

Revised Local 2018-2033 Development Plan



Volume 1
November 2018

Minutes of the
Advisory Panel

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The Advisory Panel is drawn up from Members of Carmarthenshire County Council. The primary purpose of the Panel is to take political ownership of the Revised LDP and ensure that the Revised LDP plan making process is managed in accordance with those relevant procedures and protocols. The Executive Board, at its meeting on the 31st July 2017, approved the composition of the Panel.

Local Development Plan Advisory Panel

November 9 2017 – Carmarthen – 2pm

1 In attendance

Councillors: Mair Stephens (Chair), Tyssul Evans, Ken Howell, Alun Lenny, Darren Price, John James, Sue Allen and Ieuan Wyn Davies.

Officers: Llinos Quelch: Head of Planning, Ian Llewelyn: Forward Planning Manager, Bethan Lovering, Robert Neil Bateman and Owain Enoch: Forward Planning Officers and Steven P Murphy: Senior Solicitor.

Other: Translator

2 Welcome and Introductions

Cllr Mair Stephens welcomed all present to the meeting.

3 Apologies for absence

Cllr Kevin Madge

4 Approval of Terms of Reference

4.1 Consideration was given to the draft Terms of Reference (ToR) provided to Members in advance of the meeting. Reference was made to the fact that confirmed minutes of the Panel will be reported to the Executive Board as part of the LDP's reporting regime.

4.2 It was resolved:

- (a) That the ToR be ratified as presented;
- (b) That it be noted that Panel Members are happy to receive papers in English, however any published material will be translated in accordance with the language standards;
- (c) That it be noted that Panel Members are happy to receive electronic copies of papers, with the case for paper copies reviewed on a case by case basis;
- (d) That Cllr A Lenny be authorised to sit on any Key Stakeholder Forum;
- (e) That Cllr A Lenny be the nominated Deputy for chairing of any Key Stakeholder Forum.

5 Role of the Panel

5.1 In elaborating upon the content of the ToR, Ian Llewelyn provided a verbal overview of the intended role of the Panel. The Panel is seen as a platform for reaching a consensus (if at all practically possible) on key issues of policy, as well as informing emerging plan proposals through to the adoption of the LDP. The role of the Panel post LDP adoption in terms of monitoring was also noted.

5.2 It was resolved to note this item.

6 Content and findings of Annual Monitoring Report (AMR) 2

6.1 Consideration was given to the report which was provided to Members in advance of the meeting. This AMR covers the period of 1st April 2016 to 31st March 2017. The report concludes that whilst it is considered that progress has been made in implementing many of the Plan's policies and objectives, and that the broad strategy remains sound, there are elements and components which are not delivering as intended. As a result of the findings of this AMR, the report recommends that an early review of the Carmarthenshire LDP be

commenced. It was noted that this has already been subject to a resolution by Council on the 20 September 2017 and work is ongoing on the review report.

6.2 Members were keen to stress the importance of a locally distinctive approach to Plan making being promoted, both in terms of key strategy components (e.g. housing requirements) and specific policies (e.g. renewable energy). Reference was given to the revised Technical Advice Note 20 (para1.4.3) in terms of the importance of a locally distinctive approach. It was noted that there is likely to be a heightened understanding of the plan making process amongst stakeholders and the general public which could provide a strong starting point. There was discussion on some of the key aspects of the existing Adopted LDP, most notably its housing requirements. It was confirmed that there has been no comment from the Welsh Government to those AMRs submitted to date by the Council. Whilst officers acknowledged that the timeframe for preparing a revised LDP is challenging, there was experience within the forward planning team and it was stressed that aspects of the existing LDP would not require any notable revision.

6.3 There was a discussion on the potential role of Place Plans, with officers confirming that the emerging draft Delivery Agreement does make specific reference to them. Members were concerned that the promotion of Place Plans needs to acknowledge the varying capacity / budgets and local circumstances across the County. Officers advised that whilst Place Plans are framed within the auspices of the positive planning white paper / Planning Act 2015, there is no prescriptive format to their content. It is anticipated that they should be community led documents and therefore they can ultimately be what the community wants them to be. It is understood however that if a Place Plan is to have weight in planning decisions it needs to reflect an LDP (and be adopted as Supplementary Planning Guidance). It is envisaged that Place Plans can also inform future development plans and their evidence base – e.g. areas for development, land owner information, localised flooding, audit of facilities and localised infrastructural needs. Reference was drawn to the position in England, where this is a statutory tool available in the form of neighbourhood plans that can be adopted following examination and a referendum.

6.4 It was resolved:

- (a) That the report be noted;
- (b) That officers update the Panel on to the extent that the Council can input into the appointment of the LDP Inspector (particularly given the County's social cultural and geographical characteristics) and whether discussions could be undertaken with the Welsh Government in this regard;
- (c) That officers update the Panel in relation to the production of any guidance by the Council in relation to Place Plans.

7 Outline of the LDP and preparatory process

7.1 Consideration was given to the report which was provided to Members in advance of the meeting. The report provided an overview of the process, including the requirement for a Council to undertake a statutory full review of its LDP at intervals not longer than every 4 years from initial adoption of the Plan, unless AMR outcomes indicate otherwise. Members noted that a resolution has already been made by Council to undertake an early review.

7.2 There was discussion on the status of those sites currently allocated. It was confirmed that such sites (where there was limited evidence of deliverability) will be subject to appraisal by the Council. It is anticipated that the invitation for candidate sites will last for a 12 week period in early 2018. In noting relativity in terms of size of proposals, the Council is likely to require robust evidence to be submitted so as to support a site's allocation. Further information will be made available via the site assessment methodology.

7.3 It was resolved to note this item and that a page on the process of LDP be included on the corporate website as soon as practicable in order to raise awareness.

8 Review and revision process and timetable

8.1 Consideration was given to a schematic drawing which was provided to Members in advance of the meeting. It was confirmed that the emerging Site Assessment Methodology, Review Report and draft Delivery Agreement will be provided to Members ahead of the second meeting of the Panel. These papers will be proceeding through the reporting process over the coming months with a view to being reported to Council in January 2018. As such, the input of Panel Members is important with comments welcomed.

8.2 Whilst there has not yet been a formal resolution to prepare a revised LDP, Members were keen that an awareness raising exercise be commenced. It was agreed that there is scope on the review report section of the website to accommodate this, albeit there is a need to acknowledge that the decision to prepare a revised LDP (and initiate candidate sites etc) is still subject to the resolution of the Council.

