

Carmarthenshire Local Development Plan

Schedule of Matters Arising Changes Written Statement



June 2014

Introduction

This *Schedule of Matters Arising Changes*, sets out details of changes proposed in response to matters emerging through the LDP and examination and the Inspector's Questions and actions arising in the Hearing Sessions held as part of the examination of the Carmarthenshire Local Development Plan.

The changes proposed are shown in the order they appear in the Deposit LDP written statement as amended by the proposed Focused Changes, with policy text being replicated in full. Where Changes affect sites these are shown after the schedule of changes in relation to the written statement and include maps illustrating the change. Each proposed change has its own individual reference number.

The changes proposed have been subject to a Sustainability Appraisal and Habitat Regulations Assessment prior to the commencement of the consultation with the outcomes set out in a separate document. These can be viewed on the Councils website at www.carmarthenshire.gov.uk/ldp and at the Council customer service centres, Planning Offices and at all public Libraries within the County.

Where a change proposes deletion of text, this is shown by a strikethrough, and the addition of new text is shown underlined and in red.

Consultation

The Matters Arising Changes set out within the Schedules in this paper are the subject of a 6 week consultation period commencing on 11 June 2014, and ending with a deadline for receipt of all comments at 4.30pm on the 25 July 2014.

It should be noted that the consideration of any representation(s) received after the deadline will be at the discretion of the Planning Inspectorate. Responses to this **consultation must relate only to the Matters Arising Changes proposed within the following schedules. Responses should not relate to other areas of the LDP which are not subject to a Matters Arising Change.**

A Representations Form is available to assist in submitting comments. An electronic version of the form is available on the Council's web-site www.carmarthenshire.gov.uk and paper copies can be obtained from the Forward Planning Section, Planning Services, Carmarthenshire County Council, 8 Spilman Street, Carmarthen, SA31 1JY, or by contacting Forward Planning on 01267 228818 or e-mail: forward.planning@carmarthenshire.gov.uk

The closing date for the submission of comments is **4.30pm on the 25 July 2014.**

Completed forms should be returned to one of the following:

Post: Forward Planning Manager, 8 Spilman Street, Carmarthen, Carmarthenshire, SA31 1JY.

E-mail: forward.planning@carmarthenshire.gov.uk.

Further information in relation to the next steps in the LDP process is available on the Council's website at www.carmarthenshire.gov.uk/ldp

Schedule of Matters Arising Changes – Written Statement

Change Ref No.	Policy:	Paragraph:	Proposed Change:	Reason/Comment:
Chapter 1: Introduction				
MAC1			Revise Chapter 1: Introduction. See Appendix 1 of this schedule for the revisions to the Introduction.	To reflect the need that the Plan should read as though it is adopted.

Change Ref No.	Policy:	Paragraph:	Proposed Change:	Reason/Comment:
Chapter 2: Policy Context				
MAC2		2.3.1 & 2.3.2	<p>Delete paragraph 2.3.1 and 2.3.2.</p> <p>South West Wales Regional Waste Plan First Review (Recommended Draft) – March 2008</p> <p>2.3.1 The Regional Waste Plan (RWP) for South West Wales provides a land use planning framework for the management of all types of waste. In accordance with TAN 21: Waste, each of the three Regions in Wales (South West, South East and North) are required to produce a RWP, showing how that area will deal with its waste in the future. It is the responsibility of each constituent local planning authority to implement the framework through their LDP.</p>	<p>To ensure the content of the Plan is up-to-date and relevant.</p> <p>Matters are adequately addressed elsewhere in the Plan</p>
MAC3			<p>Insert the following paragraphs within section 2.3:</p> <p>Swansea Bay City Region</p> <p>The Swansea Bay City Region encompasses the Local Authority areas of Pembrokeshire, Carmarthenshire, City and County of Swansea and Neath Port Talbot. It brings together business, local government and a range of other partners, working towards creating economic prosperity for the people who live and work in our City Region.</p> <p>The Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030 sets out the strategic framework for the region aimed at supporting the areas development over the coming decades. The LDP in recognising the role of Carmarthenshire makes provision through its policies and proposals for employment</p>	To ensure the content of the Plan is up-to-date and relevant.

