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Revised 2018-2033 Local Development Plan

Position Statement Supplementary Planning Guidance



April 2024

1. Introduction

This Position Statement has been undertaken to support the preparation of the Revised Local Development Plan and to provide additional clarity ahead of the examination on the preparation of Supplementary Planning Guidance. This statement is prepared as a submission document for examination, and its subsequent discussion at the examination hearing session, which is set to take place in Summer / Autumn 2024.

2. Schedule of Preparation

As part of the Revised LDP a series of Supplementary Planning Guidance (SPG) have been identified for preparation. These SPG whilst not forming part of the Development Plan itself perform an important role in supplementary the Plan and its policies and provisions. They provide additional clarity and guidance on the interpretation and implementation of the Plan must be consistent with its content and with that of national planning policy.

It should be noted that whilst the SPG are not subject to independent examination their preparation either concurrent with, or subsequent to the Plan provides an important contextual backdrop to the implementation of the Plan.

Appendix 3 of the second Deposit Revised LDP sets out the following schedule of SPG for preparation and an indicative date for their preparation. It should be noted this list is not definitive and additional SPG may be brought forward. It should also be noted that as a result of revisions to the Delivery Agreement post preparation of the second Deposit Revised LDP the dates identified will be revised to reflect the date of the Plan adoption.

Policy Ref.	Topic	Existing SPG to be carried forward.	New SPG	Target date for Adoption
		Note: Subject to updating		
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

3. Progress to Date

The following SPG have been prepared including undertaking full public consultation with Council resolution to adopt concurrent with the Revised LDP. It should be noted that whilst these were prepared and consulted on concurrent with the first Deposit version of the Plan their content remains largely consistent with that of the second Deposit version of the Plan. They will however require editorial amendments and updating to ensure the content and notably cross referencing remains consistent with the second Deposit Plan and subsequent changes to national policy.

Burry Inlet SPG - provides specific guidance in relation to the consideration of relevant development proposals located within the Llanelli Waste Water Treatment Works (WWTW) catchment area. Whilst Llanelli (Principal Centre) and Burry Port (Service Centre) are identified as a focus for growth, they are also subject to high level environmental considerations, not least the water quality of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS). This SPG seeks to balance these considerations with a view to facilitating the delivery of growth within the Plan.

Caeau Mynydd Mawr SPG - provides specific guidance in relation to the consideration of development proposals impacting upon the Caeau Mynydd Mawr Special Area of Conservation (SAC). In noting its environmental credentials, this SPG is intended to assist in facilitating the delivery of the Revised LDP up to 2033 – most notably within the Cross Hands Principal Centre and surrounding areas as part of a place making approach.

In addition to the above a number of SPG are currently under preparation for adoption concurrent with the Revised LDP. These are at the time of writing split into three tranches for preparation and reporting through the democratic process. The first tranche consists of the following and are in the process of receiving democratic approval ahead of consulting in the Spring 2024:

- **Welsh language**
- **Sites of Importance for Nature Conservation**
- **Provision of Open Space in New Developments**

In addition to the above the following are also scheduled to enter the reporting cycle ahead of public consultation in the coming months:

1. **Plastering, Rendering and Insulating Traditional Buildings: guidance for sustainability**
2. **Carmarthenshire Shop Front Design Guide**
3. **Carmarthenshire Conservation Area Management Guidance**

A further SPG on **Landscape Character Assessment** will be reported in the autumn 2024 ahead of adoption. This will support the implementation of Revised LDP policy BHE2: Landscape Character and the transition from Special Landscape Areas to a Landscape Character based approach.