importance of the Welsh language in the social fabric of the County's communities is reflected in its significance at a corporate level within the Council. Of particular note in this regard are the below:

1. Welsh in Education Strategic Plan 2017-2020;
2. Welsh Language Standards (Welsh Language (Wales) Measure 2011) Compliance Notice (issue date 30/9/2015) and the Welsh Language Standards Action Plan (2020/2021); and
3. The Welsh Language Promotion Strategy 2016-2021.

All of these documents can be viewed on the Council's website.

### **Net Zero Carbon by 2030**

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

### Appendix 3 - Supplementary Planning Guidance

Policy Ref.	Topic	Existing SPG to be carried forward. Note: Subject to updating	New SPG	Target date for Adoption
NE4	Caeau Mynydd Mawr Special Area of Conservation	Y (Note original substantively updated as a result of revised evidence)	N	October / November 2024
HOM3	Homes in Rural Villages	N	Y	October / November 2024
AHOM1, AHOM2	Affordable Housing	Y (Note original substantively updated)	N	October / November 2024
INF4	Burry Inlet	N	Y	October / November 2024
SP12	Placemaking and Sustainable Places	N	Y	October / November 2024
PSD4	Trees and planting as part of new developments	N	Y	Summer 2025
NE1	Sites of Importance for Nature Conservation Value (SINCs)	N	Y	October / November 2024
NE2	Nature Conservation and Biodiversity	Y	N	October / November 2024
SP15	Built and Historic Environment	N	Y	December 2025
CCH1, CCH2	Renewable Energy	N	Y	December 2025
CCH4	Water Quality – Protected Riverine SACs	N	Y	October / November 2024
PSD9	Advertisements (guidance on bilingual requirements).	N	Y	Summer 2025
INF1	Planning Obligations	Y (Note original substantively updated)	N	October / November 2024
SP15	Archaeology	Y	N	October / November 2024
SG3	Pembrey Peninsula	N	Y	December 2025
PSD3	Green and Blue Infrastructure Networks and Development	N	Y	Summer 2025
BHE2	Landscape Character	N	Y	Summer 2025

WL1	Welsh Language and New Developments	Y (Note original substantively updated)	N	October / November 2024
	Site Specific (planning and development briefs - TBC)			Continuous
Multiple	Design Principles in New Development (Suite of SPG to be prepared over the lifetime of the LDP)	N	Y	Continuous
RD2	Conversion and reuse of rural buildings for residential use	Y (Note original substantively updated)	N	October / November 2024
INF2	Health Impact Assessments	N	Y	Summer 2025
VE3	Alternative Luxury Camping	N	Y	October / November 2024
PSD12	Light Pollution	N	Y	December 2025
CCH3	Electric and Ultra Low Emission Vehicles in Developments	N	Y	Summer 2025

## Appendix 4: Minerals Sites

### Active/Inactive Sites

LDP Reference	Quarry Name	Site Status	Mineral Extracted
M1	Alltygarn	Inactive	Silica Sandstone
M2/M3	Garn Bica/Maesdulais	Active	Limestone
M4/M5/M6	Torcoed/Torcoed Fawr/Crwbin	Active	Limestone
M7	Blaenyfan	Inactive	Limestone
M8	Pennant	Active	Sandstone
M9	Coygen	Active	Limestone
M10	Garn Wen	Active	Igneous
M11	Dinas	Inactive	Sandstone
M12	Llwynjack Farm	Active	River Shoal/ Sand and Gravel
M13	Glan Lash Opencast Coal Site	Inactive	Opencast Coal
M14	Foelfach	Active	Sandstone
M15	Llanelli Sand Dredging Ltd <sup>110</sup>	Active	Marine Sand

### Dormant Sites

LDP Reference	Quarry Name	Site Status	Mineral Extracted
M16	Pwllymarch	Dormant	Limestone
M17	Llwynyfran	Dormant	Limestone
M18	Tyr Garn	Dormant	Limestone
M19	Garn	Dormant	Sandstone
M20	Limestone Hill	Dormant	Limestone
M21	Penybanc	Dormant	Limestone
M22	Cynghordy	Dormant	Sandstone
M23	Glantowy	Dormant	Sand and Gravel

**N.B.** a small portion of the buffer zone of Gilfach Quarry (in Pembrokeshire) extends over the border into Carmarthenshire and has been identified on the Proposals Map.

<sup>110</sup> Operations do not involve the extraction of minerals and so no buffer zone is required around the site. Also safeguarded is the marine landing site situated approximately 800m to the east of the Llanelli Sand Dredging site due to its importance in the landing of marine sand.

## Appendix 5: Active Travel Routes

### CCC INM Route List

Scheme Number	Location	Term	Type	Detail
7.21 /A1	Ammanford	Short Term	Pedestrian	ERM 7.21 Fail - Footpath requires surface upgrade
A2	Ammanford	Aspirational	Pedestrian	Traffic management along Penygarn Road – improved footway
A3	Ammanford	Aspirational	Pedestrian	Improve footway along Heol Tycroes. Construct footway on Pantyfynnon Road & segregated pedestrian facility over level crossing.
A4	Ammanford	Aspirational	Shared Use	Route connecting Pantyffynon to Penybank via access from the end of Mill Terrace road in Pantyffynon
A5	Ammanford	Aspirational	Pedestrian	Place tactile and dropped kerbs at crossing points - New Road
A7	Ammanford	Aspirational	Pedestrian	Ammanford central footway link and improved pedestrian access to local trip attractors. Details for this scheme to be confirmed subject to discussions with Welsh Government.
A9	Ammanford	Aspirational	Pedestrian	Dyffryn Road footway link and improved pedestrian access to local trip attractors.
A10	Ammanford	Aspirational	Pedestrian	Footway link to Dyffryn Road and improved pedestrian access to local trip attractors.
A11	Ammanford	Aspirational	Cycle	Off Road Cycleway alongside Blaenau Road and off-road link to Ammanford Station
A12	Ammanford	Aspirational	Pedestrian	Footway link near railway. Upgrade and widen path along Blaenau to Llandybie including zebra crossing.
A13	Ammanford	Aspirational	Pedestrian	Creation of new footway and improved links along Kings Road
7.36 / A14	Ammanford	Short Term	Pedestrian	ERM Fail - Lighting needed along footpath. Overgrown, steep steps, narrow with bollard
A16	Ammanford	Aspirational	Pedestrian	Footway link to Parc Penrhiw
A17	Ammanford	Aspirational	Pedestrian / Cycle	Traffic calming and improved pedestrian permeability outside Bettws School
A18	Ammanford	Aspirational	Pedestrian	Improved and new footway links along Pentwyn Road
A19	Ammanford	Aspirational	Pedestrian	Improved and new footway links along Wernolau Road
A20	Ammanford	Aspirational	Pedestrian	Creation of new footways along Maesquarre Road
1.5b / A25	Ammanford	Short Term	Cycle	ERM Route 1.5b Fail - Existing route requires maintenance
A27	Ammanford	Aspirational	Pedestrian	Creation of footway linking Hospital with Amman Valley Cycleway
A28	Ammanford	Short Term	Pedestrian	Completion of footway link along Folland Road
A29	Ammanford	Aspirational	Cycle	Route along Ammanford Road A483 from Llandybie. Details for this scheme to be

				confirmed subject to discussions with Welsh Government.
A30	Ammanford	Aspirational	Pedestrian / Cycle	Connection through west of Ammanford - Tir-Yr-Dail Lane
B1	Brynamman	Short Term	Cycle	Link to formalise Amman Valley Cycleway through Brynamman Rugby Club land
B2	Brynamman	Aspirational	Pedestrian	Upgrade of crossing points on A4609 to allow for easier pedestrian movement
B3	Brynamman	Aspirational	Pedestrian / Cycle	Speed limit on New Road to allow for safer pedestrian and cycling movements. Cycling provision to be determined.
B4	Brynamman	Aspirational	Pedestrian / Cycle	Proposed 20mph on Ardwyn Rd. Cycling provision to be determined.
B5	Brynamman	Aspirational	Pedestrian / Cycle	Proposed 20mph limit on Brynceunant Rd. Cycling provision to be determined.
BP1	Burry Port	Medium Term	Cycle	Existing cycling route alongside B4311 - No cycle infrastructure, provide off road route
BP5	Burry Port	Short Term	Pedestrian / Cycle	Section of path along Old Tramway. Shared use. Improve signage and provision behind shops
BP7	Burry Port	Short Term	Shared Use	ERM cycle route upgrade to shared use – Section of path along Old Tramway. Short term improvements.
BP9	Burry Port	Medium Term	Pedestrian	Footway request at Cliff Terrace and complete loop on map as shown along Furnace Road missing footway and Gwscwm Road
BP10	Burry Port	Aspirational	Pedestrian	Add missing footway between Ar-Y Bryn and Mumbles Head Estates
BP11	Burry Port	Aspirational	Pedestrian	Footway link provision at junction of Maenor Helyg and Ashburnham Road
BP12	Burry Port	Aspirational	Pedestrian	Pedestrian tactile crossing facilities at both estate junctions. Golwgfor Estate / Dan y Bryn Estate, Lando Road
BP15	Burry Port	Aspirational	Cycle	Aspirational cycle route Burry Port to Cross Hands
BP16	Burry Port	Aspirational	Cycle	A494 Aspirational cycle route to Kidwelly
C1 / 1.1	Carmarthen	Short Term	Cycle	ERM Route 1.1 Fail - Cycle track alongside road to provide a link onwards– requires upgrading - maintain foliage. Details for this scheme to be confirmed subject to discussions with Welsh Government
C2	Carmarthen	Medium Term	Cycle	Travellers' Rest On road cycle provision – requires upgrading. Provide cycle infrastructure to separate from traffic
C3	Carmarthen	Medium Term	Shared Use	Carmarthen West Link Road – 3m shared use path on either side of road facilities incorporated in plan. Not yet complete on site
C4	Carmarthen	Short Term	Cycle	Shared use path linking College Road and Trevaughan Road. Need better signs to mark the path as it crosses through a farm
C6	Carmarthen	Medium Term	Cycle	St Clears Road -on road cycling provision – requires upgrading. Links to cycle network