			development with the economy an important component of the Plan's strategy. The emerging role of the City Region will be a consideration to ensuring the continued compatibility in a strategic context.	
MAC4		2.3.3 and 2.3.4	<p>Amend paragraph 2.3.3 and delete paragraph 2.3.4</p> <p>2.3.3 The Regional Transport Plan (RTP) provides <u>set</u> the strategic context for future transport investment across the South West Wales region and is intended <u>sought</u> to set out the long term aims for improving access and transport <u>across the South West Wales region</u>. This document <u>and the emergence of the Swansea City Region, which takes on the regional transport role and the forthcoming Local Transport Plans</u>, forms an <u>are</u> important contributors in meeting the economic, environmental and social objectives for the LDP. The RTP will also form the basis of the bidding process for a 5 year programme of capital transport projects. The Regional Transport Plan (RTP) has been approved and adopted by all four members of the SWWITCH consortia and has been submitted to and adopted by WG.</p> <p>2.3.4 Notification of the RTP allocations for 2010/11 has been received with funds announced for the following RTP projects within the plan area; regional Bus corridors including Carmarthenshire to Swansea, Amman Valley Cycleway and the Carmarthen Rural Interchange.</p>	To reflect the changes regionally in relation to SWWITCH and the role of the City Region in terms of transport.
MAC5		2.3.5	<p>Amend paragraph 2.3.5 as follows:</p> <p>2.3.5 MTAN1: Coal and Aggregates sets a requirement that the South Wales Regional Aggregates Working Party (SWRAWP) prepare a Regional Technical Statement (RTS), setting out the strategy for satisfying the needs for aggregates in the South Wales region for the period until 2016/25 <u>and that it is reviewed every five years</u>. The <u>original</u> RTS for South Wales, published in October 2008, <u>and a revised version in 2014</u>, was produced by the SWRAWP, with the assistance of the Mineral Planning Authorities (MPAs), the quarry industry, and various bodies / agencies such as CCW, the Environment Agency and the Wales Environment Trust <u>Natural Resources Wales</u>.</p>	To ensure the content of the Plan is correct and up-to-date.
MAC6		2.6.2	<p>Amend paragraph 2.6.2 as follows:</p> <p>2.6.2 Neath Port Talbot County Borough Council is preparing its Deposit <u>progressing its LDP to submission for examination</u> having undertaken an informal consultation on the emerging Deposit Plan proposals. . Ongoing dialogue has ensured an understanding of the respective approaches and emerging direction of the policy frameworks. The progress of the Neath Port Talbot LDP will be monitored and duly considered.</p>	To ensure the content of the Plan is up-to-date and relevant.
MAC7		2.6.3	<p>Amend paragraph 2.6.3 as follows:</p> <p>2.6.3 The City and County of Swansea is <u>progressing towards a Deposit LDP having published its draft Preferred Strategy in August 2013</u>, preparing its Preferred Strategy with a view to publishing it in 2013, following on from the Visions, Options and Strategic Objectives consultation. Given the timetable differences in the preparation of the plans it is not possible to fully assess the compatibility or otherwise of the strategic approaches. However, continuing liaison ensures a mutual understanding of the respective</p>	To ensure the content of the Plan is up-to-date and relevant.

			approaches. Specific dialogue has progressed and resulted in cross border co-operation on a fundamental element to the delivery of both documents the Burry Inlet (SAC). A Memorandum of Understanding and co-operation in addressing the issues affecting the SAC represent important steps in the development of a long term solution to water quality matters in the Inlet. The progress of the Swansea LDP will be monitored and duly considered.	
MAC8		2.6.4	Amend paragraph 2.6.3 as follows: 2.6.4 Powys County Council commenced the preparation of their LDP <u>having consulted on the Preferred Strategy in March/April 2013</u> with the invitation for candidate sites programmed to commence shortly. Given the timetable differences in the preparation of the plans it is not possible to assess the compatibility or otherwise of the strategic approaches. However, discussions will continue to examine strategic compatibility. Progress of the Powys LDP <u>will be</u> monitored and duly considered.	To ensure the content of the Plan is up-to-date and relevant.
MAC9		2.6.10	Amend paragraph 2.6.10 as follows: 2.6.10 Brecon Beacons National Park Authority <u>adopted its LDP on the 17th December 2013</u> published its Deposit LDP in November 2010 with the examination into the Plan ongoing. There are no clear cross border settlement issues. Whilst the Strategy acknowledged a housing need in the west of the Park which may have implications for settlements in that part of the County, discussions and the content of their LDP indicates a minimal impact in apportionment terms of the household requirement for Carmarthenshire. In this regard the Brecon Beacons National Park LDP provides no indication for the number of units allocated. Rather, in relation to its identified settlements (within Carmarthenshire) it makes allowance for infill provision only. Further liaison and ongoing monitoring will be required.	To ensure the content of the Plan is up-to-date and relevant.
MAC10		2.7.3	Amend paragraph 2.7.3 as follows: Details and schedules of cross border and inter-authority discussions are set out within the <u>LDP Consultation Report</u> . LDP Statement of Publicity.	To ensure the content of the Plan is up-to-date and relevant.