8.3 It was resolved:

- (a) That the report be noted;
- (b) That awareness raising / information dissemination on the likelihood that a revised LDP is to be prepared (and sites to be called for in early 2018) be undertaken forthwith (as also referred to in 7.3 above).

9 Date of next meeting

The date of the next meeting will be Friday November 17 2017. Members were advised of a change of time to 12.30pm and potentially a change of venue to Carmarthen. Confirmation of time/date and supporting Papers will be provided by officers via e mail as soon as practically possible.

The meeting terminated at 15.45pm

Local Development Plan Advisory Panel

November 17 2017 – Carmarthen – 12.30pm

1 In attendance

Councillors: Mair Stephens (Chair), Tyssul Evans, Alun Lenny, John James, Sue Allen, Kevin Madge and Ieuan Wyn Davies.

Officers: Llinos Quelch: Head of Planning, Ian Llewelyn: Forward Planning Manager, Rachel Bowen, Simon Clement and Owain Enoch: Forward Planning Officers and Steven P Murphy: Senior Solicitor.

Other: Translator

2 Welcome and Introductions

Cllr Mair Stephens welcomed all present to the meeting.

3 Apologies for absence

Cllrs Darren Price and Ken Howell.

4 Confirmation of Minutes

4.1 Consideration was given to the draft minutes of the Panel meeting held on November 9 2017 that had been provided to Members in advance of the meeting.

4.2 It was resolved to confirm the minutes as presented and to instruct officers to take them through the reporting cycle to Executive Board.

5 Emerging Review Report

5.1 Consideration was given to the written report which was provided to Members in advance of the meeting. The production of the report follows the resolution of the County Council on the 20th September 2017 wherein consideration was given to the second LDP Annual Monitoring Report (AMR) and its recommendations. The report sets out the extent of changes required to the LDP and the revision procedure to be followed in preparing a replacement LDP that will cover a plan period up to 2032 (the end of a 15 year plan period that commences at the end of 2018). The recommendations within the report have been informed by the findings of preceding AMRs, liaison (including feedback regarding the implementation of the current LDP), the evidence base and ongoing surveys. The report also sets out a review of allocations and policies and Members outlined that they found the “RAG – red, amber and green” approach helpful in relation to the commentary on allocated sites.

5.2 The report concludes and recommends that the ‘full revision’ procedure in preparing a replacement LDP is followed. In recommending that a ‘full revision’ of the Plan be undertaken, the Review Report highlights the following principle reasons:

- To ensure that a revised plan is adopted ahead of the expiration of the current LDP at the end of 2021;
- To recognise the outcomes of the AMRs, notably where it indicates failures in the delivery of the LDP strategy, the settlement framework and the spatial distribution of growth. In this respect both the level and spatial distribution of growth needs to be considered in order to establish whether the current strategy remains fit for purpose; and,

- To ensure that the implications of the 2014-based Local Authority Population and Household Sub-National Projections and the significant variance in population change and household requirements which are indicated are robustly considered. There is a need to understand the implications of these revised projections, and to consider them within the context of Carmarthenshire and of job creation, growth and inward investment (including Regeneration through the City Deal). To achieve this will require a review of the strategic approach set out within the LDP.

5.3 The report also outlines that contextual changes, amendments in legislation, national policy and a range of plans and strategies, and changes to the evidence base also indicate that certain policies and allocations within the LDP need to be revised. A consequential re-consideration of the LDP's vision, primary aims and objectives is therefore also necessary given the basis for the revision as set out above. Members acknowledged that the report also finds that many aspects of the current adopted LDP are functioning effectively and delivering as expected. Consequently many elements and components of the current LDP will not require anything other than non-substantive changes.

5.4 Members were keen to stress that whilst it was the role of elected Members to provide a strategic direction for any revised LDP, it was paramount that effective engagement and consultation was undertaken with stakeholders – including the general public. Members undertook to discuss and highlight some key issues for consideration as part of any revised LDP. Discussions included the need for social housing, developing an appreciation of the needs of rural areas and also the importance of recognising the impact of developments on hard (eg highways) and soft infrastructure (eg social / cultural fabric). Members stressed that the size of those sites allocated should also be an important consideration. Officers confirmed that in relation to the introduction of a Community Infrastructure Levy (CIL) for Carmarthenshire, a report was provided to Council on 20 September 2017. CIL is to become devolved to the Welsh Government under the Wales Act 2017, and as such it is being held in abeyance by the Council until further information is received from the Welsh Government.

5.5 Members noted that the report as presented represents a progressive draft which will be refined and developed as it progresses through reporting to Council in January 2018. To this end, officers advised that they would welcome any comments from Panel Members with a view to informing its iterative revision. The review report would form part of the Council's pre deposit evidence base should it be agreed to prepare a revised LDP, and as such it would form part of the pre deposit consultation at Preferred Strategy stage.

5.6 It was resolved:

- (a) That the report be noted;
- (b) That Panel Members were content that the report as drafted proceed through the reporting cycle and that translation be arranged;
- (c) That Panel Members submit any comments forthwith with a view to informing the report's iterative revision as it moves through the reporting cycle over the coming months.

6 Emerging Draft Delivery Agreement

6.1 Consideration was given to the written report which was provided to Members in advance of the meeting. The report sets out the Draft Delivery Agreement for the preparation of any Revised Carmarthenshire Local Development Plan (2018 – 2032). Subject to the deliberations of Council in relation to the review report, work will commence on the preparation of a Revised LDP in early 2018. The first step in preparing any revised LDP is the preparation of a Delivery Agreement (DA). The DA comprises a timetable of the key stages for preparing any revised

LDP and a community involvement scheme (CIS), which sets out how and when stakeholders and the community can contribute during the Plan's preparatory process.

6.2 There was discussion on two of the key components of the DA, namely the timetable and stakeholder involvement. In relation to the former, officers advised that the timetable set out within the DA identifies a challenging, but realistic, timeframe for preparing the replacement LDP. From the start of the process in the New Year, it is anticipated that any revised LDP will be adopted by September 2021. This challenging timetable for adoption reflects the Welsh Government's general expectation that LDPs be prepared and adopted within 4 years, but also critically ensures that a Revised Plan is in place ahead of the expiration of the current adopted Plan at the end of 2021.