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5.1c / C9	Carmarthen	Short Term	Cycle	ERM Route 5.1c Fail - Existing on road cycling provision – requires surface upgrading
C12	Carmarthen	Medium Term	Pedestrian / cycle	Llansteffan Road. Improved links to school and existing cycle network. On road cycle route
7.1 / C14	Carmarthen	Short Term	Pedestrian / cycle	Shared Use link to existing cycle network and route. Part of route is ERM route 7.1 – pedestrian. Proposed shared use path
C15	Carmarthen	Aspirational	Cycle	Aspirational link across river linking Johnstown with Pensarn/Pibwrlwyd
C21	Carmarthen	Short Term	Cycle	Route requires upgrading. Provide on or off-road cycle infrastructure
C23	Carmarthen	Short Term	Pedestrian	Picton Court - provide signage and footways
C25	Carmarthen	Short Term	Pedestrian / Cycle	St Catherine Street on road cycling route – requires signage
C26	Carmarthen	Short Term	Cycle	College Road - on road cycling route – requires upgrading including crossing
C28	Carmarthen	Short Term	Pedestrian	Section of footway required along access road
4.2 / C29	Carmarthen	Short Term	Cycle	ERM Route 4.2 Fail - Picton Place existing on road cycling provision - requires upgrading – maintain foliage covering signage
1.5 / C30	Carmarthen	Short Term	Pedestrian	ERM route 1.5 – requires upgrading - lighting and surfacing
C32	Carmarthen	Short Term	Pedestrian	Existing walking route – requires upgrading. Provide tactile paving, lighting and resurface defects
C35	Carmarthen	Short Term	Pedestrian	Lime Grove Avenue link improvements and footway widening
C36	Carmarthen	Short Term	Pedestrian	Creation of a small walking link between Ysgol y Dderwen and Fountain Hall Terrace via Llys Ffynnon
C38	Carmarthen	Short Term	Pedestrian	Existing walking route - requires upgrading, steps restrict access for all users
C41	Carmarthen	Short Term	Pedestrian	Friars Park - Needs footway along access road section
C42	Carmarthen	Short Term	Pedestrian	Lammas St to Friars Park - needs new footway along access road
C44	Carmarthen	Short Term	Pedestrian	St Catherine St to Lammas St. needs wider footway
C48	Carmarthen	Short Term	Pedestrian	Jackson's Lane - requires lighting improvements
C49	Carmarthen	Short Term	Pedestrian	King Street requires removal of bollards to increase footway width
5.4a / C52	Carmarthen	Short Term	Cycling	ERM route 5.4a - on road cycling route – requires signage upgrade and route maintenance. Contraflow to allow cyclists along The Quay
5.4b / C53	Carmarthen	Short Term	Cycling	ERM Route 5.4b - The Parade on road cycling route - Enforce on street parking restrictions
C54	Carmarthen	Short Term	Pedestrian	Off road footway between Priory St and Esplanade. Route needs signage and widening



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C55	Carmarthen	Aspirational	Pedestrian / cycle	Road safety improvements outside school along Richmond Terrace including plateau for safer pedestrian movement. Cycling provision to be determined
C56	Carmarthen	Short Term	Pedestrian	Footpath link from Richmond Terrace to St Peters car park. Upgrades as part of Safe Routes
C57	Carmarthen	Short Term	Pedestrian	Footpath link improvement from Richmond Terrace to Richmond School Car Park. Upgrades as part of Safe Routes
C58	Carmarthen	Aspirational	Pedestrian	Footway creation and link to Wellfield Road
C59	Carmarthen	Short Term	Pedestrian	Remove barriers at southern end of route
C60	Carmarthen	Short Term	Pedestrian	Park Hall to Oak Terrace. Provide footway where missing and adequate lighting along link
C61	Carmarthen	Short Term	Pedestrian	Belvedere Av to Park Hall. Remove steps which restrict access
C62	Carmarthen	Medium Term	Pedestrian	Belvedere Av to Ross Av. Remove steps which restrict access and maintain overgrown vegetation
C63	Carmarthen	Medium Term	Pedestrian	Cwm-Oernant - Resurface route to enable access for all users. Maintain overgrown vegetation and provide adequate lighting
C64	Carmarthen	Aspirational	Pedestrian	Footway provision along North Parade
7.19 / C65	Carmarthen	Short Term	Shared Use	ERM Pedestrian route 7.19, INM shared use route. Provide cycle signage
C66	Carmarthen	Aspirational	Cycle	Aspirational shared use path linking with Bronwydd
C67	Carmarthen	Aspirational	Pedestrian	Footway extension on Castell Pigyn Road
C68	Carmarthen	Aspirational	Cycle	Aspirational shared used extension towards Towy Valley Path via Abergwili
C69	Carmarthen	Aspirational	Pedestrian / Cycle	Road safety measures along Gyfre Gardens and 20 mph zone – improved provision for pedestrians and cyclists
C70	Carmarthen	Aspirational	Pedestrian	Footway at the entrance to Wellfield road leading towards Merlins Hill
C75	Carmarthen	Short Term	Pedestrian	Improvements to pedestrian permeability along section between Wellfield Road and Bryn Myrddin
C77	Carmarthen	Short Term	Pedestrian	Remove steps restricting access and provide lighting. Provide crossings at each end of link
C78	Carmarthen	Aspirational	Pedestrian	Penmorfa Lane - traffic order on Keep Clear Zig Zag markings – improved pedestrian safety. Create footway where missing
C79	Carmarthen	Short Term	Pedestrian	Rhiw Babell - Widening of footway at 'Lockerly'
C82	Carmarthen	Aspirational	Pedestrian	Heol Login to Heol Llangynnwr - Existing walking route currently across fields. Requires upgrading.
C83	Carmarthen	Short Term	Shared Use	New cycleway/shared use path linking to new Police HQ

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C85	Carmarthen	Short Term	Pedestrian	Footway linking Springfield Road to Capel Evan Rd
C86	Carmarthen	Short Term	Pedestrian	Footway linking Abbey Mead to Towy Valley Path
7.20 / C87	Carmarthen	Aspirational	Pedestrian	Footway linking Abergwili Road to Pigyn Road
C88	Carmarthen	Aspirational	Cycle	On road cycle improvements along Abergwili Road linking to Towy Valley Path
C89	Carmarthen	Aspirational	Pedestrian	Footway linking Towy Valley path to Abergwili Road
C90	Carmarthen	Aspirational	Pedestrian	Cillefwr footpath requires improvements
C91	Carmarthen	Aspirational	Cycle	South Johnstown extension of cycleway the will connect with a new development. Tie into existing infrastructure by the leisure centre
CH1	Cross Hands	Aspirational	Pedestrian	Footway alignment and widening works along Capel Seion Road and Heol Cwmbach
CH2	Cross Hands	Short Term	Pedestrian	Heol Cwmmawr existing footway - Requires upgrading. Provide pedestrian refuge or crossing near school. Restrict footway parking
CH3	Cross Hands	Aspirational	Pedestrian	Plateau crossing to access school over Heol Blaenhirwaun
CH4	Cross Hands	Aspirational	Cycle	Extended off-road section of cycleway linking Cwm Mawr with Cross Hands
CH5	Cross Hands	Aspirational	Pedestrian	Additional footway sections along Bethesda Road
7.3 / CH6	Cross Hands	Short Term	Pedestrian	ERM Route 7.3 - Footpath requires surface upgrade
CH7	Cross Hands	Aspirational	Cycle	Tyisha Rd to Darren Las - Additional section of cycleway linking to the existing main cycle route
5.2b / CH8	Cross Hands	Medium Term	Cycle	ERM Route 5.2b - Heol Y Foel cycle route on road – need to improve provision and enforce on street parking. Details for this scheme to be confirmed subject to discussions with Welsh Government.
5.2a / CH9	Cross Hands	Medium Term	Cycle	ERM Route 5.2a- Cycle route on road – need to improve provision and enforce on street parking
CH10	Cross Hands	Aspirational	Cycle	Mynydd Mawr Woodland Park link. Cycle link away from road
CH11	Cross Hands	Medium Term	Cycle	Cycle link to existing cycle network and route. Repair surface defects and provide continuous route. Remove End of Route signage
1.2 / CH12	Cross Hands	Short Term	Cycle	ERM Route 1.2- Define access
CH13	Cross Hands	Short Term	Shared Use	Spine Road shared use under construction
CH15	Cross Hands	Aspirational	Pedestrian	Widening of existing footway on Carmarthen Road alongside Cross Hands Hotel
CH16	Cross Hands	Aspirational	Cycle	Link to existing cycle infrastructure along

				Meadows Rd
CH17	Cross Hands	Short Term	Cycle	Improvements required to existing cycle infrastructure. Details for this scheme to be confirmed subject to discussions with Welsh Government.
CH18	Cross Hands	Short Term	Shared Use	Existing cycle route - needs upgrading to a continuous off-road route
CH19	Cross Hands	Aspirational	Pedestrian	Footway link along Black Lion Road
CH20	Cross Hands	Aspirational	Pedestrian	Improved road safety outside school – 20mph zone
CH21	Cross Hands	Medium Term	Shared Use	Cross Hands Economic Link Road
CH22	Cross Hands	Aspirational	Pedestrian	Footway required along Llandeilo Road
CH23	Cross Hands	Aspirational	Pedestrian	Footway widening Penygroes to Blaunau
CH24	Cross Hands	Aspirational	Pedestrian / Cycle	Improved Road Safety outside school including vertical measures
CH25	Cross Hands	Aspirational	Cycle	Long distance aspirational route joining Cross Hands with Ammanford via Blaenau/Llandybie
7.16 / CH26	Cross Hands	Short Term	Pedestrian	ERM - Upgrade on existing footpath – lighting
7.17 / CH27	Cross Hands	Medium Term	Pedestrian	ERM - Upgrade on existing footpath – lighting and resurfacing
CH32	Cross Hands	Aspirational	Pedestrian	Signalise cross roads and improve pedestrian provision
7.11 / CH33	Cross Hands	Short Term	Pedestrian	ERM Route 7.11 - Upgrade on existing footpath – lighting
CH34	Cross Hands	Aspirational	Pedestrian	Upgrade existing pedestrian right of way from Cwmfferws Road to Saron Road. Complete footway links.
CH35	Cross Hands	Aspirational	Pedestrian	Footway from Access lane to Cruglas Farm to No. 56 Cwmfferws
CH36	Cross Hands	Aspirational	Cycle	B4317 Aspirational long distance cycle route to Kidwelly
K1	Kidwelly	Short Term	Pedestrian	Footway along Station Road. Needs upgrading
B / C / K2	Kidwelly	Short Term	Cycle	ERM Routes B & C - on road needs improvement. Restrict parked vehicles
K3	Kidwelly	Short Term	Shared Use	Provide cycle signage and lighting through park
K5	Kidwelly	Short Term	Shared Use	Existing shared use facilities – requires resurfacing.
K6	Kidwelly	Aspirational	Pedestrian	Aspirational footway provision from Awel y Mor to connect with existing
K7	Kidwelly	Short Term	Pedestrian	Provide formal footway
K8	Kidwelly	Aspirational	Pedestrian	Linking footway along sections of southern curtilage on Carmarthen Road
K9	Kidwelly	Aspirational	Cycle	Aspirational long distance cycle route west from Kidwelly to Ferryside
K10	Kidwelly	Aspirational	Cycle	Direct link from Millennium Coastal Path to Kidwelly Railway Station
K11	Kidwelly	Aspirational	Cycle	Aspirational Route towards Carmarthen from Ferryside
K12	Kidwelly	Aspirational	Cycle	link BP15 to Kidwelly along former Burry