Change Ref No.	Policy:	Paragraph:	Proposed Change:	Reason/Comment:
Chapter 3: Key Issues and Drivers				
MAC11		3.1.2	Amend Paragraph 3.1.2 as follows: The issues identified within this chapter encapsulate those identified within the Preferred Strategy (November 2009) as further developed within the Topic Paper 1 – Issues, Vision and Objectives (October 2010) <u>(June 2011)</u> . The formulation of the issues has allowed an appreciation of how national and regional issues, policies and strategies relate to the plan-making process and can contribute to the Plan and its deliverability.	To ensure that the Plan is up to date.
MAC12		3.1.3	Amend paragraph 3.1.3 as follows:	To reflect the need

		3.1.3 They also contributed (in conjunction with the above) to identify and understand local issues and their role in plan making. at a local as well as at an integrated regional or national level. Regard should be had to <u>the evidence base for further detail, and notably</u> Topic Paper 1 for the detailed identification of the issues and drivers. Reference should also be made to the Consultation Reports that detail the deliberations of the Key Stakeholder Forum. This information is available on the Council's website. Topic Paper 1 also cross-references all of the issues and the LDP evidence base, thus ensuring a transparent link is demonstrated and that the issues are proven to be evidence based.	that the Plan should read as though it is adopted but appropriately signposts informing matters.
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Change Policy: Paragraph: Proposed Change:			Reason/Comment:	
Change Ref No.	Policy:	Paragraph:	Proposed Change:	
Chapter 4: Vision and Strategic Objectives				
MAC13		4.2.2	<p>Amend paragraph 4.2.2 as follows:</p> <p>4.2.2 The issues, the review of national, regional and local policies (notably the Community Strategy and The Wales Spatial Plan) and the visioning and strategic work undertaken by the Key Stakeholder Forum have <u>were</u> all been central to the development of the Strategic Objectives for the Carmarthenshire LDP. The SA/SEA has also played a central and iterative role in the ir development of the Strategic Objectives with their compatibility evidenced as part of that <u>the SA/SEA</u> process. <u>Regard should be had to the evidence base for further detail.</u> As part of the preparation of the Preferred Strategy, there was a focus on enhancing the spatial relevance of the Strategic Objectives by adding a spatial commentary section to each objective. Further work was also undertaken on appraising the deliverability of each objective via the utilisation of the 'S.M.A.R.T' model of corporate planning. In order to view this work, reference should be made to <u>including</u> the Issues, Vision and Objectives Topic Paper, <u>which sets out their evolution, and</u> also evaluates the compatibility of the objectives against each other as well as against the Sustainability Appraisal Framework. The Paper also appraises the linkages between the Vision and the Strategic Objectives.</p>	To reflect the need that the Plan should read as though it is adopted but appropriately signposts informing matters.

Change Policy: Paragraph: Proposed Change:			Reason/Comment:	
Change Ref No.	Policy:	Paragraph:	Proposed Change:	
Chapter 5: The Strategy and Strategic Policies				
MAC14		5.2.5	<p>Amend paragraph 5.2.5 as follows:</p> <p>5.2.5 At the LDP base date (2006), the population for the County stood at 178,043 with the WAG 2008-based Unitary Authority projections indicating a 2008 level of 180,650. Reference should be made to subsequent</p>	To ensure the content of the Plan is up-to-