6.3 Members undertook to outline their concerns as to the timeframe and indeed those prescriptive elements of the DA as imposed by the Welsh Government. Reference was made to a resolution at the previous meeting in relation to the importance of the Inspector developing an understanding of the County's geographical and social fabric (and whether discussions could be held with the Welsh Government in this regard). There was a consensus on the practical merits of setting the start / base date as at 1/4/18 for any revised LDP from an administrative point of view. Members also noted reference to the establishment of a Key Stakeholder Forum within the report. Following a discussion, it was agreed to ratify its establishment subject to the Panel ratifying its terms of reference and membership. Members advised that Officers review and confirm the role of the Public Service Board in relation to the preparation of any revised LDP, particularly in relation to the Key Stakeholder Forum and its role/membership.

6.4 In relation to stakeholder engagement, officers advised that the DA's CIS sets out the Council's participation strategy; the role of the Local Planning Authority, Councillors and Officers; the methods of engagement and the bodies, agencies and organisations to be involved; and the Council's expectations of all stakeholders and participants who become involved in the process and what they can expect of the Council. It was noted that there is specific reference to the potential contribution of Place Plans as noted in the previous meeting of the Panel on November 9 2017. Members advised that officers acknowledge the potential role that social media could play in raising awareness of the process and of key consultation windows – eg candidate sites.

6.5 It was confirmed by officers that the DA will be subject to consultation prior to it being sent formally to the Welsh Government for agreement. Once agreed, the DA commits the Council to producing the replacement LDP to the stated timescales and through the identified consultation processes. The DA forms part of the statutory process in relation to producing an LDP and is therefore a requirement of the legislation.

6.6 Members noted that the report as presented represents a progressive draft which will be refined and developed as it progresses through reporting to Council in January 2018. To this end, officers advised that they would welcome any comments from Panel Members with a view to informing its iterative revision.

6.7 It was resolved:

- (a) That the report be noted;
- (b) That Panel Members submit any comments forthwith with a view to informing the report's iterative revision as it moves through the reporting cycle over the coming months and that translation be arranged;
- (c) That the Panel ratify the start / base date of any revised LDP commence as at the 1 April 2018, with the plan period subsequently expiring on the 31 March 2033;

- (d) That the Panel ratify the establishment of the Key Stakeholder Forum (KSF). However, before any KSF is held, the Panel must firstly approve the Forum's terms of reference and proposed membership;
- (e) Members advised that Officers review and confirm the role of the Public Service Board in relation to the preparation of any revised LDP, particularly in relation to the KSF and its role/membership.

7 Emerging Site Assessment Methodology and call for Candidate Sites

7.1 Consideration was given to the written report which was provided to Members in advance of the meeting, including the emerging Site Assessment Methodology. Members noted that certain elements of the Pre-Deposit stage of the LDP are proposed to be undertaken concurrent with the consultation on the DA (and ahead of any agreement on the DA). This is with a view to ensuring that any Revised LDP is prepared in a timely manner consistent with the timetable outlined within the DA. It should be noted however that no consultation will commence without a formal resolution at Council to commence on the preparation of any Revised LDP in early 2018. Reference is made to minute 5 of these minutes in this regard.

7.2 One such element referred to in 7.1 above relates to the advertisement or 'call' for candidate sites. This represents a key stage as it provides landowners, interested parties and developers the opportunity to submit sites for consideration at the outset of Plan's preparation. Members noted that it is at this stage where those wishing to propose sites for inclusion within the Deposit Plan, with its development limits, land use allocations and other site specific matters, must do so.

7.3 Members noted that the Site Assessment Methodology seeks to provide a framework for the consideration of such sites. It seeks to set out the Council's requirements from proponents of sites. It seeks to do this in a proportionate manner reflective of the scale and complexity of sites. The Methodology requires sites which are proposed as allocations to provide certain information around aspects such as access and viability to enable effective consideration of their deliverability. The methodology will be subject to iteration as the Plan making process proceeds. It was noted that there is no longer an Alternative Site stage.

7.4 Members made reference to a resolution made at the Advisory Panel meeting of the 9 November 2017 in that a page on the process of LDP be included on the corporate website as soon as practicable in order to raise awareness. There was also discussion on the proposed length of the "call" for candidate sites and there was consensus that a 16 week "call period" was appropriate in this regard. Officers confirmed that whilst there would be an increased emphasis on electronic production of plans and submissions, paper copies / submissions would still be available upon request.

7.5 There was discussion on whether a candidate site could be submitted by a proponent who did not own the site. Officers confirmed that site ownership would be an informant of site deliverability. It was also confirmed that multiple submissions for differing land uses could also be submitted. Members advised on the importance of appropriate terminology being included within any revised LDP and also emphasised the importance of officers engaging with the local Member at appropriate stages within the plan making process – eg drop in sessions. In noting that site selection would be subject to professional appraisal by officers, any resultant officer recommendations would still be subject to Council approval and as such the strategic direction for Plan making would be with the Members.

7.6 Members also noted that Methodology will be supplemented and developed to ensure the information requested is reflective of, and proportionate to, that stage of the Plan's preparation. It will also be developed as an online questionnaire to provide assistance and guidance on making a submission and will also provide links to sources of data and information both on Council and relevant partner sites. Officers advised that they would welcome any comments from Panel Members with a view to informing its iterative revision.

7.7 It was resolved to

- (a) That the report be noted;
- (b) That Panel Members submit any comments forthwith with a view to informing the report's iterative revision as it moves through the reporting cycle over the coming months and that translation be arranged;
- (c) That the Panel ratify a candidate site "call period" of 16 weeks;
- (d) That the Panel be provided sight of the site assessment paper at its next meeting.

8 Date of next meeting

The date of the next meeting will be confirmed in due course – however it is likely to be held in January 2018 following the review report and other papers being presented to Council on January 10 2018.

The meeting terminated at 14.10pm

Local Development Plan Advisory Panel

January 19 2018 – Carmarthen – 14.00pm

1 In attendance

Councillors: Mair Stephens (Chair), Tyssul Evans, John James, Sue Allen, Kevin Madge, Darren Price, Ken Howell, Ieuan Wyn Davies & Alun Lenny (14.08pm).

Officers: Ian Llewelyn: Forward Planning Manager, Owain Enoch & Simon Clement: Forward Planning Officers and Steven P Murphy: Senior Solicitor.

2 Welcome and introductions

Cllr Mair Stephens welcomed all present to the meeting. Officers were instructed to clarify the position in relation to the non-attendance of a translator.

3 Apologies for absence

None.

4 Confirmation of minutes

4.1 Consideration was given to the draft minutes of the Panel meeting held on November 17 2017 that had been provided to Members in advance of the meeting.

4.2 It was resolved to confirm the minutes as presented and to instruct officers to take them through the reporting cycle to Executive Board.

