

CARMARTHENSHIRE
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Hearing Session 5 – Healthy Habits – Natural, Built and Historic Environment

Wednesday, 23 October 2024 between 10:00 and 17:00

| Action Point | Council Response / Proposed MAC | Inspectors' Comments |
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| AP5/1 | <p>Amend Policy SP14 as follows:</p> <p>Strategic Policy – SP14: Maintaining and Enhancing the Natural Environment</p> <p>Development proposals must protect and enhance the County's natural environment's ecosystem resilience and resilient ecological networks.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Amend paragraph 11.403 of the reasoned justification for SP14 as follows:</p> <p>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, including the requirement for all planning applications to submit a Green Infrastructure Statement.</p> <p>Amend paragraph 11.404 of the reasoned justification for SP14 as follows:</p> | <p>Subject to the suggested amendments the changes are agreed.</p> |

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| | <p>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. 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 and irreplaceable natural resources. The LDP will also seek to conserve and enhance natural resources such as geodiversity, water, soil, and air quality.</p> <p>Insert the following after paragraph 11.404 of the reasoned justification to policy SP14:</p> <p>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.</p> <p>Amend paragraph 11.408 as follows:</p> <p>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.</p> | |
| AP5/2 | <p>Amend Policy NE1 as follows. Reference should also be made to the response in relation to AP0/1 m:</p> <p>NE1: Regional and Local Designations</p> <p>Development proposals that will result in adverse effects to a Local Nature Reserve (LNR), Site of Importance for Nature Conservation (SINC), peatland habitat, and/or Regionally Important Geological/Geomorphological Site (RIGS), will only be permitted where it can be demonstrated that:</p> <p>i a) All adverse impacts are addressed in accordance with the Step-wise approach mitigation hierarchy;</p> <p>ii b) 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</p> <p>iii c) 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.</p> <p>Development p Proposals must not cause any significant loss of habitats or populations of species, locally or nationally, ecological connectivity and must provide net benefits for biodiversity.</p> <p>Amend paragraph 11.411 as follows:</p> <p>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 Step-wise approach). 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.</p> | Subject to the suggested amendments the changes are agreed. |
| AP5/3 | <p>Amend Policy NE2 as follows:</p> <p>NE2: Biodiversity</p> <p>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:</p> | Changes agreed. |

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| | <p>i a) All adverse impacts are addressed in accordance with the Sstep-wise approach mitigation-hierarchy;</p> <p>ii b) 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 ensure a net benefit for biodiversity; and</p> <p>iii c) 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.</p> <p>Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.</p> <p>Amend paragraph 11.413 as follows:</p> <p>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.124 (including records and sources set out and held in the sources identified in para 6.4.3) 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).</p> <p>Amend paragraph 11.416 as follows:</p> <p>11.416 In exceptional circumstances, the need for a development might outweigh the need to protect biodiversity on a particular site. In such instances, then impact will be avoided, minimised, and mitigated as far as possible (in accordance with the Sstep-wise approach mitigation-hierarchy), and where residual impacts remain, measures will be put in place to ensure that alternative wildlife 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.</p> | |
| AP5/4 | <p>Amend policy NE3 as follows:</p> <p>NE3: Corridors, Networks and Features of Distinctiveness</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> a) All adverse impacts are addressed in accordance with the Sstep-wise approach mitigation-hierarchy; b) 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 c) 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. <p>Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.</p> <p>Amend paragraph 11.420 of the reasoned justification as follows:</p> <p>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. Reference should be had to the provisions of paragraph 6.4.5 of Planning Policy Wales 'DECCA Framework' and the five key attributes identified.</p> | Subject to the suggested amendments the changes are agreed. |