		<p>sections of this chapter in respect of the population and household projections for this LDP. The housing stock as at 2008 stood at some 80,743 with a notable rise of some 4355 since 2004. The current spread of population across the County broadly reflects the current urban form and established communities, which in turn reflects the policy approach identified within the existing UDP and the settlement frameworks within the WSP.</p> <p><u>At the LDP base date (2006) the population for the County was estimated to stand at 178,043 with 78,213 households (2006 WG-based projection). The Welsh Government also published a set of 2008-based population and household projections however the most recent data in the 2011 Census identified the population of Carmarthenshire at 183,777 with 78,829 households.</u></p> <p><u>Between the 2001 and 2011 Census', Carmarthenshire saw an increase of 11,070 in its population with an increase in households of 5,781 with the housing stock increasing by 6,969 dwellings. The current spread of population and households across the County broadly reflects the current urban form and established communities, which in turn reflects the policy approach identified within the existing UDP and the settlement frameworks within the WSP.</u></p>	date and relevant.
MAC15	5.2.7	<p>Revise 5.2.7 to reflect the tenses used within the paragraph as follows: The strategy for the LDP emerged from the formulation of the issues, vision and strategic objectives. It sets out how to deliver the vision and strategic objectives, and how the changes within Carmarthenshire over the Plan period will be managed and planned for. Through its policies and proposals the Plan will provide <u>provides</u> for these changes and the respective levels of growth, be they residential, employment etc, and where such growth would be acceptable. This will be achieved where appropriate <u>is achieved</u> through identifying sites for specific land uses and through designating areas which are worthy of protection.</p>	To reflect the need that the Plan should read as though it is adopted.
MAC16	5.3.2	<p>Amend paragraph 5.3.2 as follows: In planning ahead to 2021, the Carmarthenshire LDP looks to recognise <u>recognises</u> the potential impacts of climate change by acknowledging the unique qualities of the County and assisting in making it and its communities more sustainable. The LDP looks to tackle the causes and effects of climate change within our communities through the adoption of sustainable principles and development.</p>	In the interests of clarity.
MAC17	5.4.2	<p>Revise Paragraph 5.4.2 as follows: In preparing a development plan, LPA's <u>should use the Welsh Government local authority level Household Projections for Wales as the starting point for assessing housing requirement (PPW Para 9.2.2. Edition 6)</u> are required to utilise WAG population and household projections as the basis for assessing growth and future housing requirements. However it is for LPA's to consider the appropriateness of the projections for their area, based upon all sources of local evidence. LPA's may deviate from the WG projections if they have robust evidence and a sound policy context. LPA's can also undertake their own policy based projections, but they must justify the reasons for doing so.</p>	In the interests of clarity.
MAC18	5.4.3 and	Amend paragraphs 5.4.3 and 5.4.4 as follows:	To ensure the content

	5.4.4	<p>5.4.3 The publication of the <u>WG 2006-based Local Authority Population Projections (June 2008)</u> saw for the first time projections being produced by WG at Unitary Authority level. This trend based projection provided an estimate of the size of the future population, and was based on assumptions about births, deaths and migration. <u>The WG 2006-based projection indicated that the population of Carmarthenshire in 2021 would stand at 199,080.</u> Subsequent <u>WG 2008-based</u> projections were published (WG: May 2010) based on the revised population and migration estimates provided by the ONS (May 2010) as part of their long-term programme of work to improve migration and population statistics. The <u>WG 2008-based</u> projections indicated an <u>a slight reduction</u> increase in the County's population at <u>in 2021 at 198,330.</u> of 17,677 between 2008 and 2021 as opposed to the 21,203 projected within the 2006 based projections. <u>The third population projection which was published during the plan-making process (WG 2011-based projections), indicated a population of 193,874 in 2021, which represents a significant decrease from earlier projections. The WG 2011-based projections utilised the most up to date evidence from all available sources, including data from the 2011 Census.</u></p> <p>5.4.4 The Assembly <u>WG 2006-based Unitary Authority Household Projections in June 2009</u> <u>was</u> based on the local authority population projections (see above). This is <u>was</u> the first time that household projections had <u>ve</u> been published at Unitary Authority level in Wales. They provided estimates on the future number of households based on assumptions about future population growth and household composition and size. Such assumptions are based on past trends and the projections <u>indicated</u> only indicate what may happen should recent trends continue. These WG 2006-based projections <u>WG figures forecasted</u> that the number of new households in the County would increase from 78,000 to 95,900 during the plan period. This represents <u>represented</u> an increase of some 17,900 (23%). This potential requirement equated to some 1,193 households per annum. The WG-2008 based Local Authority Household Projections, (WG) whilst indicating a lower household requirement still <u>projected</u> projects a need of some 1,146 households per annum.</p> <p><u>February 2014 witnessed the publication of the WG 2011-based Local Authority Household Projections which indicated a significantly lower household requirement, with only 5,500 estimated as required over the remainder of the Plan period (2011 – 2021). This equates to an average of 550 household per year.</u></p>	of the Plan is up-to-date and relevant.
MAC19	5.4.6	<p>Update paragraph 5.4.6 as follows: Based upon the evidence presented through the Population and Household Projections Report (Edge Analytics Ltd: August 2010), <u>the updated Carmarthenshire Demographic Forecasts 2011-2026 (Edge Analytics Ltd: January 2014)</u> and the content of the revised Population and Housing Topic Paper, a revised scenario for population <u>and household</u> change within the County has been <u>was</u> adopted to inform the LDP. This uses <u>de</u> the recent evidence to derive its <u>the</u> assumptions on future migration streams, but <u>struck</u> strikes a balance between the very high net migration experienced mid-decade, and the situation in 2009, which recorded the lowest net-migration to Carmarthenshire since 1993, <u>along with all available and published data sources since the WG 2008-based projections.</u></p>	To ensure the content of the Plan is up-to-date and relevant.
MAC20	5.4.7	Delete paragraph 5.4.7	To avoid duplication of the proposed