5 Existing actions

5.1 Consideration was given to a verbal report provided by officers which summarised progress being made on existing actions from prior meetings of the Panel.

5.2 It was resolved to note the verbal report provided and to instruct officers to list any pertinent items on future agendas of the Panel as and where appropriate.

6 Correspondence from Lesley Griffiths AM to the Leader and Chief Executive of the Council

6.1 Whilst not on the agenda, the Chair considered that the content of letter required the Panel's consideration as a matter of urgency. The letter, dated 13 December 2017, invited the preparation of a joint LDP for Mid and West Wales. Lesley Griffiths AM was seeking responses to the letter's content by the 28 February 2018.

6.2 Members expressed concern in relation to a number of issues, particularly in relation to a lack of clarity on the strategic context and alignment (notably the City Deal, the Mid Wales Partnership and the emerging Strategic Development Plans). It was also noted that the letter does not quantify how preparing a joint LDP would deliver any efficiency savings and better outcomes.

6.3 Concerns were expressed in relation to the potential abortive cost and officer time should Lesley Griffiths AM intervene in the preparation of a revised LDP. There was concern that Lesley Griffiths AM could direct that a joint Plan be prepared or determine that any revised Carmarthenshire LDP would lack a statutory status. Officers clarified that the Minister and the Welsh Government could prevent the preparation of a statutory Plan by withholding approval for the Delivery Agreement, however further clarity would be sought on powers of direction. The potential risks arising from proceeding ahead of clarity on the Minister's approach should

a Joint Plan not be agreed to were highlighted. In noting these risks, there was a general consensus that the preparation of a Revised Carmarthenshire LDP should continue. The Panel deemed that the overriding risk at the present time for Carmarthenshire is a “no Plan” County at 2021 and any slippage to the timescale at this early stage would be difficult to overcome.

6.4 It was noted that high level discussions will be held over the coming weeks with Lesley Griffiths AM and the Welsh Local Government Association. There will also be a corporate response to the letter penned in advance of the 28 February 2018. Panel Members advised that elected AM's and MP's be advised and briefed as appropriate.

6.5 It was resolved that:

- (a) A copy of the letter from Lesley Griffiths AM be distributed to Panel Members forthwith;
- (b) The preparation of a Revised Carmarthenshire LDP should continue in accordance with the resolution of full Council on the 10 January 2018;
- (c) The concerns expressed by Panel Members be reflected in the corporate response being penned to Lesley Griffiths AM and within forthcoming high level discussions / meetings;
- (d) AM's / MP's be advised and briefed as appropriate;
- (e) Clarity be sought as to the potential scope for Lesley Griffiths AM in issuing a direction in relation to the preparation of a revised LDP for Carmarthenshire.

7 Key Stakeholder Forum: Terms of Reference

7.1 Consideration was given to the draft Terms of Reference (ToR) which were provided to Members in advance of the meeting.

7.2 It was resolved: to ratify the ToR as presented, subject to the incorporation of the Panel's amendments therein.

8 Key Stakeholder Forum: Membership

8.1 Consideration was given to the draft membership list which was provided to Members in advance of the meeting.

8.2 It was resolved: to ratify the membership list as presented, subject to the incorporation of the Panel's amendments therein.

9 Community Engagement

9.1 Consideration was given to the scoping paper which was provided to Members in advance of the meeting. It was noted that the Delivery Agreement, as approved for public consultation by full Council on 10 January 2018, includes a Community Involvement Scheme.

9.2 Officers confirmed that they have undertaken exploratory discussions with Planning Aid Wales (PAW) with a view to commissioning them to assist with community engagement. A costed proposal has been received from PAW and is currently under consideration. A key component of the PAW proposal is to assist with the facilitation of the Key Stakeholder Forum.

9.3 Panel Members advised that there are considerable opportunities afforded by social media and officers confirmed that discussions are also ongoing with the Council's press and media team. Officers confirmed that they are also exploring the possibility of commissioning an animation to stimulate interest.

9.4 It was resolved to:

- (a) Note the report provided;
- (b) Endorse the potential role of PAW in assisting with community engagement; subject to the agreeing of the appropriate stages and services offered, a costed proposal and confirmation of procurement matters; and
- (c) Convene the first meeting of the Key Stakeholder Forum at the earliest possible opportunity.

10 Date of next meeting

The date of the next meeting will be confirmed in due course, pending the outcome of those exchanges with Lesley Griffiths AM (minute number 6 refers).

Local Development Plan Advisory Panel

8 May 2018 – Carmarthen – 10am, County Hall, Carmarthen, Chamber.

1. Attendance

Councillors: Mair Stephens (Chair), Tyssul Evans, Ken Howell, Alun Lenny, John James, Sue Allen and Ieuan Wyn Davies.

Officers: Llinos Quelch: Head of Planning, Ian Llewelyn: Forward Planning Manager, Bethan Lovering and Owain Enoch: Forward Planning Officers and Steven P Murphy: Senior Solicitor.

Other: Mr James Davies: Planning Aid Wales and Translator.

2. Welcome and Introductions

Cllr Mair Stephens welcomed all present to the meeting.

3. Apologies for absence

Cllr Darren Price.

4. Confirmation of Minutes

4.1 Consideration was given to the draft minutes of the Panel meeting held on January 19 2018 that had been provided to Members in advance of the meeting.

4.2 It was resolved to confirm the minutes as presented and to instruct officers to take them through the reporting cycle to Executive Board.

5. Existing actions

5.1 Consideration was given to a verbal report provided by officers which summarised progress being made on existing actions from prior meetings of the Panel.

5.2 It was resolved to note the report.

6. Mr James Davies - Planning Aid Wales

6.1 Mr Davies introduced himself and the work undertaken by Planning Aid Wales (PAW). Part of the organisation's work includes the provision of training for Community and Town Councils, and holding events for topics such as Place Plans and Pre-Application Consultation. They also provide advice to members of the public from their volunteer planners and through their website. Recent work has involved providing advice on place plans, much of which is available on a subsidiary website: placeplans.org.uk.

6.2 PAW also work with Local Planning Authorities in helping them to engage with communities. In terms of the involvement with CCC, PAW will be assisting with the facilitation of the Key Stakeholder Forum (KSF) being held on the 23rd May 2018.