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| | <p>Amend the reasoned justification to include the following new paragraph after 11.422:</p> <p>In exceptional circumstances, the need for a development might outweigh the need to protect a particular ecological corridors, networks, and features of distinctiveness. In such instances, then impact will be avoided, minimised, and mitigated as far as possible (in accordance with the Stepwise approach), and where residual impacts remain, measures will be put in place to ensure that alternative wildlife 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.</p> | |
| AP5/5 | <p>Amend policy NE4 as follows. Make consequential amendments to the Plan to reflect the change in policy title.</p> <p>NE4: Development within the Caeau Mynydd Mawr (CMM) SPG Project Area</p> <p>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.</p> <p>Proposals located within the SPG CMM Project Area as defined on the Proposals Map will, (where applicable), be required through planning obligations (in accordance with policy INF1) to contribute towards achieving the CMM SAC Conservation Objectives and to mitigate for the loss of potential supporting habitat and connectivity for the marsh fritillary butterfly. within the CMM project area. increasing the quality and amount of available habitat for the Marsh Fritillary butterfly within the SPG Area.</p> <p>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.</p> <p>Amend the reasoned justification for Policy NE4 as follows:</p> <p>The policy provides a mechanism to support the delivery of development within the Caeau Mynydd Mawr area subject to there being no likely significant effect upon the Special Area of Conservation (SAC). It also seeks to ensure development is delivered in a manner that meets the Conservation Objectives for the Caeau Mynydd Mawr SAC. In this respect it seeks to mitigate for the loss of potential supporting habitat and connectivity for the Marsh Fritillary butterfly that may result through the development. The policy reflects that the Caeau Mynydd Mawr project as currently in operation already enables the management of habitat within a project area as defined on the Proposals Map.</p> <p>The project area covers part of the Ammanford/Cross Hands Principal Centre as defined within the Revised LDP. The principal centre and the growth levels attributed to it forms an important part of the Plan's strategy. The Cross Hands area also sustains one of Wales's most important populations of the Marsh Fritillary butterfly with the designation of the Caeau Mynydd Mawr area as a SAC reflecting its presence. The butterfly is however threatened by loss of habitat as a result of development, and also by the deterioration in the condition of its habitat due to inappropriate management. The butterfly functions in a meta-population – a group of local (smaller) populations connected by migrating individuals - as such it requires large areas of continuous or closely connected marshy grassland habitat. This habitat includes the food plant devil's bit scabious (<i>Succisa pratensis</i>). The policy and its supporting SPG seeks to balance the potentially conflicting demands of conservation and development as part of a placemaking approach.</p> <p>In terms of the Conservation Objectives for the SAC, it should be noted that the long-term security and resilience of the population is dependent on the maintenance of an extensive and well-connected network of suitable habitat (not all of which will be occupied by Marsh Fritillaries at any one time) both within and outside of the protected SAC boundary. Consequently, a wider project area as defined on the SPProposals map has been identified to support the butterfly meta-population.</p> <p>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, tThe Council will (where applicable) seek developer contributions to fund the delivery of the Caeau Mynydd Mawr project including habitat management project within the SPG project area. Further information is set out within the Caeau Mynydd Mawr Supplementary Planning Guidance (CMM SAC SPG) which will be adopted concurrently with the Plan^[90]. Such contributions will be sought (in accordance with policy INF1 and the provisions of the SPG for the Caeau Mynydd Mawr SAC) from developments within the project area.</p> <p>11.424 The provision of the policy reflects the Council's statutory responsibility, under the Conservation of Habitats and Species Regulations 2017 and as the relevant "competent authority", in the determination of planning applications for development proposals affecting the SAC and its metapopulation. The policy as supported by the SPG provides a mechanism for applicants for planning permission and/or developers to seek to mitigate the impact of their proposals on the SAC through contributing to</p> | <p>Subject to the suggested amendments the changes are agreed.</p> |

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| | <p>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 project aArea.</p> <p>11.425 Planning obligations will be sought on the following developments – reference should be made to the SPG in relation to the level of charge to be applied (note this may be subject to periodic review and updated accordingly):-</p> <ul style="list-style-type: none"> • Housing • Commercial/ Retail • Employment • Education/Community • Transport/highways infrastructure <p>It should be noted that the above list is not exhaustive, and the Council planning authorities may seek contributions from other development proposals within the project area. The provisions of this policy and the supporting SPG does not preclude the Council from undertaking Tests of Likely Significant Effects or Appropriate Assessment with regards to planning applications within the SPG area or where they affect the eConservation eObjectives of the SAC as and where it is considered appropriate.</p> <p>11.4256 The provisions of the policy and 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.</p> <p>11.426 The Caeau Mynydd Mawr SPG Area is identified on the Proposals Map.</p> | |
| AP5/5 | AS2/159/002 is within the Caeau Mynydd Mawr project area. | Noted |
| AP5/6 | <p>Amend Policy NE5 as follows:</p> <p>NE5: Coastal Management</p> <p>Proposals for coastal management schemes will be permitted, provided that:</p> <ol style="list-style-type: none"> The need for the development is appropriately justified; The development is in keeping with the surrounding environment; It protects, enhances, and where appropriate, creates walking linkages to the All Wales Coast Path and the footpath network; The scheme will not result in increased erosion, flooding, or land instability; and They conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity. <p>Proposals will be encouraged to provide additional Active Travel routes to link communities and existing paths to the All-Wales Coast Path.</p> <p>Amend paragraph 11.427 as follows:</p> <p>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 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 SP14: Maintaining and Enhancing the Natural Environment SP13.</p> | Changes agreed. |
| AP5/7 | <p>Section 1 of the Policy is relevant to all developed coastal locations whilst Section 2 of the Policy only applies to undeveloped coastal locations and therefore sets a higher requirement upon development proposals to 'conserve and enhance', rather than not cause unacceptable harm.</p> <p>Amend policy NE6 as follows:</p> <p>NE6: Coastal Development</p> | Changes agreed. |