				Port & Gwendraeth Valley Railway
K13	Kidwelly	Aspirational	Cycle	Aspirational route along A484 to Carmarthen
K14	Kidwelly	Aspirational	cycle	Cycle route along Ferry Road, Kidwelly
LL1	Llandovery	Short Term	Pedestrian	Footway links around trip generators along New Road. Restrict footway parking. Details for this scheme to be confirmed subject to discussions with Welsh Government.
LL5	Llandovery	Aspirational	Shared Use	Aspirational off-road cycle/shared use path. Details for this scheme to be confirmed subject to discussions with Welsh Government.
LL6	Llandovery	Aspirational	Cycle	Aspirational route towards Llandeilo along A4069 / A40. Details for this scheme to be confirmed subject to discussions with Welsh Government.
L1	Llanelli	Short Term	Pedestrian / Cycle	Upgrade path leading to Pwll School. Traffic calming to support 20mph zone. Improved crossings. Part of Safe Routes.
L2	Llanelli	Short Term	Pedestrian	Footway improvements along Sandy Road linking to trip attractors as part of Safe Routes
L3	Llanelli	Short Term	Pedestrian	Footway link along Denham Avenue to link with existing infrastructure. Upgrades as part of Safe Routes
L4	Llanelli	Aspirational	Shared Use	Widen paths to allow shared use.
L5	Llanelli	Aspirational	Pedestrian	New crossing with dropped kerbs
L6	Llanelli	Aspirational	Pedestrian	Kerb buildouts on Queen Victoria Road to improve Crossing visibility
L7	Llanelli	Aspirational	Pedestrian	Footway buildout on Old Castle Road
L8	Llanelli	Aspirational	Pedestrian	Crossing Plateau on Waunlanurafon
L9	Llanelli	Short Term	Shared Use	Route through People's Park. Upgraded Links to NCN / Millennium Coastal Path.
L10	Llanelli	Short Term	Pedestrian	Improved pedestrian passage and safety over railway bridge at Old Road, Furnace, Llanelli. Upgrades as part of Safe Routes bid.
L11	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route
L12	Llanelli	Short Term	Shared Use	Church St Proposed shared use path
L16	Llanelli	Medium Term	Shared Use	Station Road to Llanelli centre. Current on road cycle route and footway, proposed shared use path
L17	Llanelli	Medium Term	Cycle	Pottery St - Cycling infrastructure improvements - provide dedicated cycle route
L18	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route
L19	Llanelli	Aspirational	Pedestrian	Create new path to link to school
L20	Llanelli	Aspirational	Pedestrian	Provision of pedestrian tactile crossing facilities Dillwyn St

2<sup>nd</sup> Deposit Revised Carmarthenshire Local Development Plan 2018 - 2033

L21	Llanelli	Medium Term	Shared Use	Llanelli Station links provision of shared use path
L22	Llanelli	Medium Term	Shared Use	Proposed shared use path connecting Marine Street to Pen-y-Fan
L23	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route Ty- Isaf to Parc Trostre
L24	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements linking to new school and Wellness Village
L25	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - potential to move off road and link to new school and Wellness village
L26	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - potential to move off road and link to new school and Wellness village
L27	Llanelli	Short Term	Shared Use	Existing shared use path. Short term signage improvements
L28	Llanelli	Aspirational	Cycle	Extend cycle route along B4304 - aspirational cycle route
L29	Llanelli	Medium Term	Shared Use	Proposed shared use path Morfa to Parc Trostre
42 / L30	Llanelli	Medium Term	Cycle	ERM Pedestrian route 42, INM cycling route including proposed crossing upgrade over existing bridge
L34	Llanelli	Aspirational	Pedestrian	Footway creation around Parc Trostre linking to trip attractors
L35	Llanelli	Aspirational	Pedestrian	Footway creation around Parc Trostre linking to trip attractors
L36	Llanelli	Medium Term	Shared Use	Provide off road cycle route around Parc Trostre linking to trip attractors
L37	Llanelli	Medium Term	Pedestrian	Footway improvements along private road to Tata Steel - Maes-ar-Ddafen Road
L38	Llanelli	Aspirational	Shared Use	Proposed shared use path connecting trip attractors
L39	Llanelli	Medium Term	Shared Use	Proposed shared use path A4138
L43	Llanelli	Short Term	Cycle	Cycling infrastructure improvements A484. Provide dedicated cycle facilities
L44	Llanelli	Aspirational	Pedestrian / Cycle	Traffic calming measures on Walters Road, Marblehall Road and Penallt Road
95 / L45	Llanelli	Short Term	Shared Use	ERM Route 95 - Footpath upgrade required – maintain foliage
L46	Llanelli	Medium Term	Shared Use	Swansea Rd proposed shared use path
49 / L47	Llanelli	Short Term	Shared Use	A484 to Swansea Rd - no existing cycling infrastructure, proposed shared use path
L48	Llanelli	Medium Term	Shared Use	Corporation Avenue - no existing cycle infrastructure. Proposed shared use path
L49	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - no existing infrastructure
L50	Llanelli	Short Term	Shared Use	Afon Lledi Shared use path requires upgrade - signage
L54	Llanelli		Shared Use	Heol Nant Y Felin on road cycling -

		Medium Term		Proposed shared use path
L55	Llanelli	Medium Term	Shared Use	Corporation Avenue to Heol Goffa Shared use path off road - upgrades required
L56	Llanelli	Medium Term	Shared Use	Corporation Ave North - Proposed shared use path
L57	Llanelli	Medium Term	Shared Use	Corporation Avenue to Gower View Proposed shared use path
L58	Llanelli	Aspirational	Pedestrian	Footway provision between no. 204, 208 and 210 Felinfoel Rd
L59	Llanelli	Aspirational	Pedestrian	Llon Y Dderwen Widen and realign road to accommodate footway. Narrow, steep gradient no footways
66 / L60	Llanelli	Short Term	Pedestrian	ERM Footpath Route 60 - upgrade required – maintain foliage
L61	Llanelli	Aspirational	Pedestrian	Footway and minor road widening at Community Centre, Tanyrhodyn leading to Rhandirfelin
L62	Llanelli	Short Term	Shared Use	Salem Rd / Glan Yr Afon proposed shared use path
59 / L64	Llanelli	Short Term	Pedestrian	ERM Footpath Route 59 upgrade required – maintain foliage
L65	Llanelli	Medium Term	Shared Use	Provide continuous shared use path. Part off road part on road. Penywaer Rd to Brynsiriol
55 / L66	Llanelli	Short Term	Shared Use	ERM Route 55 Existing Pedestrian - Proposed shared use path - improve signage
L68	Llanelli	Medium Term	Shared Use	Bryn Eli proposed shared use path - no existing cycle infrastructure
L70	Llanelli	Short Term	Pedestrian	Bryngwyn Rd - Footway improvements linking to trip attractors. Restrict footway parking and relocate traffic signs from footway
L72	Llanelli	Medium Term	Shared Use	Dafen Cricket Club - Proposed shared use path, no footpath currently
L73	Llanelli	Medium Term	Shared Use	Prince Phillip Hospital to A4138 Proposed shared use path
L76	Llanelli	Medium Term	Shared Use	Dafen Road to Prince Phillip hospital- no existing cycle infrastructure. Proposed shared use path. New build through field to connect to hospital.
L79	Llanelli	Medium Term	Shared Use	Ynyswen to Afon Lliedi Proposed shared use path - away from road.
L81	Llanelli	Aspirational	Pedestrian / Cycle	Heol Belli Glas / Pennant Cycling/ pedestrian improvements and extend 20 mph zone to include key routes to school
L83	Llanelli	Short Term	Shared Use	Proposed shared use path linking residential and employment sites - not yet built
L84	Llangennech	Aspirational	Pedestrian	Footway and Road Safety Improvements North and south of the roundabout along Troserch Road
L85	Llangennech	Aspirational	Cycle	Improved safety and speed measures along Maes y Dderwen Rd /

				Pontarddulais Rd plus additional cycle supporting measures.
L86	Llangennech	Aspirational	Pedestrian	Provision of linking section footway across No. 3 Heol Y Mynydd
L87	Llangennech	Aspirational	Pedestrian	Footway in vicinity of Ty Ddraig Gwyrdd and along Genwen Road
L88	Llanelli	Aspirational	Pedestrian / Cycle	20mph limit on Cwmfelin Road near junction with School. Improved links along Tanygraig Rd
L89	Llanelli	Aspirational	Pedestrian	Improved footway and widening of footway where road narrows along Berwick Road
L90	Llanelli	Medium Term	Cycle / Pedestrian	Crossing across B4297
L91	Llanelli	Aspirational	Pedestrian	Footway on Western side of B4297 in Bynea
C / L92	Llanelli	Medium Term	Shared Use	ERM Route C outside of Gateway Holiday Park very poor surface needs upgrading
C / L93	Llanelli	Medium Term	Shared Use	ERM along (NCN4) Machynys Peninsula very poor surface needs upgrading
L94	Llanelli	Aspirational	Shared Use	Build a cycle/pedestrian lane, put in lights across the A484, this would link up the two cycle parts of Penyfan with the new route recently built on the A4138, whilst avoiding Trostre Roundabout completely.
L95	Llanelli	Aspirational	Shared Use	Furnace School aspirational links to NCN
L96	Llanelli	Short Term	Pedestrian	Footway creation to south of Furnace School
L97	Llanelli	Short Term	Shared Use	Shared use path creation linking the community centre with the rugby club and NCN
L98	Llanelli	Aspirational	Pedestrian	Footway improvements over Old Road bridge and link to NCN
L99	Llanelli	Aspirational	Shared Use	New shared use link to North Dock as an alternative to link L4
L100	Llanelli	Aspirational	Pedestrian	Off road footpath improvements to link to Glascoed and School
L101	Llanelli	Aspirational	Pedestrian	Aspirational shared use to connect to back of school
L102	Llanelli	Short Term	Shared Use	Replacement of existing steps to link estate to Sandy Water Park
L103	Llanelli	Short Term	Shared Use	Replacement of small bridge to complete route
H1	Hendy	Aspirational	Pedestrian	Footway/Road Safety improvements along Heol Y Parc between Heol Llynbedw and Clos Y Wern.
H2	Hendy	Aspirational	Pedestrian	Footway link improvements on Bronallt Road
H3	Hendy	Aspirational	Pedestrian	Footway provision improvements along Carmarthen Road
H4	Hendy	Aspirational	Pedestrian / Cycle	Improved cycle/pedestrian facilities along Iscoed Road especially outside the school including crossing facilities.
H6	Hendy	Aspirational	Shared Use	Route connecting Hendy and Llangennech

SC1	St Clears	Aspirational	Pedestrian	Provide footway along Bethlehem Road
SC2	St Clears	Short Term	Cycle	Existing Cycleway. Better visibility leading up to path under the underpass and surface of path into St Clears Car Park. Better surface on path between St Clears and Church leading down to the river. Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC3	St Clears	Medium Term	Pedestrian	Pedestrian footway improvements along Station Road
SC4	St Clears	Short Term	Cycle	A40 - Existing cycleway. Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC5	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC6	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen
SC7	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen
SC8	St Clears	Aspirational	Shared Use	Footpath/Cycle route from St Clears Boat Club through to existing cycle route alongside river
SC9	St Clears	Aspirational	Shared Use	Aspirational shared use path connecting Pwll Trap to St Clears
SC10	St Clears	Aspirational	Shared Use	Aspirational shared use path along Tenby Rd



## Appendix 6: Policy Assessment

Strategic Policy: <b>SP1 Strategic Growth</b>	
<b>Strategic Objectives</b>	SO3 - To assist in widening and promoting education and skills training opportunities for all.
<b>National Well-being Goals</b>	A more equal Wales.
<b>Local Well-being Goals</b>	<b>Early Intervention</b> - To make sure that people have the right help at the right time; as and when they need it.  <b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.1, MI.5, MI.6, MI.18.
<b>Planning Policy Wales Edition 11 alignment</b>	Active and Social Places & Productive and Enterprising Places.