				amendments to paragraph 5.4.3
MAC21		5.4.8	<p>Insert new paragraph and amend Paragraph 5.4.8 as follows: <u>As part of the examination into the Plan, consideration was given to the implications of the WG 2011-based Local Authority Household Projections. In this respect, reference should be had to the Housing Clarification Paper (Examination Document H2P): April 2014 which sought to consider the projected reduction outlined within the 2011 projections against the strategic context of the Plan and its objectives.</u></p> <p>5.4.8 The <u>evidence in respect of</u> household projections for the Carmarthenshire's LDP identified <u>a housing requirement</u> an overall projected increase in households of 15,197 over the plan period. A detailed breakdown of the population and household projections and the methodology are available within the aforementioned papers.</p>	To ensure the content of the Plan is up-to-date and relevant.
MAC22		5.4.9	<p>Amend paragraph 5.4.9 as proposed through focused change FCT5 as follows: 5.4.9 Reference will be made to the emerging data following the <u>Monitoring of data emerging from the</u> 2011 Census <u>will continue</u> with a particular view to developing an understanding of any changes in population patterns and future demographic trends. <u>Regard has however been had to the emergence of the 2011 based Population and household projections in the formulation of the LDP, and through the examination of the Plan. In this regard, due consideration has been given to their implications with the evidence base which responded accordingly.</u></p>	To ensure the content of the Plan is up-to-date and relevant.
MAC23		5.5.14	<p>Amend the final sentence of paragraph 5.5.14 to read as follows: The Council recognises the role of the RTP and other regional strategies <u>including those through the City Region (including the forthcoming Local Transport Plan)</u> and will through an integrated strategic approach seek to provide for such opportunities over the plan period.</p>	To reflect considerations emerging through the examination and to ensure the Plan is up-to-date in its reference to the emerging City Region and Local Transport Plan.
MAC24		5.8.1	<p>Amend the final bullet point under paragraph 5.8.1 as follows:</p> <ul style="list-style-type: none"> ▪ Contributes to an integrated transport network both within the County and <u>region</u> the SWITCH consortium area. Seeks to make efficient use of the existing road and rail network by reflecting that the public transport network can afford the opportunity for consolidation and improvement of service thus maintaining and improving accessibility. Promote opportunities to use and access alternative means of transport including walking and cycling. 	To reflect considerations emerging through the examination and to ensure the Plan is up-to-date in its reference to the emerging City Region and Local Transport Plan.
MAC25		5.9.9	Amend paragraph 5.9.9 as follows	To reflect the adopted