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| | <p>1.a) Proposals in all developed coastal locations will only be permitted provided that:</p> <ul style="list-style-type: none"> a) 1. They have considered matters associated with coastal change; and b) 2. They will not unacceptably harm the landscape and seascape through inappropriate scale, mass, and design. <p>2.b) Development proposals in undeveloped coastal locations will only be permitted provided that:</p> <ul style="list-style-type: none"> e) 3. It is necessary for them to be sited at a coastal location; d) 4. They are part of a necessary coastal management scheme; e) 5. They do not increase the risk of erosion, flooding, or land instability; f) 6. They would not result in the need for new coastal protection measures; and g) 7. They conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity. <p>Add the following text to paragraph 11.433 which clarifies what scale of development is appropriate:</p> <p>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. Developments in coastal locations will be required to be in accordance with other plan policies. Whilst developments of any scale could potentially be considered appropriate, their proportionality in relation to the existing built form and their impact upon the wider landscape will be key considerations in accordance with Policies NE6 and PSD1.</p> | |
| AP5/8 | <p>The inclusion of the Coastal Change Management Areas on the proposals map presents a number of specific challenges, most notably in relation to the availability of mapped GiS layers which can be readily and efficiently transposed onto the proposals map base. In light of these difficulties and reflective of its availability as readily available information as part of an online resource it is proposed to include reference in the supporting text under paragraph 11.438 along with a link to the Shoreline Management Plan. This will ensure ready and transparent access in support of the interpretation and application of the policies.</p> | Comments noted and proposed wording in paragraph 11.438 agreed - see below. |
| AP5/8 | <p>Amend Policy NE7 as follows. Make consequential amendments to the Plan to reflect the change in policy title.</p> <p>NE7: Coastal Change Management Area – Residential Development</p> <p>The Coastal Change Management Area (CCMA) has been defined as those areas where the Shoreline Management Plan 2 (SMP2) identifies a policy of 'no active intervention' and 'managed realignment'.</p> <p>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:</p> <p>1. New Residential Development</p> <p>Proposals for any new residential development use within the CCMA will not be permitted supported. Residential extensions that are closely related to the existing scale of the property, or ancillary development within the residential curtilage of existing dwellings will be permitted where they are subject to an acceptable Flood Consequences Assessment and/or Stability Assessment.</p> <p>2. Relocation of Existing Residential Dwellings</p> <p>Development pProposals for the relocation of existing residential dwellings located within the CCMA will be permitted where:</p> <ul style="list-style-type: none"> 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: | Subject to the suggested amendments the changes are agreed. |

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| | <ol style="list-style-type: none"> 1. in the case of an agricultural dwelling, within the farm holding or within or adjoining existing settlements (as defined within policy SP3), or 2. within or adjoining existing settlements (as defined within policy SP3) close to the location from which it was displaced; 3. 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. <p>c) The site of the existing dwelling is cleared of any buildings or residential paraphernalia and made safe; and,</p> <p>d) The new dwelling is comparable in size to that which it is to replace; and,</p> <p>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</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>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).</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.</p> <p>Insert the following new policy after NE7, and thereafter referenced as Policy NE8. Make consequential amendments to the Plan to reflect the inclusion of the new policy.</p> <p>NE8: Coastal Change Management Area - Non-Residential Buildings and Infrastructure</p> <p>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'.</p> <p>Development proposals for new non-residential buildings and/or infrastructure located within the identified CCMA predicted as being at risk from coastal change will be permitted:</p> <p>a) Where they do not have an adverse impact on rates of coastal change elsewhere, and:</p> | |
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| | <p>b) They are for one of the following types of new non-residential development, and are subject to an acceptable Flood Consequence Assessment and Stability Assessment:</p> <ol style="list-style-type: none"> 1. development directly linked to the coastal area (e.g., beach huts, cafés, tea rooms, shops, leisure activities); or 2. development providing substantial economic and social benefits to the community, including 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 and is accompanied by clear plans to manage the impact of coastal change on it and the services it provides, and <p>c) Where it can be demonstrated that there will be no increased risk to life, or any significant risk to property, and</p> <p>d) The proposal recognises the respective sense of place within the area and does not have a detrimental impact on the landscape, townscape, seascape and/or biodiversity of the area.</p> <p>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).</p> <p>Apply the reasoned justification for policy NE7 to both the revised NE7 and the new Policy NE8 - Non-Residential CCMA policy as above.</p> <p>Amend paragraph 11.437 of the reasoned justification as follows.</p> <p>11.437 As with policy NE6, In relation to policies NE7 and NE8 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).</p> <p>Amend paragraph 11.438 of the reasoned justification as follows.</p> <p>11.438 The SMP2 and the mapped extent of the CCMA can be viewed at 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.</p> <p>Amend paragraph 11.441 of the reasoned justification as follows.</p> <p>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. Proposals for the relocation of a residential dwelling from within the CCMA will be expected to be relate to a settlement defined within pPolicy SP3 – settlement framework, with its siting and planning considerations consistent with the provisions of the Plan. Such settlements will only be considered appropriate where they are themselves outside the CCMA.</p> <p>Amend paragraph 11.443 of the reasoned justification as follows.</p> <p>11.443 To enable coastal communities to adapt to coastal change, the Policy NE7 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.</p> <p>Amend the reasoned justification to include the subheading 'Residential' before paragraph 11.440, and the subheading 'Non-Residential' before paragraph 11.445.</p> | |
| AP5/9 | <p>Amend Policy SP15 as follows:</p> <p>Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment</p> | Subject to the suggested amendments the changes are agreed. |