6.3 Mr Davies gave a brief overview of how the first KSF will be run. The first part will be a training session to understand the context and the basics of planning, why LDPs are important, what they do and don't cover, and their preparation process. There will also be consideration as to how LDPs fit in with other strategies and documents. Discussions will be undertaken within the context of the wellbeing goals and objectives. A land use planning context will be framed by considering the findings of the LDP review report and outlining the challenges to the planners in preparing the LDP. The second part of the KSF will be to facilitate discussions focusing around different topics with a view to facilitating issues generation. PAW will collate the information into a report for the Council.

6.4 The Panel undertook to discuss various matters which included: the appropriate timing of KSFs and how to get people involved, community involvement and press involvement. The Panel provided a strategic steer with regards to a range of key issues ahead of KSF. These included: the potential role of place plans; an appropriate spatial strategy; rural industrial estates; vacant buildings; community facilities in larger developments; and the location of affordable housing within sites.

6.5 Cllr David Jenkins entered the meeting room as an observer at 10.44am and was able to contribute to deliberations at the discretion of the Chairman. Cllr Jenkins remained in the room until the end of the meeting.

6.6 It was resolved to thank Mr Davies for his informative presentation. Mr Davies suitably responded.

7. Letter from Lesley Griffiths A.M. in respect of joint LDPs

7.1 Reference was made to the letter dated 29 March 2018 that had been provided to Members in advance of the meeting.

7.2 It was resolved to note the letter.

8. Representations received on the draft Delivery Agreement.

8.1 Reference was made to the report that had been provided to Members in advance of the meeting. Officers facilitated a review of the report which set out the representations received and clarified proposed changes, including changes to the timetable.

8.2 It was resolved to note the report.

9. Candidate Sites.

9.1 Officers updated the Panel with regards to discussions with the Welsh Government and advised that an extension to the Candidate Sites deadline date to August 29 2018 is necessary and will be publicised shortly. It was confirmed that the Head of Planning has delegated authority to extend the deadline. Members were keen that this extension be suitably publicised.

9.2 It was resolved to note the report.

10. Preparation of Sustainability Appraisal / Strategic Environmental Assessment.

10.1 Officers advised that an interim Draft of the Sustainability Appraisal / Strategic Environmental Assessment Scoping Report has been prepared and sent to Natural Resources Wales and Cadw for their initial thoughts ahead of a full public consultation in due course. Furthermore, the Forward Planning Section is recruiting a Sustainability and Ecology Support Officer (Policy).

10.2 It was resolved to note the report.

11 Meeting Closure and Date of next meeting

The meeting closed at 11.50am. The date of next meeting is to be confirmed.

Local Development Plan Advisory Panel

July 17 2018 – Carmarthen – 10.00am

1 In attendance

1.1 *Councillors*: Alun Lenny (Chair) Tyssul Evans, John James, Sue Allen, Kevin Madge and Ken Howell.

1.2 *Officers*: Ian Llewelyn: Forward Planning Manager, Rachel Jones and Owain Enoch, Forward Planning Officers.

2 Chairman

2.1 It was resolved that Cllr Lenny chair the meeting in the absence of Cllr Stephens.

3 Welcome and introductions

3.1 Cllr Lenny welcomed all present to the meeting

4 Apologies for absence

4.1 Cllrs Mair Stephens & Darren Price

4.2 Llinos Quelch & Steve Murphy.

5 Confirmation of minutes

5.1 Consideration was given to the draft minutes of the Panel meeting held on May 8 2018 that had been provided to Members in advance of the meeting.

5.2 It was resolved to confirm the minutes as presented and to instruct officers to take them through the reporting cycle to Executive Board.

6 Existing actions

6.1 Consideration was given to a verbal report provided by officers which summarised progress being made on existing actions from prior meetings of the Panel.

6.2 It was resolved to note the verbal report provided and to instruct officers to list any pertinent items on future agendas of the Panel as and where appropriate.

7 Reporting of Panel's Minutes and Terms of Reference to Executive Board

7.1 Officers advised that the ratified minutes of the Panel meetings of November 9 2017, November 17 2017 and January 19 2018 (along with the ratified Terms of Reference) will be reported to the Executive Board meeting of 30 July 2018.

7.2 It was resolved to note the update provided.

8 Key Stakeholder Forum meeting - May 23 2018

8.1 Consideration was given to the feedback report which had been provided to Members in advance of the meeting. Members were pleased to note that efforts were being made to liaise with those groups that had not yet participated in the Forum, notably young people and development industry representatives.

8.2 Members proceeded to discuss some of the issues listed in the report and this led to them providing a further strategic steer on some key issues for the Plan. These included:

- ensuring land supply for allotments to meet identified need;
- making use of old connectivity corridors – eg for cycle routes;
- reviewing scope and mechanisms of Section 106 (noted seminar is being arranged);
- ensuring land supply to ensure the Council housing building company delivers;
- emphasising that other organisations need integrated and affordable proposals – eg healthcare reorganisation – opening weekends but is there public transport?;
- developing definitions, guidance and undertaking an audit on the County’s redundant / derelict buildings, with a resultant desired flexible policy approach / SPG if possible;
- needing to develop a methodology for assessing language impact to support policy implementation – possibly in conjunction with neighbouring Authorities (reference was made to recent appeal decision in Cross Hands);
- in relation to rural employment – could a “modern” unused agricultural building be used as an industrial unit as oppose to being left empty?

8.3 Resolved to note the report provided.

8.4 Resolved that future Forum meetings be held in different locations across the County where feasible. It was accepted that the next Forum has already been booked for Carmarthen.

8.5 Resolved to feed the issues raised in paragraph 8.2 into the wider issues generation work being undertaken at present.

8.6 Resolved that in relation to the need for a Welsh language methodology updates will be provided to the Panel as and where appropriate.

9 Issues Vision and Objectives - Online Consultation

9.1 Members had been provided with a link to the consultation in advance of the meeting. It was noted that the consultation questions have taken a steer from previous discussions held with the Advisory Panel. The consultation is informal and being undertaken within the framework of the Council’s 2017/18 Well Being Objectives. The consultation will run until August 10 2018.

9.2 In terms of publicity, it was noted that there had been coverage of the survey on twitter which appears on the Council’s website and newsroom. In noting that Members were happy with the simple format of this consultation, the Panel considered that a push in publicity terms may be appropriate to raise awareness.

9.3 It was resolved to note the consultation contents and format.

9.4 It was resolved that the press office be asked to release an item on this consultation and that Cllr Lenny, as Chair of the Planning Committee, offered to provide a quote. The piece should go to the press and be placed centrally on the corporate website if possible. The constraints in terms of the upcoming closing date were noted however.