Strategic Policy: <b>SP2 Retail and Town Centres</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A prosperous Wales.

<b>Local Well-being Goals</b>	<p><b>Early Intervention</b> - To make sure that people have the right help at the right time; as and when they need it.</p> <p><b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.</p>
<b>Monitoring</b>	<p>The following indicators will monitor the effectiveness of the policy:</p> <p>MI.4.</p>
<b>Planning Policy Wales Edition 11 alignment</b>	Active and Social Places & Productive and Enterprising Places.

<b>Strategic Policy: SP4 A Sustainable Approach to Providing New Homes</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A Wales of cohesive communities.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	<p>The following indicators will monitor the effectiveness of the policy:</p> <p>MI.1, MI.5, MI.6, MI.7, MI.8, MI.9, MI.10, MI.11, MI.16, MI.47.</p>
<b>Planning Policy Wales Edition 11 alignment</b>	Placemaking & Active and Social Places.

Strategic Policy: <b>SP5 Affordable Homes Strategy</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A Wales of cohesive communities & A more equal Wales.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.12, MI.13, MI.14, MI.15.
<b>Planning Policy Wales Edition 11 alignment</b>	Placemaking & Active and Social Places.

Strategic Policy: <b>SP6 Strategic Sites</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A prosperous Wales.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.16, MI.17, MI.18.

<b>Planning Policy Wales Edition 11 alignment</b>	Productive and Enterprising Places.
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<b>Strategic Policy: SP7 Employment and the Economy</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A prosperous Wales.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.16, MI.17, MI.18.
<b>Planning Policy Wales Edition 11 alignment</b>	Productive and Enterprising Places.

<b>Strategic Policy: SP8 Welsh Language and Culture</b>	
<b>Strategic Objectives</b>	SO11 - To assist in protecting, enhancing and promoting the Welsh Language and the County's unique cultural identity, assets and social fabric.

<b>National Well-being Goals</b>	A Wales of vibrant culture and thriving Welsh Language.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.21, MI.22, MI.23, MI.25, MI.26.
<b>Planning Policy Wales Edition 11 alignment</b>	Distinctive and Natural Places.

<b>Strategic Policy: SP9 Infrastructure</b>	
<b>Strategic Objectives</b>	SO14 - To reflect the requirements associated with the delivery of new development, both in terms of hard and soft infrastructure (including broadband).
<b>National Well-being Goals</b>	A prosperous Wales.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.24.
<b>Planning Policy Wales Edition 11 alignment</b>	Productive and Enterprising Places.

Strategic Policy: <b>SP10 Gypsy and Traveller Provision</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A more equal Wales & A Wales of cohesive communities.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.27, MI.28, MI.29.
<b>Planning Policy Wales Edition 11 alignment</b>	Active and Social Places

Strategic Policy: <b>SP11 The Visitor Economy</b>	
<b>Strategic Objectives</b>	SO13 - To make provision for sustainable & high quality all year round tourism related initiatives.
<b>National Well-being Goals</b>	A prosperous Wales.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.30.

<b>Planning Policy Wales Edition 11 alignment</b>	Productive and Enterprising Places
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<b>Strategic Policy: SP12 Placemaking and Sustainable Places</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A Wales of cohesive communities & A healthier Wales.
<b>Local Well-being Goals</b>	<b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.31, MI.32, MI.33, MI.34, MI.35.
<b>Planning Policy Wales Edition 11 alignment</b>	Placemaking & Active and Social Places

<b>Strategic Policy: SP13 Rural Development</b>	
<b>Strategic Objectives</b>	SO2 - To assist with widening and promoting wellbeing opportunities through access to community, leisure and recreational facilities as well as the countryside.

<b>National Well-being Goals</b>	A prosperous Wales, A Wales of cohesive communities & A healthier Wales.
<b>Local Well-being Goals</b>	<b>Healthy Habits</b> - People have a good quality of life, and make healthy choices about their lives and environment.  <b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.36.
<b>Planning Policy Wales Edition 11 alignment</b>	Active and Social Places & Productive and Enterprising Places & Distinctive and Natural Places

<b>Strategic Policy: SP14 Maintaining and Enhancing the Natural Environment</b>	
<b>Strategic Objectives</b>	SO1 - To ensure that the natural environment, including habitats and species, are safeguarded and enhanced.
<b>National Well-being Goals</b>	A globally responsible Wales & A resilient Wales.
<b>Local Well-being Goals</b>	<b>Healthy Habits</b> - People have a good quality of life, and make healthy choices about their lives and environment.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.37, MI.38, MI.39, MI.40, MI.41, MI.42.
<b>Planning Policy Wales Edition 11 alignment</b>	Distinctive and Natural Places



Strategic Policy: <b>SP15 Protection and Enhancement of the Built and Historic Environment</b>	
<b>Strategic Objectives</b>	SO5 - To safeguard and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.
<b>National Well-being Goals</b>	A globally responsible Wales & A Wales of vibrant culture and thriving Welsh Language.
<b>Local Well-being Goals</b>	<b>Healthy Habits</b> - People have a good quality of life, and make healthy choices about their lives and environment.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.43, MI.44.
<b>Planning Policy Wales Edition 11 alignment</b>	Distinctive and Natural Places

Strategic Policy: <b>SP16 Climate Change</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A globally responsible Wales & A resilient Wales.
<b>Local Well-being Goals</b>	<b>Strong Connections</b> - Strongly connected people, places and organisations that are able to adapt to change.

<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.45, MI.46.
<b>Planning Policy Wales Edition 11 alignment</b>	Placemaking & Distinctive and Natural Places

<b>Strategic Policy: SP3 Sustainable Distribution – Settlement Framework</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A Wales of cohesive communities, A prosperous Wales & A resilient Wales.
<b>Local Well-being Goals</b>	<b>Strong Connections</b> - Strongly connected people, places and organisations that are able to adapt to change.  <b>Prosperous People and Places</b> - To maximise opportunities for people and places in both urban and rural parts of our county.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.47.
<b>Planning Policy Wales Edition 11 alignment</b>	Placemaking & Active and Social Places & Productive and Enterprising Places & Distinctive and Natural Places

Strategic Policy: <b>SP17 Transport and Accessibility</b>	
<b>Strategic Objectives</b>	SO8 - To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.
<b>National Well-being Goals</b>	A Wales of cohesive communities & A globally Responsible Wales.
<b>Local Well-being Goals</b>	<b>Strong Connections</b> - Strongly connected people, places and organisations that are able to adapt to change.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.49.
<b>Planning Policy Wales Edition 11 alignment</b>	Productive and Enterprising Places

Strategic Policy: <b>SP18 Mineral Resources</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A globally responsible Wales.
<b>Local Well-being Goals</b>	<b>Strong Connections</b> - Strongly connected people, places and organisations that are able to adapt to change.

<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.51, MI.52.
<b>Planning Policy Wales Edition 11 alignment</b>	Productive and Enterprising Places

<b>Strategic Policy: SP19 Waste Management</b>	
<b>Strategic Objectives</b>	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.
<b>National Well-being Goals</b>	A globally responsible Wales.
<b>Local Well-being Goals</b>	<b>Strong Connections</b> - Strongly connected people, places and organisations that are able to adapt to change.
<b>Monitoring</b>	The following indicators will monitor the effectiveness of the policy:  MI.55.
<b>Planning Policy Wales Edition 11 alignment</b>	Productive and Enterprising Places

## Appendix 7 – Housing Trajectory Allocations

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2022)	U/C April 2022	Actual Completions				Short Term			Medium Term				Long Term				
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			2018-19	2019-20	2020-21	2021-22	Estimated Completions											
														2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
<b>Cluster 1</b>																									
Tier 1	Carmarthen	Land off Parc y Delyn	PrC1/h4	17	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	10	7	0	0	
		East of Devereaux Drive	PrC1/h5	10	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	
		Llansteffan Road	PrC1/h8	50	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	
		Brynhyfryd	PrC1/h10	20	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	
		Castell Pigyn Road, Abergwili	PrC1/h12	35	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	10	10	10	0	0	0	
		West Carmarthen	PrC1/MU1	270	6 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	20	50	50	50	50	50
		Pibwrlwyd	PrC1/MU2	247	6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	55	50	22
Tier 2	Pontyates / Meinciau / Ponthenri	Cae Canfas, Heol Llanelli	SeC1/h4	8	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0		
		Land off Heol Glyndwr	SeC1/h7	9	3 months	6 months	2 months	0	0	0	0	0	0	0	2	2	2	3	0	0	0	0	0		
	Ferryside	Land to the rear of Parc y Ffynnon	Sec2/h2	12	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0		
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	5	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	0		
		Land adj. Lleine	SuV1/h2	13	6 months	6 months	3 months	0	0	0	0	0	0	0	0	2	2	2	2	2	2	1	0		
	Bronwydd	Land at Troed Rhiw Farm	SuV4/h1	6	N/A	3 months	1 month	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0			
	Peniel	Aberdeuddwr / Pantyfedwen	SuV10/h2	38	3 months	6 months	6 months	0	0	0	0	0	0	0	0	0	10	10	10	8	0	0			
	Alltwalis	Land at Alltwalis School	SuV11/h1	12	3 months	4 months	3 months	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0			
	Llanpumsaint	Adj. Gwyn Villa	SuV12/h1	20	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	5	5	5	5			
		Llandre	SuV12/h2	4	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0			
	Rhydargaeau	Cefn Farm	SuV14/h1	17	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	4	4	4	5	0	0			
	Capel Dewi	Llwynddewi Road	SuV16/h1	2	N/A	3 months	3 months	0	0	0	0	0	0	0	0	1	1	0	0	0	0				