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| | <p>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.</p> <p>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.</p> <p>New developments in conservation areas should be of a high standard of design which responds to the area's special characteristics and features.</p> <p>Amend the reasoned justification to policy SP15 to include the following new paragraph after 11.450:</p> <p>In this respect the provisions for the protection of the built heritage are protected through range of mechanism including Acts of Parliament separate from the Planning Acts. The most recent The Historic Environment Wales Act 2016 is accompanied by a suite of national and best practice guidance. Reflective of their importance any development proposals which affect our built historic assets, or their settings, must take full account of the relevant legislation and national best practice guidance.</p> <p>Amend paragraph 11.452 as follows:</p> <p>11.452 Clear guidance and legislation in respect of the following is contained within PPW: Edition 124 – Chapter 6: Distinctive and Natural Places Conserving the Historic Environment, and Strategic Policy SP14: Maintaining and Enhancing the Natural. Reference is also made to the provisions of TAN24 which has been used in the formulation of this Plan but also provides guidance on decision making in respect of decision making on planning and listed building applications. Any application for listed building or conservation area consent will need to be accompanied by a Heritage Impact Statement in accordance with the Historic Environment (Wales) Act 2016.</p> <p>Amend the reasoned justification for policy SP15 to include the following new paragraph after 11.452: (previously 11.455 of the reasoned justification of Policy BHE1)</p> <p>Where a proposal is for a new building within a conservation area, it should have regard to the following:</p> <ul style="list-style-type: none"> • 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; and • Scale, height and density, architectural design, and materials. | |
| <p>AP5/9 - Consider whether Policy BHE1 is required given that it repeats national planning policy</p> | <p>Delete Policy BHE1 and its reasoned justification from the Plan, with consequential amendments to Policy BHE2 becoming Policy BHE1.</p> <p>Policy BHE1: Listed Buildings and Conservation Areas</p> <p>1. Proposals in respect of a listed building will only be permitted where they accord with the following:</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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.</p> | Change agreed. |

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| | <p>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.</p> <p>3. New developments in conservation areas should be of a high standard of design which responds to the area's special characteristics and features.</p> <p>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.</p> | |
| AP5/10 | <p>Amend policy BHE2 and its reasoned justification as follows. Subsequent amendments to reflect the change in policy name and numbering (as a result of AP5/9) will be set out in the matters arising changes.</p> <p>It should be noted that the names attributed to the Landscape Character Areas in the revised reasoned justification below will be subject to potential minor amendments as the LCA work is finalised.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p> <p>(1)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.</p> <p>(2)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.</p> <p>11.460 This SPG will identify and describe distinctive landscape character areas and types throughout the plan area.</p> <p>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.</p> <p>BHE21: Conserving and Enhancing Landscape Character</p> | |

The diverse and distinct landscapes and seascapes of Carmarthenshire will be conserved and enhanced. All proposals for development will protect and enhance the characteristic landscape features and visual sensitivities of the landscape character areas. Development should seek to avoid or adequately mitigate any adverse impacts on landscape character.

Development proposals shall:

- a) not result in-unacceptable adverse impacts, including cumulative impacts, to features or settings of importance to the landscape character of the local area.
- b) demonstrate how they respect and respond to the character, key sensitivities and values of the relevant landscape character areas, as detailed in the Landscape Character Assessment.
- c) contribute positively to the landscape and visual character through high quality design of built form which relates and responds to positive examples of local distinctive character through form, scale, dimensions, materials, detailing, colour, and finishes.
- d) contribute positively to the landscape and visual character through high quality layout and landscape design which relates and responds to local distinctive character, including through planting types and species, and hard landscape materials and detailing; and
- e) conserve and enhance or restore existing landscape character features and patterns formed by features including tree cover, semi-natural habitats, field boundaries, hedgerows, banks and stone walls and integrate these features into layout and landscape design schemes.

Carmarthenshire is characterised by diverse and high-quality landscapes. The European Landscape Convention defines landscape as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. All landscapes matter and have value. Landscape character comprises natural, cultural and perceptual factors and includes visual/scenic character.

The policy will be supported by a Landscape Character Assessment through SPG. This SPG will define specific Landscape Character Areas which build upon LANDMAP aspect area evaluations and landscape and historical designations to provide a baseline tool for identifying the patterns and individual combinations of features that define a recognisable ‘sense of place’ which make each Landscape Character Area distinct.

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.

The Landscape Character Assessment describes the key characteristics that define these landscapes, identifies valued features and characteristics, forces for change acting on the landscapes, and provides a landscape strategy for each landscape character area (including development management and landscape management guidelines).