10 Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) Scoping Report

10.1 Consideration was given to report (Non-Technical Summary) which had been provided to Members in advance of the meeting. It was noted that the Scoping Report provides an important role in capturing the sustainability issues and challenges facing the County. The proposed sustainability objectives were also noted. Members were particularly pleased that the report is being published for a full public consultation as opposed to just seeking the views of the statutory consultees (Natural Resources Wales and CADW).

10.2 It was resolved to note the report.

11 Workshop on Strategic / Spatial Options

11.1 Consideration was given to a detailed report which had been provided to Members in advance of the meeting. The report set out a high level critique of 6 different options for the Panel's deliberation. The report was duly supplemented at the meeting by a presentation which introduced a visual depiction of these options.

11.2 The options provided were: (1) Current LDP Option (2) Infrastructure & Highway Network Option (3) Dispersal Option (4) Community Led Option (5) Swansea Bay City Region Influence & Ripple Option and (6) Market Led Option.

11.3 In thanking officers for the presentation, the Panel provided a steer in relation to some key considerations. There was a general consensus that the Community Led Option was favoured. It was emphasised that cross border issues are critical in developing an appropriate option, whilst the importance of understanding the needs of rural areas should be implicit. Development should ideally be focused upon previously developed land.

11.4 There was concern in terms of those options that were heavily focused on the urbanised south east due to infrastructural capacity constraints to the east of Llanelli / Hendy. The Panel were also keen to explore the lack of houses being built in West Carmarthen.

11.5 It was resolved to note the report provided and to thank officers for the informative presentation.

11.6 It was resolved that the feedback provided by the Panel be captured with a view to informing the ongoing discussion around the development of the options ahead of the formulation of the pre deposit Preferred Strategy.

12 Developer forum meeting - July 5 2018

12.1 Officers provided a full verbal report. Given that the development sector had not engaged in the first Key Stakeholder Forum, this event had proved particularly useful in understanding the challenges facing developers. Those developers in attendance were from smaller (mainly local) companies as opposed to volume housebuilders. It was hoped that there would be a constructive dialogue as the plan making process proceeds, with further events planned. The forum also nominated representatives to sit on the Key Stakeholder Forum.

12.2 It was resolved: to note the update provided.

12.3 It was resolved that the note taken on the day be circulated to Panel Members.

12.4 It was resolved that Panel Members attend a future meeting of the Developer Forum.

13 Engagement with Young People

13.1 Officers provided a full verbal report. Given that young people had not engaged in the first Key Stakeholder Forum, officers have contacted the Youth Council and offered to attend their forthcoming meeting(s). A key objective is to secure representation from the Youth Council on the Key Stakeholder Forum as well as undertake constructive dialogue.

13.2 It was resolved: to note the update provided.

13.3 It was resolved that those Panel Members with contacts within relevant representative organisations (such as the Young Farmers) forward these to the LDP Team.

13.4 It was resolved that thought be given to liaising with Secondary Schools, possibly by way of involving those "head boys/girls".

14 Town and Community Council Seminar – July 30 2018 – Llandeilo

14.1 Officers advised that Planning Aid Wales are working with them to organise an event for Town and Community Councils. Each Council can send 2 representatives and the event is free of charge. The focus will be on providing some capacity building to Councils on engaging with the Plan making process as well as undertaking some issues generation work. It was noted that a “reminder” letter has been sent, with copies being provided to County Councillors for their information also.

14.2 It was resolved: to note the update provided.

15 Key Stakeholder Forum meeting – September 6 2018 – Carmarthen

15.1 Officers advised that Planning Aid Wales are working with them to arrange a second meeting of the Forum. The focus of this event will be to develop the spatial/strategic options as well as consolidate a vision and objectives.

15.2 It was resolved: to note the update provided.

16 Welsh Government approval of Delivery Agreement.

16.1 Consideration was given to the letter which had been provided to Members in advance of the meeting. The letter confirms that the Cabinet Secretary for Energy, Planning and Rural Affairs is in agreement to the timetable. Members were advised that the Delivery Agreement has already been published on the Council’s website.

16.2 It was resolved to note the letter provided.

17 Meeting Closure and Date of next meeting

The meeting closed at 12.05pm. The date of next meeting is to be confirmed.

Local Development Plan Advisory Panel

October 1 2018 – Carmarthen – 10.30am

1 In attendance

1.1 *Councillors:* Mair Stephens (Chair) Tyssul Evans, Sue Allen, Alun Lenny, Darren Price, & Ken Howell (10.34am).

1.2 *Officers:* Llinos Quelch - Head of Planning, Ian Llewelyn - Forward Planning Manager, Bethan Lovering, Owain Enoch - Forward Planning Officers and Steven P Murphy - Senior Solicitor.

2 Welcome and introductions

2.1 Cllr Stephens welcomed all present to the meeting

3 Apologies for absence

3.1 Cllrs John James, Ieuan Davies & Kevin Madge.

4 Confirmation of minutes

4.1 Consideration was given to the draft minutes of the Panel meeting held on July 17 2018 that had been provided to Members in advance of the meeting. The Chair thanked Cllr Lenny for chairing in her absence and Cllr Lenny suitably responded.

4.2 It was resolved to confirm the minutes of the July 17 2018 as presented and to instruct officers to take them through the reporting cycle to Executive Board.

4.3 Further resolved that in the event of the Panel not meeting again for some time (eg the new year), that authorisation be given to officers to circulate these minutes (i.e. meeting of the 1 October 2018) in draft form via e mail to all Panel Members with a view to attaining confirmation thereof.

5 Existing actions

5.1 Consideration was given to a verbal report provided by officers which summarised progress being made on existing actions from prior meetings of the Panel.

5.2 It was resolved to note the verbal report provided and to instruct officers to list any pertinent items on future agendas of the Panel as and where appropriate.

6 Updated Terms of Reference (Cllr Ken Howell entered at 10.34am)

6.1 Panel Members noted that a first version of the Terms of Reference has already been ratified by the Panel and reported to the Executive Board alongside the first 3 sets of confirmed minutes of the Panel.

6.2 A second version of the Terms of Reference, which was circulated in advance of the meeting, was now before the Panel for its consideration. The update sought to formalise arrangements for Chairing of a Panel meeting should the Executive Board member for Strategic Planning be unable to attend.

6.3 It was resolved to confirm the second version of the Terms of Reference and report them to Executive Board in due course.

7 Town and Community Council Workshop – July 30 2018

7.1 Consideration was given to the feedback report which had been provided to Members in advance of the meeting. This was further elaborated upon by a verbal contribution from the Chair who had been in attendance. The event had been run in conjunction with Planning Aid Wales.