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2022)	U/C April 2022	Actual Completions															
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			2018-2022				2023-2025				2026-2033							
										2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
	<b>Nantgaredig</b>	Rear of former joinery, Station Road	SuV17/h1	35	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	15	10	0	0	0	
	<b>Llanddarog</b>	Land adj. and the r/o Haufan	SuV19/h2	10	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	4	4	0	0	0	
	<b>Porthyrhyd</b>	Land adjacent to Llwynhenry Farm	SuV20/h1	6	N/A	6 months	2 months	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	
<b>Total for the cluster</b>				<b>846</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>19</b>	<b>56</b>	<b>78</b>	<b>91</b>	<b>166</b>	<b>143</b>	<b>119</b>	<b>100</b>	<b>72</b>	
<b>Cluster 2</b>																									
Tier 1	<b>Llanelli</b>	Beech Grove, Pwll	PrC2/h1	10	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	
		Land adjacent The Dell, Furnace	PrC2/h10	13	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	6	7	0	0	0	0	0	0	
		Ynys Las, Llwynhendy	PrC2/h16	33	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	16	17	0	0	0	0	0
		Harddfan	PrC2/h20	6	N/A	6 months	3 months	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0
		Dafen East Gateway	PrC2/h23	150	6 months	8 months	6 months	0	0	0	0	0	0	0	20	65	65	0	0	0	0	0	0	0	0
		Pentre Awel	PrC2/SS1	240	6 months	8 months	6 months	0	0	0	0	0	0	0	0	0	60	60	60	60	0	0	0	0	0
Tier 2	<b>Kidwelly</b>	Land off Priory Street	SeC3/h2	20	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	4	
		Llys Felin	SeC3/h3	15	3 months	6 months	3 months	0	0	0	0	0	0	0	0	5	5	5	0	0	0	0	0	0	
	<b>Hendy</b>	Land between Clayton Road and East of Bronallt Road	SeC6/h2	12	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	6	6	0	0	0	0	
	<b>Llangennech</b>	Golwg Yr Afon	SeC7/h3	50	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	
Opposite Parc Morlais		SeC7/h4	32	3 months	6 months	3 months	0	0	0	0	0	0	0	15	17	0	0	0	0	0	0	0	0		
Maesydderwen		SeC7/h5	5	N/A	6 months	3 months			0	0	0	0	0	0	2	3	0	0	0	0	0	0	0	0	
	<b>Trimsaran / Carway</b>	Cae Linda	SeC8/h2	25	3 months	9 months	6 months	0	0	0	0	0	0	0	0	0	0	5	5	5	5	5	0	0	
Tier 3	<b>Mynyddygarreg</b>	Land adjacent to Ty Newydd, Meinciau Road	SuV22/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0	
	<b>Five Roads / Horeb</b>	Adjacent Little Croft	SuV23/h2	25	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	10	10	
<b>Total for the cluster</b>				<b>644</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>87</b>	<b>181</b>	<b>109</b>	<b>94</b>	<b>90</b>	<b>7</b>	<b>18</b>	<b>18</b>	<b>14</b>	
<b>Cluster 3</b>																									

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2022)	U/C April 2022	Actual Completions				Estimated Completions								Short Term			Medium Term			Long Term							
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Tier 1	Ammanford (inc Betws and Penybanc)	Land at r/o No 16-20 & 24-30 Betws Road	PrC3/h1	9	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3	0					
		Land Adjoining Maes Ifan, Maesquarre Road	PrC3/h6	18	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0									
	Cefneithin	Land off Heol y Parc	PrC3/h8	18	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0	0											
	Drefach (Tumble)	Nantydderwen	PrC3/h14	33	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	10	10	13	0	0	0												
		Land off Heol Caegwyn	PrC3/h15	5	N/A	4 months	1 month	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0												
	Gorslas	Land adjoining Brynlluan	PrC3/h18	29	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	9	10	10	0	0												
	Llandybie	Land north of Maespiode	PrC3/h20	45	6 months	6 months	3 months	0	0	0	0	0	0	0	10	10	10	10	5	0	0	0	0												
	Penygroes	Emlyn Brickworks	PrC3/MU1	177	6 months	6 months	3 months			0	0	0	0	0	0	0	0	0	17	40	40	40	40												
	Saron	Land off Parc-y-Mynydd	PrC3/h26	15	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0												
		Land off Nant-y-Ci Road	PrC3/h27	18	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	3	5	5	5												
	Tumble	Land at Factory site between No. 22 & 28 Bethesda Road	PrC3/h28	30	3 months	6 months	3 months			0	0	0	0	0	0	0	10	10	10	0	0	0	0												
Tier 2	Brynamman	Heol Gelynen	SeC9/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4											
Tier 2	Pontyberem	Land off Heol Llannon	SeC11/h1	15	3 months	6 months	3 months			0	0	0	0	0	0	0	0	0	4	4	4	3	0												
Tier 3	Llanedi	Rear of 16 Y Garreg Llwyd	SuV26/h1	11	3 months	18 months	3 months	0	0	0	0	0	0	0	3	4	4	0	0	0	0	0	0												
	Carmel	Land adjacent to Tŷ Newydd	SuV27/h1	5	N/A	3 months	1 month	0	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0												
	Ystradowen	Land off Pant y Brwyn	SuV30/h1	5	N/A	3 months	1 month	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0												
<b>Total for the cluster</b>				<b>441</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>20</b>	<b>28</b>	<b>28</b>	<b>42</b>	<b>57</b>	<b>84</b>	<b>62</b>	<b>55</b>	<b>49</b>											
<b>Cluster 4</b>																																			
Tier 2	Newcastle Emlyn	Trem y Ddol	SeC12/h1	17	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	3	4	4	4	2	0	0											

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2022)	U/C April 2022	Actual Completions				Estimated Completions															
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			2018-19	2019-20	2020-21	2021-22	Short Term								Medium Term				Long Term			
														2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33					
		Land to r/o Dolcoed	SeC12/h3	20	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	4	4	0	0					
	<b>Llanybydder</b>	Adj. Y Neuadd	SeC13/h1	10	3 months	6 months	1 month	0	0	0	0	0	0	0	0	0	2	2	2	2	2	0	0	0					
	<b>Pencader</b>	Blossom Garage	SeC14/h1	20	3 months	6 months	1 month	0	0	0	0	0	0	0	5	5	5	5	0	0	0	0	0	0					
		Land adj Maescader	SeC14/h2	24	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	6	6	6	6	0	0					
Tier 3	<b>Llangeler</b>	Land opp Brogeler	SuV33/h1	5	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	0					
	<b>Saron/Rhos</b>	Land adj. Arwynfa	SuV35/h1	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	5	1	0	0	0	0	0	0					
	<b>Llanllwni</b>	Cae Pensarn Helen	SuV36/h1	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	0					
		Land at Bryndulais	SuV36/h2	16	3 months	3 months	3 months	0	0	0	0	0	0	0	5	5	6	0	0	0	0	0	0	0					
	<b>Cwmann</b>	Land south of Cae Coedmor	SuV37/h2	20	3 months	3 months	3 months	0	0	0	0	0	0	0	0	5	5	5	5	0	0	0	0	0					
		Land adjacent to Lleinau	SuV37/h3	10	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0					
	<b>Capel Iwan</b>	Maes y Bryn	SuV38/h1	6	3 months	3 months	3 months	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	0	0					
	<b>Llanfihangel ar arth</b>	Adj Yr Hendre	SuV39/h1	7	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	1	2	2	2	0	0	0	0					
	<b>New Inn</b>	Blossom Inn	SuV43/h1	5	3 months	3 months	3 months	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	0					
	<b>Total for the cluster</b>			<b>172</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>12</b>	<b>22</b>	<b>34</b>	<b>35</b>	<b>27</b>	<b>19</b>	<b>12</b>	<b>0</b>	<b>0</b>					
<b>Cluster 5</b>																													
Tier 2	<b>Llandovery</b>	Land adjacent to Bryndeilog, Tywi Avenue	SeC15/h2	8	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	2	0				
	<b>Llandeilo</b>	Llandeilo Northern Quarter	SeC16/h1	27	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	10	10	7	0	0	0	0	0					
	<b>Llangadog</b>	Land opp. Llangadog C.P School	SeC17/h1	16	6 months	6 months	3 months	0	0	0	0	0	0	0	0	4	4	4	4	0	0	0	0	0					
		Land off Heol Pendref	Sec17/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	2	2	4	0	0	0	0	0					
Tier 3	<b>Cwmifor</b>	Opp. Village Hall	SuV51/h1	8	N/A	12 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	2	3	1	0	0					
	<b>Total for the cluster</b>			<b>67</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>0</b>					
<b>Cluster 6</b>																													



Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2022)	U/C April 2022	Actual Completions															
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			Estimated Completions															
										2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Tier 2	St Clears / Pwll Trap	Adjacent to Brittonia Terrace	SeC18/h1	60	6 months	8 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	25	25	10	0	0	
		Land adjacent to Cefn Maes	SeC18/h3	100	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	40	40	20	0	0	0	0	0
		Land at Heol Llaindelyn	SeC18/h4	6	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
		Land adjacent to Gwynfa, Station Road	SeC18/h5	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0
		Land to the rear of Station Road	SeC18/h6	25	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	10
		Land adjacent to Gardde Fields	SeC18/h7	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0	0
	Whitland	Land at Park View, Trevaughan	SeC19/h1	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	
		Land at Whitland Creamery	SeC19/h2	20	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	
	Laugharne	Land off Clifton Street	SeC20/h3	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	
Tier 3	Glandy Cross	Land to the north of Cross Inn P.H	SuV55/h2	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	0	
	Efailwen	Land to the r/o Talar Wen	SuV56/h1	6	N/A	3 months	2 months	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	
	Meidrim	Land adj. to Lon Dewi	SuV58/h1	10	3 months	6 months	3 months	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	
		Land off Drefach Road	SuV58/h2	14	3 months	4 months	2 months	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2	
	Bancyfelin	North of Maes y Llewod	SuV59/h2	19	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	9	10	0	0	0	0	0	0	
	Llangynog	Land at College Bach	SuV60/h1	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	
	Pendine	Land at Nieuport Farm	SuV61/h1	10	6 months	6 months	3 months	0	0	0	0	0	0	0	0	3	4	3	0	0	0	0	0	0	
<b>Total for the cluster</b>				<b>312</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>57</b>	<b>61</b>	<b>36</b>	<b>41</b>	<b>42</b>	<b>27</b>	<b>20</b>	<b>15</b>	
<b>Overall Housing Allocation total</b>				<b>2482</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>151</b>	<b>348</b>	<b>326</b>	<b>314</b>	<b>398</b>	<b>297</b>	<b>244</b>	<b>197</b>	<b>152</b>