			<p>5.9.9 The potential impact of flood risk formed an important consideration in the assessment of the appropriateness of sites for inclusion within the LDP. In this regard a precautionary approach has been was adopted in the identification of sites for inclusion in the plan (Ref: Site Assessment Methodology). Reference should be made to the LDP evidence base and notably the Strategic Flood Consequences Assessment (SFCA).</p>	status of the Plan.		
MAC26	SP3		<p>Amend the list of sustainable communities within SC5 as set out within policy SP3 as follows:</p> <table border="1" data-bbox="521 411 938 536"> <tr> <td>SC5 Llanfallteg Cwmfelin Boeth Henllan Amgoed</td> <td>Whitland</td> </tr> </table> <p>Consequential amendment to paragraph 6.2.50 to remove Henllan Amgoed from the settlements listed and from the list of related settlement under Whitland within Appendix 1 of the LDP.</p>	SC5 Llanfallteg Cwmfelin Boeth Henllan Amgoed	Whitland	To reflect considerations emerging through the examination and notably the review of white land and development limits.
SC5 Llanfallteg Cwmfelin Boeth Henllan Amgoed	Whitland					
MAC27	SP4	5.9.23 – 5.9.25	<p>Delete paragraphs 5.9.23 and 5.9.25. Amend Paragraph 5.9.24 as follows:</p> <p>5.9.23 With a view to this, the HRA identifies the potential for a likely significant effect in the Cross Hands area on the marsh fritillary metapopulation of the Caeau Mynydd Mawr SAC. The HRA proceeds to recommend the inclusion of a strategy to provide an area or network of areas that can be managed to provide good condition habitat for the marsh fritillary butterfly. The following options are identified:</p> <ul style="list-style-type: none"> ● Purchase land and manage. ● Use of a commuted sum from each proposed development to finance continued management. ● Use of a commuted sum to grant aid landowners with suitable habitat to manage that in good condition. ● Use of commuted sum to fund CCW SAC management strategies. <p>5.9.24 This LDP in recognising and accounting for the potential for a likely significant effect identified within the HRA in relation to the Caeau Mynydd Mawr SAC, the LDP makes appropriate provision through policy EQ7 and the adopted SPG. is committed to the preparation of SPG.</p> <p>5.9.25 Reference should be had to Para 5.9.113 of this LDP for further details of the content and scope of this SPG.</p>	To reflect and recognise the insertion of a new policy (EQ7) and the adoption of SPG.		
MAC28	SP5	5.9.26 - 5.9.28	<p>Amend paragraphs 5.9.26 and 5.9.27 as follows:</p> <p>5.9.26 In preparing this development plan the WG population and households projections at a unitary authority level were assessed and appraised to determine their accuracy in the light of emerging information and also their validity in relation to a county as diverse as Carmarthenshire. As a consequence of the reappraisal, the LDP aims to provide for a population increase of 14,380 during the plan period which when translated into a household requirement (simply on a one to one basis) indicates the provision of some 15,197 dwellings (1,013</p>	To reflect considerations emerging through the examination.		

			<p>units per annum). This figure compares to that of 17,900 (circa 1,190 p.a.) projected through the WG projections (2006). (By way of context, the UDP sought to allocate 11,300 residential units or approx 750 per annum). <u>In formulating the LDP, regard was had to Planning Policy Wales (PPW), and its considerations in relation to the assessment of housing requirements. Specifically paragraph 9.2.2 of PPW identifies that the starting point for the assessment of housing requirement within a development plan should be the Welsh Government's 2006 based population and household projections. These projections were then further supplemented by the 2008 and 2011 based projections and were assessed with a housing requirement of 15,197 dwellings identified for the Plan period.</u></p> <p>5.9.27 <u>In addition to the above requirement, The LDP provides a housing supply of 15,727 residential units which represents an additional 530 dwellings above the housing requirement. This represents 3.5% flexibility over the housing land requirement contained within the Plan. This uplift represents recognises the recognition of the need for flexibility and the appropriateness for the Plan to ensure the provision of a deliverable level of growth in the event of changing circumstances and economic uncertainty economic conditions.</u></p> <p>5.9.28 The figure also incorporates a review of the contribution of small sites to the housing supply with the allowance increasing by some 299 units (see below).</p>	
MAC29	SP5	5.9.30 - 5.9.31	<p>Amend paragraph 5.9.30 as follows and delete paragraph 5.9.31:</p> <p>5.9.30 The LDP acknowledges the status of permitted sites which are allocated accordingly (except where clear evidence prescribes otherwise, or where they do not accord with the strategy). These sites are included in the housing <u>land supply set out below</u>. requirement but account is taken of the fact that a number may not come forward which, in the absence of any uplift, could result in a shortfall.</p> <p>5.9.31 The relatively high level of allocation compared to building rates historically experienced within the Plan area not only provides for the predicted changes in household formation levels but also incorporates a degree of flexibility to account for the current market uncertainty and an increase in building rates should confidence return.</p>	To reflect considerations emerging through the examination.
MAC30		5.9.35	Delete paragraph 5.9.35.	In the interests of clarity.
MAC31	SP5	5.9.37 – 5.9.41	<p>Amend paragraphs 5.9.37 to 5.9.42 as follows:</p> <p>Housing Supply</p> <p>5.9.37 The following section sets out the housing land supply for the LDP. In so doing it incorporates the projected household requirement as the basis for the number of units required together with the aforementioned uplift. It also factors an allowance for contributions from small sites provision and windfall sites. The potential for existing permitted sites to contribute to meeting the housing requirement is accounted for (in addition whilst not technically subject to a permission those sites pending the signing of a 106 agreement may also make an important contribution). Information on permitted sites indicates that there are some 5,104 units</p>	To reflect considerations emerging through the examination.