7.2 Panel Members were pleased to note that efforts were being made to liaise with local Councils in the preparation of the Revised LDP. The session had focused upon issues and solution generation, along with an overview of the development planning process.

7.3 Panel Members noted that future events (including Stakeholder Forums) are likely to be facilitated by officers from the forward planning section.

7.4 Resolved to note the report provided.

8 Key Stakeholder Forum meeting – September 13 2018

8.1 Consideration was given to the feedback report which had been provided to Members in advance of the meeting. This was further elaborated upon by a verbal contribution from the Chair who had been in attendance.

8.2 The event had been run in conjunction with Planning Aid Wales (as had the first Forum which was held on May 23 2018). Members were pleased to note the wide range of organisations that were in attendance. The session had focused upon confirming a broad consensus around the emerging issues, vision and objectives, receiving a presentation on population and household projections and undertaking a critique of spatial options.

8.3 Panel Members undertook discussion. They stressed the importance of making wider connections within the Council to avoid silo working.

8.4 Resolved to note the report provided.

9 Developer Forum – July 5 2018 and September 20 2018

9.1 Consideration was given to the notes of the above meetings which had been provided to Members in advance of the meeting. This was further elaborated upon by a verbal contribution from the Chair who had been in attendance at both meetings. It should be noted that representatives from the Developer Forum had also attended the Key Stakeholder Forum held on September 13 2018.

9.2 Panel Members were pleased to note the constructive dialogue that was being undertaken with a wide range of developers, ranging from national PLCs to local builders. The forum had received a presentation on population and household projections and undertook a critique of the emerging spatial options.

9.3 Panel Members undertook discussion as to the means that local / small scale builders can be assisted to bring forward developments. Much of this will be down to site selection, along with the identification of a robust evidence base in terms of viability and planning obligations. Panel Members stressed the importance of suitably adopted roads and appropriate management / maintenance within sites. Panel Members were appraised as to the expectations of landowners across the County in terms of land values.

9.4 Resolved to note the reports provided.

10 Carmarthenshire Population and Household Projections

10.1 Panel Members received a presentation from officers. A copy of the presentation had been provided to Members in advance of the meeting. The presentation set out a review of the County's profile/age profile, migration and population projections, population growth scenarios, population growth scenarios – age structure, demographic scenarios, employment led scenario, population growth scenarios and job growth – along with factors to consider when assessing growth options.

10.2 Panel Members undertook to review the various population growth scenarios. They considered that in order to establish a level of growth which delivers on the Council's corporate regeneration objectives, and the opportunities presented through the City Deal, it was important to measure population change and the creation of new homes against the delivery of the number of jobs. It was stressed to Panel Members that these priorities have been set by the Council and as such the LDP is seeking to reflect policy priorities.

10.3 It was noted that in the relationship between population and jobs, population growth under Projected Growth "Long Term" and Projected Growth "Pre-recession" scenarios would support a potential employment growth of 5,295 and 9,480 jobs respectively for the Plan period. Consequently, both scenarios can deliver sufficient jobs growth to meet the 5,000 jobs target identified by the Council's Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015-2030.

10.4 It was noted that the average build rate within Carmarthenshire has been approx. 500 homes per year over since 2007. Panel Members stressed it was important that the identified growth ensured that sufficient opportunities exists to maximise the affordable homes provision and to consider rural needs and issues, whilst reflecting the emphasis and requirements in respect of sustainable developments.

10.5 Whilst the LDP will not be able to directly influence who purchases new homes, there was discussion as to the importance of attracting young people back to the area and as such a joined up approach (eg with education, housing and economic development) was again noted. Furthermore, there was a strong emphasis on considerations relating to the impact of development on the Welsh language.

10.6 Panel Members noted that the "PG Long Term" scenario seeks to allow for the delivery of new jobs, whilst also underpinning a requirement for 10,195 new homes up to 2033. It was noted that whilst this figure is above that set out within the WG 2014-based projections, it is also notably below the current LDP which makes provision for 15,197 homes.

10.7 There was an acceptance that the projections are based upon best available information. It was requested that the supporting evidence and methodology behind the projections be circulated. Furthermore, Panel Members asked for a breakdown of the number and type of jobs created, including location, over recent years with a view to correlating the relationship between these and the 500 homes being delivered.

10.8 It was resolved to note the presentation.

10.9 It was resolved that information on the number and type of jobs created, including location, over recent years be obtained in order to measure these against the housing delivery figures of circa 500 homes per year over the last 3 years.

10.10 It was resolved that the supporting evidence (Edge Analytics report) be provided to Panel Members so that they can review the methodology behind the headline figures provided.

11 Preferred Strategy

11.1 Consideration was given to the report which had been provided to Panel Members in advance of the meeting. The report set out an overview of the key components of the draft Strategy which will be making its way through the reporting cycle over the coming months. Pending Council approval, the Preferred Strategy will be published for consultation in December 2018. It was supported by 2 appendices which were (1) settlement framework and (2) list of key issues, vision and objectives for the Plan.

11.2 Panel Members noted that the preferred strategy will not include site specific allocations or development limits/settlement boundaries (for example housing or employment sites) or detailed or specific planning policies. Furthermore, Panel Members also noted that the results of the candidate site submissions made will not be available at this stage.

11.3 Those notable components that will be included within the Strategy, and reviewed within the paper provided to the Panel, included: the Issues Vision and Objectives, growth requirement, spatial strategy and strategic policies. In relation to the spatial strategy, Members noted that the paper elaborated upon the spatial 6 options previously discussed by the Panel by identifying a Hybrid Option. This option is entitled “Balanced Community and Sustainable Growth Strategy” and draws upon the input of the Key Stakeholder Forum. Members also considered and noted the 2 appendices provided.

11.4 It was confirmed that the draft Preferred Strategy will go to the Council before being published for consultation. Any responses received will also be reported to the Council.

11.5 It was resolved to note the report provided.

12 Meeting Closure and Date of next meeting

The meeting closed at 12.25pm. Officers were thanked for their work. The date of next meeting is to be confirmed.

Local Development Plan Advisory Panel

October 26 2018 Carmarthen 2pm

1 In attendance

1.1 *Councillors*: Mair Stephens (Chair) Tyssul Evans (2.05pm), Sue Allen, Alun Lenny, Ken Howell, John James, Kevin Madge & Ieuan Davies.

1.2 *Officers*: Llinos Quelch - Head of Planning, Ian Llewelyn - Forward Planning Manager, Owain Enoch - Forward Planning Officer & Rebecca R Stone, Ecology Sustainability & Ecology Support Officer.