\* Sites Allocated as 100% Affordable Schemes

## Commitments (Sites with Planning Permission)

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	Under Construction	2018-19 (Comps)	2019-20 (Comps)	2020-21 (Comps)	2021-22 (Comps)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33		
<b>Cluster 1</b>																								
Tier 1	Carmarthen	Springfield Road	PrC1/h2	outline		29	0	0	0	0	0	0	9	10	10	0	0	0	0	0	0	0		
		113 Priory Street	PrC1/h3	Full		37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Penybont Farm, Llysonnen Road	PrC1/h7	Full		9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	
		Mounthill	PrC1/h9	Full		5	0	0	1	1	0	3	0	0	0	0	0	0	0	0	0	0	0	
		Rhiw Babell extension	PrC1/h11	Full		12	0	0	5	4	3	0	0	0	0	0	0	0	0	0	0	0	0	
		Bronwydd Road (south)	PrC1/h14	Full		44	0	0	0	8	8	3	25	0	0	0	0	0	0	0	0	0	0	0
		Adj Tyle Teg, Llysonnen Road	PrC1/h15	Full		7	0	0	4	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0
		Rhiw Babell	PrC1/h16	Outline		9	0	0	0	0	0	0	4	5	0	0	0	0	0	0	0	0	0	0
		4-5 Quay Street	PrC1/h17	Full		5	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
		Castell Howell	PrC1/h18	Full		7	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0	0	0	0
		Land adjacent Ty Gwynfa	PrC1/h19	Full		10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		5-8 Spilman Street	PrC1/h20	Full		12	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0
		Clos Tawelan	PrC1/h21	Full		18	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0
	West Carmarthen	PrC1/MU1	Various		430	0	5	70	20	10	0	60	80	80	80	25	0	0	0	0	0	0		
Tier 2	Pontyates / Meinciau / Ponthenri	Lime Grove	SeC1/h1	Outline		19	0	0	0	0	0	0	5	5	5	4	0	0	0	0	0	0		
		Land adjoining Tabernacle Chapel	SeC1/h3	Outline		11	0	0	0	0	0	2	2	2	2	2	1	0	0	0	0	0	0	
		Land at 8 Heol Llanelli	SeC1/h5	Full		6	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
		Land off Heol Llanelli	SeC1/h6	Outline		10	0	0	0	0	0	0	1	2	2	2	1	1	1	0	0	0	0	
	Ferryside	Caradog Court	Sec2/h1	Full		12	1	1	0	1	0	4	6	0	0	0	0	0	0	0	0	0		
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	1 full, 2 outline		3	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0		
	Llansteffan	Land to the rear of Maesgriffith	SuV3/h1	Full		16	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0		
	Cwmffrwd	Land at Maesglasnant	SuV5/h1	Full permissions		20	0	9	3	1	1	0	2	2	2	0	0	0	0	0	0	0		
	Llangain	South of Dol y Dderwen	SuV8/h1	Outline permission		36	0	0	0	0	0	0	10	10	10	6	0	0	0	0	0	0		
	Peniel	South of Pentre	SuV10/h1	Full		9	0	0	0	0	3	3	3	0	0	0	0	0	0	0	0	0		
	Llanpumsaint	Llandre	SuV14/h2	Full		4	1	0	1	0	1	1	1	0	0	0	0	0	0	0	0	0		
	Rhydargaeau	Cefn Farm	SuV14/h1	Full		19	0	4	4	5	6	0	0	0	0	0	0	0	0	0	0	0		
	Llanarthne	Llanarthne School	SuV15/h1	Full		8	0	2	3	3	0	0	0	0	0	0	0	0	0	0	0	0		
	Capel Dewi	Llwynddewi Road	SuV16/h1	Full		6	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0		
	Pontargothi	Land off A40, Pontargothi	SuV18/h1	Full		15	0	0	0	0	0	0	5	5	5	0	0	0	0	0	0	0		
	Llanddarog	Land Opp. Village Hall	SuV19/h1	RM		16	0	0	0	0	0	0	3	5	5	3	0	0	0	0	0	0		

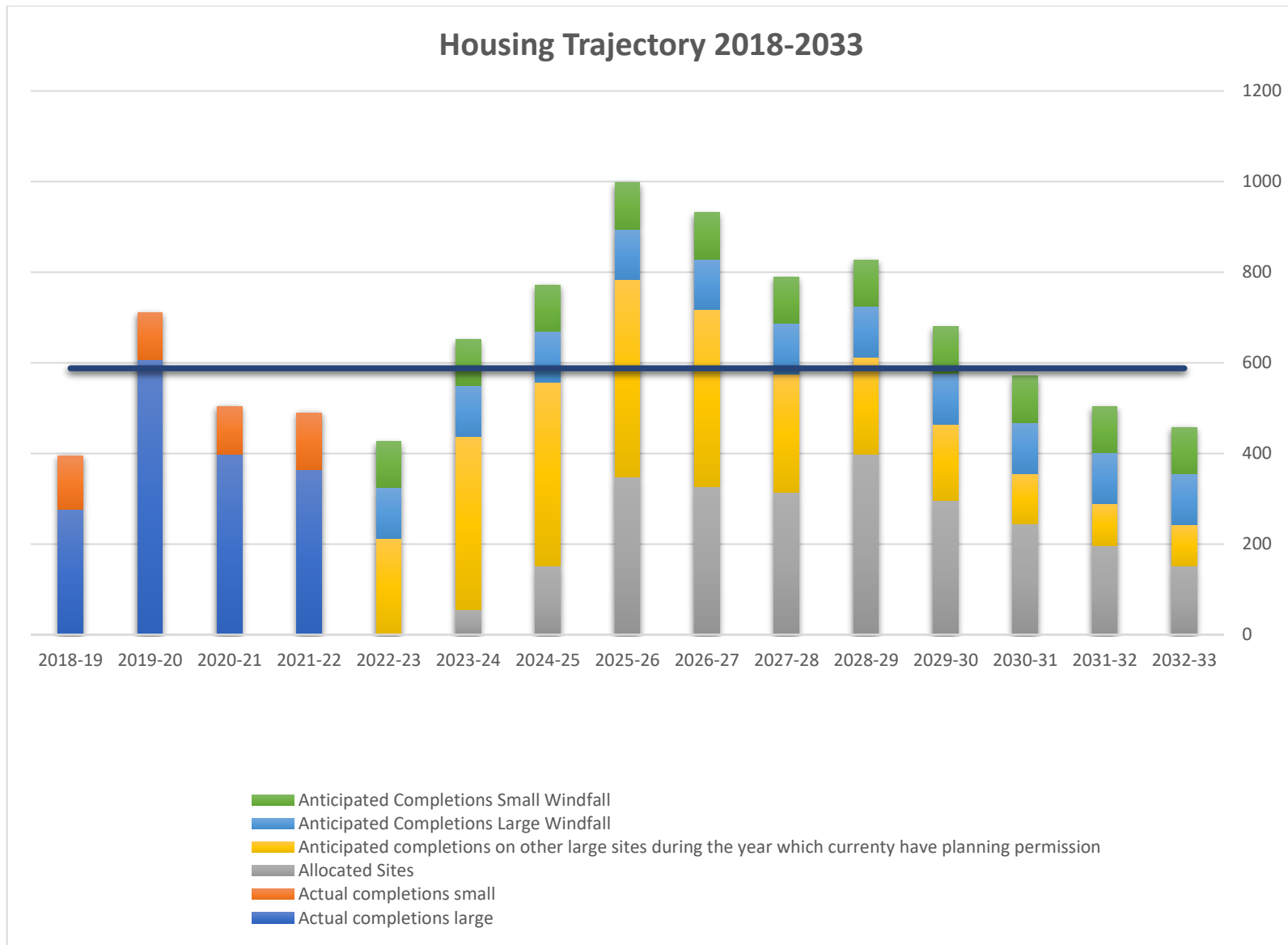
Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	Under Construction	2018-19 (Comps)	2019-20 (Comps)	2020-21 (Comps)	2021-22 (Comps)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33		
<b>Total for the cluster</b>						<b>844</b>	<b>2</b>	<b>21</b>	<b>130</b>	<b>56</b>	<b>53</b>	<b>28</b>	<b>150</b>	<b>137</b>	<b>140</b>	<b>100</b>	<b>27</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Cluster 2</b>																								
Tier 1	Llanelli	Former Laboratory Pen y Fai Lane	PrC2/h2	RM		13	4	0	0	0	0	7	6	0	0	0	0	0	0	0	0	0		
		Parc y Strade	PrC2/h3	RM		94	0	24	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		North Dock (inc former Pontrilas)	PrC2/h4	Outline		210	0	0	0	0	0	0	0	0	0	20	20	20	30	30	30	30	30	
		107 Station Road	PrC2/h6	Full		7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		13-15 Station Road	PrC2/h7	Full		9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	
		*3-5 Goring Road	PrC2/h9	Full		8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		*Llys yr Hen Felin, Town Centre	PrC2/h12	Full		26	0	0	15	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0
		*Land off Frondeg Terrace	PrC2/h13	Full		29	0	2	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Rear of 22c,22d and 22e Llwynhendy Road	PrC2/h14	Full		6	0	0	4	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
		Maesarddafen Road / Erw Las, Llwynhendy	PrC2/h15	Outline permission		94	0	0	0	0	0	0	0	0	0	30	30	34	0	0	0	0	0	0
		*Dylan, Trallwm	PrC2/h18	built		32	0	0	20	4	8	0	0	0	0	0	0	0	0	0	0	0	0	0
		Genwen, Bryn	PrC2/h19	built		240	0	52	132	51	5	0	0	0	0	0	0	0	0	0	0	0	0	0
		Maes Y Bryn, Bryn	PrC2/h21	Full		34	0	8	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Cwm y Nant, Dafen	PrC2/h22	outline		202	0	0	0	0	0	0	0	0	0	0	40	40	41	41	40	0	0	0
		Clos Ffordd Fach	PrC2/h24	Full planning		13	0	0	0	0	0	0	4	5	4	0	0	0	0	0	0	0	0	0
		Land off Clos-y-Berllan	PrC2/h25	Full Planning		20	0	0	0	0	0	0	0	15	5	0	0	0	0	0	0	0	0	0
		YMCA MU SITE	PrC2/h26	Full planning		8	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0
42 Stepney Street	PrC2/h27	Full Planning		8	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0		
Heol y Graig, Llwynhendy	PrC2/h28	Various Planning		5	0	0	0	0	0	0	1	1	1	1	1	0	0	0	0	0	0	0		
Adjacent to No 19 Llwynhendy Road	PrC2/h29	Full		6	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	0		
Tier 2	Kidwelly	Llys Felin	SeC3/h3	Various Planning		9	3	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0		
		Land at Former Dinas Yard	SeC3/h4	RM		71	0	0	0	0	0	0	0	10	20	20	21	0	0	0	0	0	0	
	Burry Port	Gwdig Farm	SeC4/h1	Full		105	13	0	0	35	57	13	0	0	0	0	0	0	0	0	0	0		
		Burry Port Harbourside	SeC4/h2			364	0	0	0	0	0	0	0	0	45	45	46	46	46	46	45	45		
		Glanmor Terrace	SeC4/h3	Full		32	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Pembrey	Garreglwyd	Sec5/h1	Full		14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0		
		Awel y Mynydd	Sec5/h2	Full		100	0	0	0	0	0	20	40	40	0	0	0	0	0	0	0	0	0	
	Hendy / Fforest	Llwyngwern	SeC6/h1	Full / Completed		20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
		Land between Clayton Road and East of Bronallt Road	SeC6/h2	Full		8	0	0	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	
		Bronallt Road	SeC6/h3	Various Permissions		6	1	4	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	
		Adjacent to Clos Benallt Fawr, Fforest	SeC6/h4	Full		35	0	0	0	20	15	0	0	0	0	0	0	0	0	0	0	0	0	
	Llangennech	Box Farm	SeC7/h1	outline with Voc		7	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0	0		
	Trimsaran / Carway	Ffos Las	SeC8/h1	Full		159	0	20	40	70	29	0	0	0	0	0	0	0	0	0	0	0		
		Cae Linda	SeC8/h2	Full		20	1	0	1	3	0	1	5	5	5	0	0	0	0	0	0	0	0	