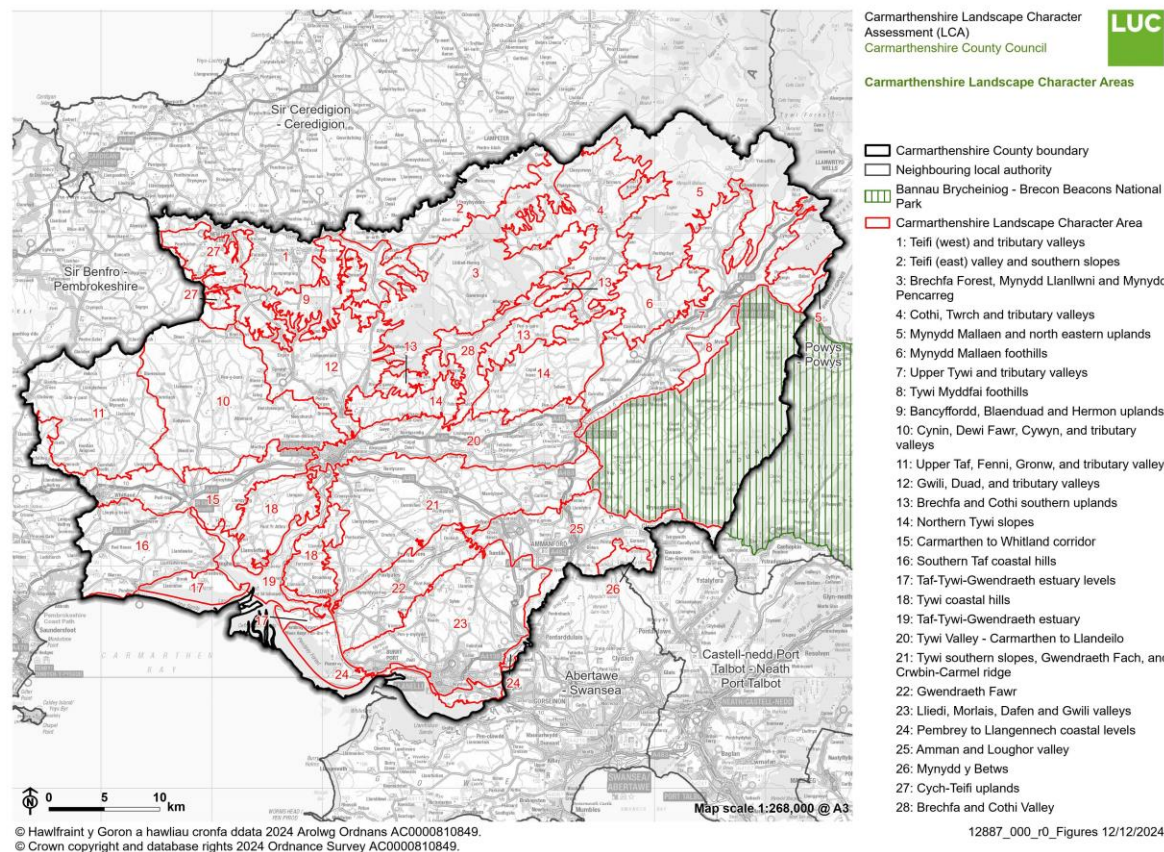
The Landscape Character Assessment will be used to assess the impact of relevant development proposals on the character of the landscape, ensuring that landscape character and sensitivity are fully considered. Development proposals will need to demonstrate how they take into account and respond positively to:

- valued features and characteristics, and
- the landscape strategy, and
- show how any adverse impacts will be mitigated.

The character areas defined in the Landscape Character Assessment are as follows and as shown in figure X (new figure number) below:

| Landscape Character Area Name | |
|-------------------------------|---|
| 1 | Teifi (west) and tributary valleys |
| 2 | Teifi (east) valley and southern slopes |
| 3 | Brechfa Forest, Mynydd Llanllwni and Mynydd Pencarreg |
| 4 | Cothi, Twrch and tributary valleys |
| 5 | Mynydd Mallaen and north eastern uplands |
| 6 | Mynydd Mallaen Foothills |
| 7 | Upper Tywi and tributary valleys |

| | | | | |
|--|------------------------------|--|--|--|
| | 8 | Tywi Myddfai foothills | | |
| | 9 | Bancyffordd, Blaenduad and Hermon uplands | | |
| | 10 | Cynin, Dewi Fawr, Cywyn, and tributary valleys | | |
| | 11 | Upper Taf, Fenni, Gronw, and tributary valleys | | |
| | 12 | Gwili, Duad, and tributary valleys | | |
| | 13 | Brechfa and Cothi southern uplands | | |
| | 14 | Northern Tywi slopes | | |
| | 15 | Carmarthen to Whitland corridor | | |
| | 16 | Southern Taf coastal hills | | |
| | 17 | Taf-Tywi-Gwendraeth estuary levels | | |
| | 18 | Tywi coastal hills | | |
| | 19 | Taf-Tywi-Gwendraeth estuary | | |
| | 20 | Tywi Valley - Carmarthen to Llandeilo | | |
| | 21 | Tywi southern slopes, Gwendraeth Fach, and Crwbin-Carmel ridge | | |
| | 22 | Gwendraeth Fawr | | |
| | 23 | Liedi, Morlais, Dafen and Gwili valleys | | |
| | 24 | Pembrey to Llangennech coastal levels | | |
| | 25 | Amman and Loughor valley | | |
| | 26 | Mynydd y Betws | | |
| | 27 | Cych-Teifi uplands | | |
| | 28 | Brechfa and Cothi Valley | | |
| | Figure x (new figure number) | | | |