subject to valid planning permissions across the defined settlements on sites of 5 units plus (source: Carmarthenshire County Council). Whilst this figure will be the subject of continual monitoring (given that their contribution will vary as permissions are granted and lapse) it provides an informative indication of supply across the County.

5.9.38 The contribution of completions on 5 plus sites (during the plan period) to the residential housing land requirement is recognised. Appendix 3 identifies those allocated sites where completions will have occurred. For example, where dwellings have been completed on a 5 plus site since the 1st April 2007 they will contribute to the site allocation as well as the overall land supply figure for the LDP. Information on completions as derived from the JHLAS together with site based survey work have been used to identify the contribution of completions (as part of residential allocations) in meeting the overall housing supply figure. It should be noted that in instances where a site is part completed prior to the plan period the remaining dwellings (5 or more units) have been allocated in this LDP. Also instances may occur where a site has been fully completed during the plan period and once again the contribution of such sites forms part of the residential housing land requirement.

5.9.39 The following table provides an indication of the levels of contribution from permissions and completions against the overall requirement by Tier.

Allocations and Contributions by Tier				
Tier	Non Committed	Commitments¹	Commitments Completed²	Allocation (Units)
Growth Area	5,124	3,123	1,090	8,247
Service Centre	784	573	270	1,354
Local Service Centre	994	672	116	1,666
Sustainable Communities	1,257	736	356	1,993

¹Source: Carmarthenshire County Council **Table 2**

²Source: JHLAS and Carmarthenshire County Council

5.9.40 The contribution of windfall sites is potentially significant. The UDP included an allowance of some 530 dwellings (35 units per annum) during the plan period for windfall sites (the estimate was based upon past trends). Completion rates on windfall sites prior to the economic downturn indicated a notable rise with 452 units being completed during the period between 1st July 2005 and 30th April 2008 (32 months) equating to approximately 169 per annum. This represents a steep increase from the UDP allowance and is reflective of the then economic upturn with increased land values and the implementation of regeneration proposals. Given the above it is prudent to balance this increased potential annual contribution against the lower figure which is

currently set out in the UDP. The latter recognised previous trends and figures and took account of the potential consequences of a prolonged period of economic slow down whilst allowing sufficient scope in the event of recovery. Therefore an average between that set out in the UDP and the recent completion rate of 169 per annum provides a reasonable and balanced figure and results in an allowance of 1530 (102 per annum). Existing consented windfall sites are (where they conform to the preferred strategy) accommodated within the LDP as part of the residential housing land requirement.

5.9.41 An annual allowance for small sites (those defined as being capable of accommodating less than 5 dwellings) of approximately 97 units is provided. This is based on a review of the initial allowance (as derived from the UDP and utilised within the JHLAS) and reflects an assessment of small site contributions within the defined settlements together with an additional 5% flexibility. The continued contribution of small sites will be monitored. Reference should be had to the content of Appendix 11 in relation to the spatial distribution of small sites.