Other: Translator (it should be noted that a translator was also in attendance at the meetings of 17 July 2018 and 1 October 2018)

2 Welcome and introductions

2.1 Cllr Stephens welcomed all present to the meeting

3 Apologies for absence

3.1 Cllr Darren Price and Mr Steven P Murphy, Senior Solicitor.

4 Confirmation of Minutes (*Cllr T Evans entered at 2.05pm*)

4.1 Consideration was given to the draft minutes of the Panel meeting held on October 1 2018 that had been provided to Members in advance of the meeting.

4.2 It was resolved to confirm the minutes as presented and to instruct officers to take them through the reporting cycle to Executive Board.

4.3 It was resolved that in the event of the Panel not meeting again for some time (eg the new year), that authorisation be given to officers to circulate these minutes (i.e. meeting of the 26 October 2018) in draft form via e mail to all Panel Members with a view to attaining confirmation thereof.

4.4 It was resolved that officers be given authority to publish the confirmed minutes of meetings 1 to 7 of the Panel alongside the Draft Preferred Strategy, even if this is before the minutes of meetings 4 to 7 are placed before the Executive Board. Furthermore, given the minor nature of changes to the Terms of Reference at meeting 6, there will be no need to report the amended Terms of Reference to the Executive Board.

5 Existing Actions

5.1 Consideration was given to a verbal report provided by officers which summarised progress being made on existing actions from prior meetings of the Panel.

5.2 It was resolved to note the verbal report provided and to instruct officers to list any pertinent items on future agendas of the Panel as and where appropriate.

6 Draft Preferred Strategy of the Revised LDP

6.1 Consideration was given to the Draft Preferred Strategy of the Revised LDP (Draft Preferred Strategy) which had been provided to Members in advance of the meeting. It was noted that the Report went to the Executive Board on the 22 October 2018. It will go to the full County Council on the 14 November 2018. Pending the resolution of full County Council, it will be published as part of a formal public consultation for a minimum statutory period of 6 weeks.

It was noted that the Delivery Agreement identifies December 2018 for the publication of the Draft Preferred Strategy for consultation.

6.2 The Draft Preferred Strategy identifies a proposed land use Vision, strategic objectives and strategic growth requirements for the County through to 2033. It also contains the key issues of the Plan.

6.3 In terms of proposed levels of growth, it was noted that in order to contribute to meeting the Council's job creation and economic development objectives, the Draft Preferred Strategy identifies a requirement for 9,887 new homes to be delivered by 2033.

6.4 In terms of the proposed location of this proposed growth, the Draft Preferred Strategy is underpinned by a "*Balanced Community and Sustainable Growth Strategy*".

6.5 The Draft Preferred Strategy contains a series of Strategic Policies which are designed to implement the delivery of the Revised LDP and its strategic objectives. These policies are grouped under well-being objectives derived from the Public Service Board's Well-being Plan "*The Carmarthenshire We Want*".

6.6 Reference was also made to the Tests of the Soundness and the fact that the Plan will be subject to Independent Examination in due course.

6.7 There was a full discussion on a range of issues, with the below noted in this regard:

- Officers confirmed that given the base date of the Plan is 1/4/18, houses (including affordable houses) completed since this date will already be "*eating into*" the housing requirement of the Revised LDP;
- It was noted that an appreciation of the link between new homes and new jobs should be informed by the fact that the Revised LDP is a land use plan and as such it will form part of a wider package of corporate interventions by the Council and its partners;
- The development of a robust evidence base should place the Council in a strong position at Examination, particularly in terms of countering any concerns on housing figures;
- It was stressed by the Panel that there are areas of the County which are at saturation point in terms of development, notably the Hendy / M4 Junction 48 area. There is also a need to understand the wider implications of this upon strategic development aspirations in Llanelli. In noting the concerns in the south east of the County, the Panel also stressed the need for housing in rural areas;
- It was stressed by the Panel that there is a need to be precautionary in relation to flood risk and climate change. The publication of revised maps by Natural Resources Wales will include a climate change allowance, whilst there is evidence under development within the Forward Planning Section also;
- It will be important to identify sites for affordable housing and as such liaison is ongoing with the Housing Department with a view to understanding need;
- There needs to be an appropriate mix of new homes in recognition of demand (eg older population) whilst also noting the need to make effective use of land;
- Panel Members were advised on the position in relation to fracking in Wales;
- In recognising the importance of a joined up approach, there was concern at the input being made into the Plan making process by the Local Health Board and all were in agreement as to the need to seek out their input – notably in terms of the accommodation needs of their staff / trainees.

6.8 It was resolved that the Chairman correspond with the Local Health Board.

6.9 It was resolved to note the report provided and thank the officers for their work.

7 Draft Sustainability Appraisal / Strategic Environmental Assessment of the Draft Preferred Strategy

7.1 Consideration was given to the Draft Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) of the Draft Preferred Strategy which had been provided to Members in advance of the meeting. This SA/SEA will be published for consultation alongside the Draft Preferred Strategy.

7.2 Panel Members were advised that the publication of the Draft Preferred Strategy will be accompanied by a suite of evidential and other documents. Key amongst these is the Initial SA/SEA (Planning Compulsory Purchase Act 2004 and SEA Directive 2001/42/EC1 refers).

7.3 Members noted that the report made reference to a recommended amendment to the proposed Revised LDP Vision. As such, they were pleased to note the iterative and transparent approach of the SA/SEA into the Revised LDP.

7.4 It was resolved to note the report provided and thank the officers for their work.

8 Draft Habitats Regulations Assessment of the Draft Preferred Strategy

8.1 A verbal report was provided in relation to the preparation of the Habitat Regulations Assessment Screening (HRA) Report. It was noted that this will be available for reporting at full County Council. Panel Members were advised that the HRA screening report considers the content of the Draft Preferred Strategy and as such it is being completed as the Draft Preferred Strategy is finalised and as it progresses through the reporting process. This HRA will be published for consultation alongside the Draft Preferred Strategy.

8.2 Specific reference was to the implications within the Cross Hands and Llanelli areas, notably in terms of the Caeau Mynydd Mawr and Carmarthen Bay designations. Panel Members also stressed the importance of bird populations across the County and agreed that a green infrastructure approach would allow for the consideration of a range of matters.

8.3 It was resolved to note the report provided and thank the officers for their work.

9 Meeting Closure and Date of next meeting

The meeting closed at 3.30pm. The date of next meeting is to be confirmed.