Development proposals should demonstrate how their location, scale, design and materials will conserve and enhance local character and key valued attributes as recognised in the Landscape Character Assessment. Proposals should be accompanied by a Landscape and Visual Impact Assessment or a Landscape and Visual Appraisal which is proportionate to the scale of development. Where mitigation is required, proposals should consider appropriate siting and design, e.g. using dips in the landform, retaining existing vegetation as screening/planting new screening using locally appropriate species etc. Where appropriate, and subject to the type of development other types of off-site mitigation may be considered dependent upon the landscape/visual issues arising.

The Authority area includes parts of one nationally designated area (Brecon Beacons National Park) and is in relative proximity to adjacent nationally designated areas (Pembrokeshire Coast National Park and Gower Area of Outstanding Natural Beauty (AONB)), such that development proposals may result in potential cross-boundary landscape and visual effects. Development proposals should take account of the statutory purposes of the National Park.

LPAs within adjacent authorities should be consulted if development could lead to cross-boundary impacts on landscape and visual character, including cumulative effects.

The Plan area area includes areas identified within the Register of Landscapes of Outstanding Historic Interest (Tywi Valley HLW[D] 5; Preseli HLW[D] 7; Dolaucothi HLW[D] 8; and Taf and Tywi Estuary HLW[D] 9) and the Register of Landscapes of Special Historic Interest (Drefach and Felindre HLW[D] 10; Lower Teifi Valley HLW[D] 14). These areas are specifically of identified value for historic or cultural landscape character and will be referenced within the Landscape Character Assessment SPG.

AP5/11 Amend paragraphs 11.322 and 11.323 as follows:

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).~~ For the purposes of this Plan, open space is defined as areas including playing fields, outdoor sports facilities, informal recreation, and play space, as well as water areas like rivers, lakes and reservoirs which offer opportunities for sport, recreation and tourism and can also provide visual amenity. These areas or facilities should be routinely available to the public.

Subject to the suggested amendments the changes are agreed.

| | | | | |
|------------|--|------------|--|----------------|
| | <p>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.</p> <p>The Public Open Space Assessment assesses the provision of open space within Carmarthenshire, and those areas identified were subsequently annotated on the Proposals Map. However, it should be noted that additional areas of open space, which align with the above definition and make a valuable contribution towards the overall provision within communities, may not have been reflected. Regardless, these areas are also afforded protection under this policy. In light of this, the scope of this policy applies to areas identified within the Public Open Space Assessment and other areas that clearly comply with the above definition. should not be exclusively relied upon to identify open space provisions. The potential for proposals to result in the loss of open space provision is to be assessed on a case-by-case basis.</p> | | | |
| AP5/11 | <p>Amend the Glossary as follows:</p> <table><tr><td>Open Space</td><td><p>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.</p><p>Areas including playing fields, outdoor sports facilities, informal recreation, and play space, as well as water areas like rivers, lakes and reservoirs, which offer opportunities for sport, recreation and tourism and can also provide visual amenity.</p></td></tr></table> | Open Space | <p>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.</p> <p>Areas including playing fields, outdoor sports facilities, informal recreation, and play space, as well as water areas like rivers, lakes and reservoirs, which offer opportunities for sport, recreation and tourism and can also provide visual amenity.</p> | Change agreed. |
| Open Space | <p>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.</p> <p>Areas including playing fields, outdoor sports facilities, informal recreation, and play space, as well as water areas like rivers, lakes and reservoirs, which offer opportunities for sport, recreation and tourism and can also provide visual amenity.</p> | | | |
| AP5/12 | <p>As part of the preparation of the revised LDP, the Council have revised their open space standards to ensure that they are fit for purpose and reflect the most recent guidance available. The standards are set out within the Draft Open Space SPG which can be viewed online here: draft-spg-open-space.pdf</p> <p>The SPG is currently subject to public consultation and the consultation period ends on 20th December 2024.</p> <p>The Public Open Space Assessment 2024 (submission document CSD23) not only assessed the provision of open space across Carmarthenshire but also informed the identification of the new Carmarthenshire’s Open Space Standards. In doing so, it provides an overview of open space standards in existing national guidance including guidance from Fields in Trust (FIT), NRW and the Allotment Society, and concludes that a combination of national standards from these organisations would be most appropriate for Carmarthenshire.</p> <p>Fields in Trust (FIT) has prepared benchmark standards for both Outdoor Sport Facilities and Provision for Children and Young People and these have informed the Council’s standards for Play Space and Outdoor Sports provision.</p> <p>The Allotment Society provides guidance on the provision of allotments which have informed the Council’s standards, although this has been expanded to include ‘community growing space’ to include a broader range of similarly functioning areas, such as orchards and community gardens. A wider definition increases opportunities to identify, provide and safeguard areas for growing food.</p> <p>NRW provide guidance on the provision of Accessible Natural Green Spaces (ANGS) and recommends a minimum standard of 0.25ha ANGS provision per 1000 population.</p> | Noted | | |