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	Under Construction	2018-19 (Comps)	2019-20 (Comps)	2020-21 (Comps)	2021-22 (Comps)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
		Golwg Gwendraeth	SeC8/h3	RM		141	0	0	0	0	0	0	30	30	30	30	21	0	0	0	0	0
Tier 3	<b>Mynyddygarreg</b>	Gwenllian Gardens	SuV22/h1			25	13	0	0	0	0	15	10	0	0	0	0	0	0	0	0	0
	<b>Five Roads / Horeb</b>	Clos y Parc	SuV23/h1			16	2	0	0	0	14	2	0	0	0	0	0	0	0	0	0	0
<b>Total for the cluster</b>						<b>2196</b>	<b>37</b>	<b>137</b>	<b>359</b>	<b>231</b>	<b>144</b>	<b>85</b>	<b>113</b>	<b>131</b>	<b>198</b>	<b>190</b>	<b>149</b>	<b>117</b>	<b>116</b>	<b>76</b>	<b>75</b>	<b>75</b>
<b>Cluster 3</b>																						
Tier 1	<b>Ammanford (inc Betws and Penybanc)</b>	Former Petrol Station, Wind Street	PrC3/h2	Full		6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land at Gwynfryn Fawr	PrC3/h3	Full		28	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
		Land at Tirychen Farm	PrC3/h4	Outline		150	0	0	0	0	0	0	0	30	30	30	30	30	0	0	0	0
		Yr Hen Felin, Pontamman Road	PrC3/h5	Full		6	0	0	2	0	4	0	0	0	0	0	0	0	0	0	0	0
		Llys Dolgader	PrC3/h33			9	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0	0
		Betws Colliery	PrC3/h36	RM		66	0	0	0	0	0	0	0	0	0	0	0	22	22	22	0	0
	<b>Castell yr Rhingyll</b>	Clos y Gât	PrC3/h34	Full		5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0
	<b>Cross Hands</b>	Land adjacent to Maesyrfhaf	PrC3/h9	Full		5	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
		Ffordd y Neuadd & Clos yr Eithin	PrC3/h11	Full		60	11	0	0	18	31	11	0	0	0	0	0	0	0	0	0	0
		Land adjoining A48 and Heol y Parc	PrC3/h12	Full		9	0	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0
		Land at Heol Cae Pownd	PrC3/h13	RM		135	0	34	27	0	0	0	40	34	0	0	0	0	0	0	0	0
	<b>Drefach (Tumble)</b>	Land off Heol Caegwyn	PrC3/h15	Full		2	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
		Uwch Gwendraeth	PrC3/h16	Full		6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Llandybie</b>	Land off Llys y Nant	PrC3/h19	Full		9	1	1	4	0	2	2	0	0	0	0	0	0	0	0	0	0
		Maespiode	PrC3/h21	Full		8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
		Clos Felingoed	PrC3/h37	Full		24	0	0	0	0	0	0	8	8	8	0	0	0	0	0	0	0
	<b>Penygroes</b>	Adj to Pant y Blodau	PrC3/h22	Full		79	0	0	0	0	0	0	0	0	0	20	20	20	19	0	0	0
		Land at Waterloo Road	PrC3/h23	Full		13	0	3	8	0	0	0	0	2	0	0	0	0	0	0	0	0
		Land between 123 and 137 Waterloo Road	PrC3/h24	Full		7	0	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land off Gate Road	PrC3/h25	Full		8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Clos Penpont	PrC3/h35	Full		9	4	0	0	0	4	4	1	0	0	0	0	0	0	0	0	0
	<b>Tumble</b>	Central Garage	PrC3/h29	RM		24	0	0	2	19	1	2	0	0	0	0	0	0	0	0	0	0
	<b>Tycroes</b>	Land at Fforestfach	PrC3/h31	Full		17	0	0	12	5	0	0	0	0	0	0	0	0	0	0	0	0
		Land south of Tycroes Road	PrC3/h32	Full		37	0	0	0	16	21	0	0	0	0	0	0	0	0	0	0	0
Tier 2	<b>Glanamman / Garnant</b>	Garnant CP School, New School Road	SeC10/h1	Full		12	1	0	1	2	5	4	0	0	0	0	0	0	0	0	0	0
		Land adj. No 13 Bishop Road	SeC10/h2	Full		8	0	0	1	0	2	1	2	2	0	0	0	0	0	0	0	0

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	Under Construction	2018-19 (Comps)	2019-20 (Comps)	2020-21 (Comps)	2021-22 (Comps)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	<b>Pontyberem / Bancffosfelen</b>	Land at Ffynnon Fach	SeC11/h2	Full		19	1	4	8	3	2	2	0	0	0	0	0	0	0	0	0	0
Tier 3	<b>Llannon</b>	Land north of Clos Rebecca	SuV25/h1	Full		47	0	0	0	0	0	12	12	12	11	0	0	0	0	0	0	0
	<b>Cwmgwili</b>	Adjacent to Coed y Cadno	SuV28/h1	Full		18	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total for the cluster</b>						<b>826</b>	<b>19</b>	<b>68</b>	<b>68</b>	<b>97</b>	<b>104</b>	<b>39</b>	<b>69</b>	<b>97</b>	<b>49</b>	<b>50</b>	<b>50</b>	<b>72</b>	<b>41</b>	<b>22</b>	<b>0</b>	<b>0</b>
<b>Cluster 4</b>																						
Tier 2	<b>Newcastle Emlyn</b>	Heol Dewi	SeC12/h2	Full		14	2	4	4	0	2	4	0	0	0	0	0	0	0	0	0	0
	<b>Llanybydder</b>	Bro Einon	SeC13/h4	Full		9	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0	0
Tier 3	<b>Waungilwen</b>	Opposite Springfield	SuV32/h1	RM		6	0	0	0	0	0	2	2	2	0	0	0	0	0	0	0	0
	<b>Pontyweli</b>	Cilgwyn Bach	SuV41/h2	Outline and Full		14	0	0	0	0	0	2	2	2	2	2	2	2	0	0	0	0
	<b>New Inn</b>	Blossom Inn	SuV43/h1	Full		3	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0
<b>Total for the cluster</b>						<b>46</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>10</b>	<b>8</b>	<b>7</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cluster 5</b>																						
Tier 2	<b>Llandoverly</b>	Land to north of Dan y Crug	SeC15/h1	Full		61	0	0	0	0	0	0	0	0	10	20	20	11	0	0	0	0
	<b>Llangadog</b>	Adjacent to Rhyd y Fro	SeC17/h3	Full complete		21	0	0	19	2	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Llanfynydd</b>	Awel y Mynydd	SuV49/h1	RM		13	0	0	0	0	0	1	2	2	2	2	2	2	0	0	0	0
<b>Total for the cluster</b>						<b>95</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>12</b>	<b>22</b>	<b>22</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cluster 6</b>																						
Tier 2	<b>St Clears / Pwll Trap</b>	Former Butter Factory	SeC18/h2	Full		45	0	0	0	0	0	20	20	5	0	0	0	0	0	0	0	0
		Land at Cae Glas	SeC18/h8	Outline		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
		Land to the west of High Street	SeC18/h9	Full		64	0	0	0	0	0	0	0	0	20	24	20	0	0	0	0	0
	<b>Whitland</b>	Land at Whitland Creamery	SeC19/h2	Full		28	0	0	0	0	0	0	0	0	0	0	8	10	10	0	0	0
		Gerddi Lingfield	SeC19/h3	Full		57	0	0	0	0	23	19	15	0	0	0	0	0	0	0	0	0
		Parc y Dressig	SeC19/h4	Full		15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0
	<b>Laugharne</b>	Pludds Meadow	SeC20/h1	Full		24	0	0	1	6	11	6	0	0	0	0	0	0	0	0	0	0
		Adj. Laugharne School	SeC20/h2	Outline		42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
Tier 3	<b>Glandy Cross</b>	Land to the r/o Maesglas	SuV55/h1	Outline		9	0	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0
	<b>Meidrim</b>	Land off Drefach Road	SuV58/h2	Full Planning		1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
	<b>Bancyfelin</b>	Maes y Llewod	SuV59/h1	Full Planning		17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Llanmiloe</b>	Land at Woodend	SuV63/h1	RM and full		28	4	0	0	2	3	4	4	4	4	4	3	0	0	0	0	0
<b>Total for the cluster</b>						<b>335</b>	<b>4</b>	<b>17</b>	<b>1</b>	<b>8</b>	<b>52</b>	<b>49</b>	<b>40</b>	<b>32</b>	<b>31</b>	<b>27</b>	<b>11</b>	<b>10</b>	<b>10</b>	<b>14</b>	<b>17</b>	<b>16</b>
<b>Total Commitments</b>						<b>4342</b>	<b>64</b>	<b>247</b>	<b>581</b>	<b>394</b>	<b>355</b>	<b>212</b>	<b>382</b>	<b>406</b>	<b>435</b>	<b>391</b>	<b>261</b>	<b>215</b>	<b>168</b>	<b>112</b>	<b>92</b>	<b>91</b>