The Carmarthenshire Open Space standards, taken from the Draft SPG, are set out below:

| Open Space Category | Quantity Standard | | Accessibility Standard |
|-------------------------|----------------------|-----------------|---|
| | Per 1000 People (ha) | Per Person (m2) | |
| Play Space | 0.8 | 8 | Doorstep: 1½-minute walk (100m) Local: 5-minute walk (400m) Neighbourhood: 12½-minute walk (1,000m) |
| Outdoor Sports | 1.6 | 16 | Playing Fields: 15-minute walk (1,200m) |
| Accessible Greenspace | 0.25 | 2.5 | Wherever possible |
| Community Growing Space | 0.2 | 2 | - |

Additional guidance relating to the open space typologies is set out below and taken from Chapter 1.2 of the Draft Open Space SPG:

Well-designed open spaces are integral to the flow and overall feel of a development, alongside the wider built environment. When coupled with effective design solutions and sympathetic management, all functional open spaces can contribute towards the health and wellbeing of residents, visitors, and workers, whilst safeguarding the GBI network for future generations. Therefore, sustainable development is often integrated with a variety of open space types to ensure that a range of needs, abilities, and interests are duly met. Those typologies stated within TAN16 have been consolidated below in recognition of the multifunctional benefits which many of these open spaces provide. Each category is defined below, with specific design criteria later outlined in Chapter 4.

Play Spaces are areas designated specifically for providing play opportunities for children and young people. They may comprise of playground equipment, wheeled sport facilities, and natural features such as trees, logs, water, and sand, and also contain other amenities such as hangout shelters, seating, and bins. To promote inclusive play where all children and young people have equal access to quality local play provision, the following Play Spaces have been developed in line with the guidance set out in [Wales: A Play Friendly Country](#) (Table 1).

| Type | Definition |
|--------------------------|---|
| Doorstep Play Space | A small, landscaped space with engaging play features and where young children can play within view of known adults. |
| Local Play Space | A medium-sized, landscaped space with play features that can be accessed safely by children independently and with friends, without an accompany adult. |
| Neighbourhood Play Space | A larger, varied natural space with secluded and open areas which contain a wide range of play features. Flexibility for physical recreational activities for children of all ages, and young people. |

| | <p>Outdoor Sports includes playing fields, pitches, and courts, and are often supported by associated facilities such as changing pavilions, areas of semi-natural features (e.g., boundary hedgerows, green corridors), and provision for bicycle racks and parking. Alternative forms of informal outdoor sports provision such as outdoor gyms, fitness trails, and trail mountain bike track are also considered within this category. Collectively, these spaces directly support Welsh Government’s ‘Climbing Higher’ ambitions for increasing participation in sport and physical activity.</p> <p>Accessible Greenspaces are areas of predominately natural character which are dedicated for public amenity, recreation, and environmental conservation. Characterised by vegetation, geology, and water, they include landscape-scales resources such as country parks and common land, alongside smaller dispersed areas throughout the built environment such as street trees, village greens, and parks. Collectively, these resources facilitate the human-nature connection and help create the mosaic of habitats seen within Carmarthenshire.</p> <p>Community growing spaces such as orchards, allotments, and community gardens provide opportunities for active recreation and social interaction, alongside growing fruit and vegetables. Both the encompassing activities and consumption of such produce can promote physical and mental well-being. In some cases, this land may also be used for husbandry (e.g., bee keeping), and could also hold classes aimed at educating the community on a range of self-sufficiency principles. Associated infrastructure includes access to services (e.g., water and electric), potting-up sheds, and other structures such as a multifunctional room and educational signage. These spaces have the unique opportunity to help alleviate issues such as the food security by increasing local food production, the obesity epidemic by promoting healthier eating, and climate change by reducing food miles.</p> <p>The Action Point requires the inclusion of the Open Space Standards within Policy PSD8. As noted above, the standards have been identified within our Draft Open Space SPG currently subject to public consultation. It is therefore possible that the document, including the open space standards set, may require amendment following the consultation. The Council will notify the Inspector should any amendments be needed prior to consulting on the MACs.</p> | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|---|---------------------|---|--|------------------------|----------------------|-----------------|------------|-----|---|---|----------------|-----|----|---|-----------------------|------|-----|-------------------|-------------------------|-----|---|---|----------------|
| AP5/12 | <p>Amend Policy PSD8 and reasoned justification as follows:</p> <p>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 for Carmarthenshire as set out below.</p> <table><tr><th rowspan="2">Open Space Category</th><th colspan="2">Quantity Standard</th><th rowspan="2">Accessibility Standard</th></tr><tr><th>Per 1000 People (ha)</th><th>Per Person (m2)</th></tr><tr><td>Play Space</td><td>0.8</td><td>8</td><td>Doorstep: 1½-minute walk (100m) Local: 5-minute walk (400m) Neighbourhood: 12½-minute walk (1,000m)</td></tr><tr><td>Outdoor Sports</td><td>1.6</td><td>16</td><td>Playing Fields: 15-minute walk (1,200m)</td></tr><tr><td>Accessible Greenspace</td><td>0.25</td><td>2.5</td><td>Wherever possible</td></tr><tr><td>Community Growing Space</td><td>0.2</td><td>2</td><td>-</td></tr></table> | Open Space Category | Quantity Standard | | Accessibility Standard | Per 1000 People (ha) | Per Person (m2) | Play Space | 0.8 | 8 | Doorstep: 1½-minute walk (100m) Local: 5-minute walk (400m) Neighbourhood: 12½-minute walk (1,000m) | Outdoor Sports | 1.6 | 16 | Playing Fields: 15-minute walk (1,200m) | Accessible Greenspace | 0.25 | 2.5 | Wherever possible | Community Growing Space | 0.2 | 2 | - | Change agreed. |
| Open Space Category | Quantity Standard | | Accessibility Standard | | | | | | | | | | | | | | | | | | | | | |
| | Per 1000 People (ha) | Per Person (m2) | | | | | | | | | | | | | | | | | | | | | | |
| Play Space | 0.8 | 8 | Doorstep: 1½-minute walk (100m) Local: 5-minute walk (400m) Neighbourhood: 12½-minute walk (1,000m) | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sports | 1.6 | 16 | Playing Fields: 15-minute walk (1,200m) | | | | | | | | | | | | | | | | | | | | | |
| Accessible Greenspace | 0.25 | 2.5 | Wherever possible | | | | | | | | | | | | | | | | | | | | | |
| Community Growing Space | 0.2 | 2 | - | | | | | | | | | | | | | | | | | | | | | |

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| | <p>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.</p> <p>11.327 The Carmarthenshire Public Open Space Assessment sets out identifies the current provision of open space across the Plan area. The Council's Open Space Standards set out in Policy PSD8 above and the standards set a benchmark for open space provision which the Council and developers should aim to deliver. This policy provides the a means to achieve contribute to achieving these standards which take into consideration the quantity, function, and accessibility of provision. Further detail is outlined in the Open Space Assessment. There is additional guidance in respect of the types of open space identified within the Carmarthenshire Open Space Standards within the Open Space SPG.</p> <p>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. The Public Open Space Assessment can be used for this and supplemented by additional reliable data where available, as explained in paragraph 11.323. For all developments including 5 or more dwellings there will be a requirement to ensure that there is sufficient open space available to the future occupants of the new homes proposed, in accordance with Carmarthenshire's Open Space Standards. 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 to ensure that the open space standards are met. Equally, a contribution will be required in circumstances where the proposed development would result in a deficiency.</p> <p>11.328 When assessing the need for a contribution, the quantity, accessibility, quality, and type of open space provision must be considered. The Public Open Space Assessment, along with additional reliable data where available (as outlined in paragraph 11.323), can support this evaluation. For developments of five or more dwellings, it is essential to ensure sufficient open space is available for future occupants in accordance with Carmarthenshire's Open Space Standards. Contributions will be required to address the additional open space demand arising from the development, proportionate to the number of proposed dwellings. If the proposed development is in an area with an existing open space deficiency that would be exacerbated, or if it creates a new deficiency, a contribution will be necessary. In instances where there is a sufficiency in both quantity and accessibility, a contribution may be sought to improve the condition and/or extent of nearby existing provisions, if a demonstrable need is evidenced.</p> | |
| <p>AP5/13 –</p> | <p>Council's Response:</p> <p>Please see attached Appendix B. The appendix provides an overview of the site with the Title Numbers shown for ease of reference. Please refer to details provided for Title Nos. WA449887 and CYM836171 and corresponding Title Plans which shows that most of the site is in public ownership. A small part appears to be in private ownership as shown in the details for Title No. CYM44718.</p> <p>Respondents to the rLDP have provided a conveyance dated 25/10/1988 which restricts the land's use to recreation and amenity. Whilst there is reference to this conveyance in the documentation in Appendix B there's no specific reference to this specific covenant. This covenant may well remain in force but our search is not conclusive.</p> <p>A number of representations were made in relation to this site which sought a larger area of land recognised as public open space. A number of representations were made by members of the public as well as representors of the community, namely the County Councillor and Community Council. In their representations they note that a larger area of land is in fact used by the community as public open space. Should the Inspector be minded to amend Policy PSD7 so that areas of public open space which are not mapped on the Proposals Maps are not afforded protection under the Policy then there may be merit in considering annotating this area as public open space to safeguard it.</p> | <p>Noted. Subject to the amendments to Policy PSD7 under AP5/11, no further action is required.</p> |