## Housing Trajectory

	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A	Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
B	Remaining years at year end	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	LDP Housing Requirement (8,822)	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822
D	Actual recorded completions on large sites during year	277	607	399	365	0	0	0	0	0	0	0	0	0	0	0
E	Actual recorded completions on small sites during year	117	103	104	125	0	0	0	0	0	0	0	0	0	0	0
F	Anticipated completions on LDP allocated sites during year	0	0	0	0	0	55	151	348	326	314	398	297	244	197	152
G	Anticipated completions on other large sites during the year which currently have planning permission	0	0	0	0	212	382	406	435	391	261	215	168	112	92	91
H	Anticipated completions windfall during the year	0	0	0	0	112.2	112.2	112.2	112.2	112.2	112.2	112.2	112.2	112.2	112.2	112.2
I	Anticipated completions small sites during year	0	0	0	0	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36
	<b>Total completions</b>	<b>394.0</b>	<b>710.0</b>	<b>503.0</b>	<b>490.0</b>	<b>426.6</b>	<b>651.6</b>	<b>771.6</b>	<b>997.6</b>	<b>931.6</b>	<b>789.6</b>	<b>827.6</b>	<b>679.6</b>	<b>570.6</b>	<b>503.6</b>	<b>457.6</b>
J	Total annual completions (D+E+F+G+H+I) minus annual flexibility allowance (10%)	354.6	639.0	452.7	441.0	383.9	586.4	694.4	897.8	838.4	710.6	744.8	611.6	513.5	453.2	411.8
K	<b>Total cumulative completions</b>	<b>394.0</b>	<b>1104.0</b>	<b>1607.0</b>	<b>2097.0</b>	<b>2523.6</b>	<b>3175.1</b>	<b>3946.7</b>	<b>4944.2</b>	<b>5875.8</b>	<b>6665.4</b>	<b>7492.9</b>	<b>8172.5</b>	<b>8743.0</b>	<b>9246.6</b>	<b>9704.2</b>
L	Residual housing requirement (C-K)	8428.0	7718.0	7215.0	6725.0	6298.4	5646.9	4875.3	3877.8	2946.2	2156.6	1329.1	649.5	79.0	-424.6	-882.2
M	<b>5 Year requirement (L/B*5)</b>	<b>2809.3</b>	<b>2756.4</b>	<b>2775.0</b>	<b>2802.1</b>	<b>2862.9</b>	<b>2823.4</b>	<b>2708.5</b>	<b>2423.6</b>	<b>2104.4</b>	<b>1797.2</b>	<b>1329.1</b>	<b>811.9</b>	<b>131.6</b>	<b>-1061.5</b>	<b>-4410.8</b>
	<b>AAR adjustment for the last five years of the Plan (589) see manual</b>												<b>1238.5</b>	<b>1257.0</b>	<b>1342.4</b>	<b>1473.8</b>
N	Total Annual Building Requirement (M/5)	561.9	551.3	555.0	560.4	572.6	564.7	541.7	484.7	420.9	359.4	265.8	247.7	251.4	268.5	294.8
O	Land available - large sites with planning permission	594.0	1000.0	1435.0	1826.0	1875.0	1708.0	1470.0	1147.0	848.0	678.0	463.0	295.0	183.0	91.0	0.0
P	Land available - allocations	55.0	206.0	554.0	880.0	1194.0	1537.0	1683.0	1579.0	1450.0	1288.0	890.0	593.0	349.0	152.0	0.0
Q	Land available - large windfall	224.4	336.6	448.8	561.0	561.0	561.0	438.3	438.3	438.3	438.3	438.3	438.3	438.3	438.3	438.3
R	Land available - small windfall	204.7	307.1	409.4	511.8	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0
S	<b>Total land available for the five year period (O+P+Q+R)</b>	<b>1078.1</b>	<b>1849.7</b>	<b>2847.2</b>	<b>3778.8</b>	<b>4271.0</b>	<b>4447.0</b>	<b>4232.3</b>	<b>3805.3</b>	<b>3377.3</b>	<b>3045.3</b>	<b>2432.3</b>	<b>1967.3</b>	<b>1611.3</b>	<b>1322.3</b>	<b>1079.3</b>
T	<b>Housing land supply in years (S/N)</b>	<b>1.9</b>	<b>3.4</b>	<b>5.1</b>	<b>6.7</b>	<b>7.5</b>	<b>7.9</b>	<b>7.8</b>	<b>7.9</b>	<b>8.0</b>	<b>8.5</b>	<b>9.2</b>	<b>7.9</b>	<b>6.4</b>	<b>4.9</b>	<b>3.7</b>



**Spatial Distribution of Housing**

	<b>Components of Housing Supply</b>	<b>Tier 1</b>	<b>Tier 2</b>	<b>Tier 3</b>	<b>Tier 4</b>	<b>No Tier</b>
<b>A</b>	Total completions (small and large)	1187	622	236	46	6
<b>B</b>	Units under construction *	26	37	32	0	0
<b>C</b>	Units with planning permission**	2420	1586	336	0	0
<b>D</b>	New housing allocations	1498	602	382	0	0
<b>E</b>	Large windfall sites (+5)	514	402.4	317.6	0	0
<b>F</b>	Small windfall sites (-5)	469	367.2	289.8	0	0
<b>G</b>	Total Housing Provision	6088	3579.6	1561.4	46	6

\* Large sites only as of April 2022

\*\* Large sites only as of October 2022



## Appendix 8 – Permitted Waste Management Sites

Site Operator	Name/Address	Type of Facility	Grid Reference	Post Code
Sion Davies	Coomb Farm, Llangynog	On-farm anaerobic digestion facility	SN 33914 14273	SA33 5HP
Recycling Equipment UK Ltd	Linton Yard, Bynea Business Park, Heol Y Bwlch, Bynea, Llanelli	HCI Waste Transfer Station	SS 54996 98484	SA14 9SU
Sims Group UK Ltd	Pen Y Banc Yard, Gorslas	Metal Recycling Site	SN 56612 13726	SA14 7HT
A M G Resources Ltd	Nevills Dock, Llanelli	Metal recycling site	SS 50518 99013	SA15 2HD
EV Recycling Ltd	The Beacon Workshops, Unit 12, Llanelli Gate, Dafen, Llanelli	Metal recycling site	SN 53813 01833	SA14 8LQ
McKenna Waste Ltd	Land Adjacent to Ty Newydd, Thornhill Rd, Cwmgwili	HCI Waste Transfer Station	SN 57736 11573	SA14 6PT
Airfield Metals Limited	Carmarthen Metal Recycling, Cillefwr Road West, Cillefwr Industrial Estate, Johnstown, Carmarthen	Metal recycling, vehicle storage, depollution	SN 39044 19020	SA31 3RB
Gavin Griffiths Recycling Ltd	New Lodge Farm, Pontardulais rd, Cwmgwili	Physical Treatment Facility	SN 57330 09759	SA14 6PW
Rees Metals	Pencoed Works, Bellvue Road, Llanelli	Metal Recycling Site	SS 54420 99188	SA14 9LN
J and A Metals	J & A Metals Recycling Centre, Cwmgwili	HCI Waste Transfer Station	SN 57585 11289	SA14 6PT
All Waste Services Ltd	Old Sawmills Waste Transfer Station With Treatment & Recycling Facility, Llangadog	HCI Waste Transfer Station	SN 70114 28686	SA19 9LS
Carmarthenshire Recycling Company Limited	Transfer Station / Recycling Centre, Johnstown, Carmarthen	Material Recycling Treatment Facility	SN 39557 19206	SA31 3RA
Ammanford Recycling Ltd	Ammanford Metal Recycling, Shands Rd, Ammanford	ELV Facility	SN 62340 12974	SA18 3QU
JH Davies	Neville's Dock, Seaside, Llanelli	Metal Recycling Site	SS 50335 98852	SA15 2NW
Dyfed Recycling Services	Pencoed Yard, Bellevue Rd, Bynea, Llanelli	HCI Waste Transfer Station	SN 52853 01353	SA14 9LN
Taybrite Works	Heol Y Bwlch, Bynea	HCI Waste Transfer Station	SS 55200 98400	SA14 9ST
Pendragon Waste & Skip Hire	Pendragon Waste & Skip Hire, Thornhill Rd, Cwmgwili, SA14 6PT	HCI Waste Transfer Station	SN 57576 11300	SA14 6PT
CWM Environmental Ltd	Trostre Road Industrial Estate	Household Waste Amenity Site	252,371,199,453	SA14 9UU
CWM Environmental Ltd	Nantycaws Waste Management Site, Llanddarog Rd, Nantycaws, Carmarthen	Material Recycling Treatment Facility	SN 47308 17601	SA32 8BG

Site Operator	Name/Address	Type of Facility	Grid Reference	Post Code
CWM Environmental Ltd	Nantycaws Waste Management Site, Llanddarog Rd, Nantycaws, Carmarthen	Physical Treatment Facility	SN 47308 17601	SA32 8BG
CWM Environmental Ltd	Nantycaws Landfill, Llanddarog Rd, Nantycaws, Carmarthen	Non Hazardous LF	SN 47860 17580	SA32 8BG
Rock & Fountain Quarry	Cynwyl Elfed, Carmarthen	HCI Waste Transfer Station	SN 39039 25798	SA33 6AR
T Richard Jones Betws Ltd	Foundry Road, Ammanford	HCI Waste TS + asbestos	SN 63272 12187	SA18 2LS
Carmarthen Recycling & Environmental Services Ltd	Transfer Station, Johnstown, Carmarthen	HCI Waste TS + asbestos	SN 38980 18935	SA31 3RB
Browns Recycling Group Ltd	Former Morlais Colliery, Pontardulais Rd, Llangennech, Llanelli	Physical Treatment Facility	SN 57410 02518	SA14 8YF
Carmarthenshire County Council	Cwmamman Depot, Glanamman, Ammanford	HCI Waste Transfer Station	SN 67644 13719	SA18 1LQ
Carmarthenshire County Council	Cillefwr Depot, Johnstown, Carmarthen	HCI Waste Transfer Station	SN 39659 19097	SA31 3QZ
Carmarthenshire County Council	Trostre Depot, Trostre Industrial Park, Llanelli	HCI Waste Transfer Station	SS 52270 99331	SA14 9RA
CWM Environmental Ltd	Trostre Civic Amenity / Transfer Station, Llanelli	Household Waste Amenity Site	SS 52371 99453	SA14 9UU
CWM Environmental Ltd	Wernddu Civic Amenity and Transfer Station, Wernddu Road, Ammanford	Household Waste Amenity Site	SN 64731 15307	SA18 2UR
CWM Environmental Ltd	Whitland Recycling Centre & Civic Amenity Site, Whitland	Household Waste Amenity Site	SN 19250 16750	SA34 0AE
Gwendraeth Valley Recycling Ltd	Carway Fawr Site Office, Former Cynheidre Colliery, Five Roads, Llanelli	HCI Waste TS + treatment + asbestos	SN 49590 07986	SA15 5YN
Mekatek Limited	Amex Park, Johnstown, Carmarthen	Household, commercial and industrial waste transfer Stn	SN 40034 19327	SA31 3NF

Source: EPR Waste sites, NRW