The housing land supply requirement for the LDP (2006 – 2021) is as follows:

(a)	Overall LDP Housing Requirement	15,197
(b)	Uplift	1,043
Housing supply (not met through H1 allocated sites)		
(c)	Windfall allowance (5 or more dwellings)	1,530
(d)	Small Sites Allowance (4 or less dwellings)	1,450
(e)	Total (c+d=e)	2,980
Residential Housing Land Requirement (a + b minus e)		13,260

5.9.42 Consequently the LDP provides a framework for the development of 16,240 residential units with 13,260 provided through identified housing land allocations. The overall requirement incorporates an uplift on previous build rates and is considered a reasonable and appropriate level of provision which is robust and deliverable in respect of the identified requirement.

Housing Supply

The following section sets out the housing land supply for the LDP. In doing so, it incorporates the projected household requirement as the basis for the number of units required, together with the aforementioned flexibility (uplift). It also factors in contributions from the windfall allowance. The housing supply is made up of the following elements:

Carmarthenshire Local Development Plan - Housing Supply 2006 – 2021

Housing Allocations	13,352
Windfall Allowance	2,375
Small site Component (less than 5 dwellings)	(1,111)
Windfall Component (5 or more dwellings)	(1,264)

<u>Total Housing Supply</u>	<u>15,727</u>
<u>Housing Requirement</u>	<u>15,197</u>
<u>Flexibility</u>	<u>530</u>

Housing Allocations

A key source in meeting the identified housing land requirement is through sites allocated for residential development within the LDP in the form of Housing allocations as identified through policy H1 or as part of a mixed use allocation as set out within Policy EMP6.

The LDP has identified the contributions which committed sites make between the period 1st April 2007 and 31st March 2012. Information on committed sites indicates that there are 5,034 units subject to valid planning permissions across the defined settlements on allocated sites of 5 or more dwellings. Whilst this figure will be the subject of continual monitoring (given that their contribution will vary as permissions are granted and lapse) it provides an informative indication of supply across the County as at 31st March 2012.

Furthermore, the contribution of completions on allocated sites between the 1st April 2007 and 31st March 2012 to the residential housing land requirement is also recognised. Information on completions as derived from the JHLAS, together with site based survey work has been used to identify the contribution of completions in meeting the overall housing supply figure. It should be noted that in instances where a site is part completed prior to the plan period, the remaining dwellings within that site where they are for 5 or more units have been allocated within the LDP. The following table outlines the contribution from permissions and completions against the overall requirement across the settlement hierarchy.

<u>Settlement</u>	<u>Windfall allowance (sites of under 5 units)</u>	<u>H1 Allocated Sites</u>			<u>Total</u>
		<u>Completed</u>	<u>Commitments</u>	<u>Allocations (Non-Committed)</u>	
<u>Carmarthen (GA1)</u>	<u>122</u>	<u>162</u>	<u>354</u>	<u>1500</u>	<u>1854</u>
<u>Llanelli (including Llangennech) (GA2)</u>	<u>200</u>	<u>471</u>	<u>1537</u>	<u>2390</u>	<u>3927</u>
<u>Ammanford / Cross Hands (GA3)</u>	<u>55</u>	<u>501</u>	<u>1219</u>	<u>1333</u>	<u>2552</u>
<u>Total (% of housing allocation within the Growth Areas)</u>	<u>377</u>	<u>1134 (13.61%)</u>	<u>3110 (37.32%)</u>	<u>5223 (62.68%)</u>	<u>8333 (100%)</u>

<u>Settlement</u>	<u>Windfall allowance (sites of under 5 units)</u>	<u>Completed</u>	<u>Commitments</u>	<u>Allocations (Non-Committed)</u>	<u>Total</u>
<u>Burry Port and Pembrey</u>	<u>6</u>	<u>113</u>	<u>207</u>	<u>206</u>	<u>413</u>
<u>Llandeilo (incl. Ffairfach, Rhosmaen, Nantyrhibo)</u>	<u>8</u>	<u>0</u>	<u>6</u>	<u>257</u>	<u>263</u>
<u>Llandovery</u>	<u>40</u>	<u>0</u>	<u>0</u>	<u>111</u>	<u>111</u>
<u>Newcastle Emlyn</u>	<u>17</u>	<u>0</u>	<u>0</u>	<u>89</u>	<u>89</u>
<u>St Clears (Incl. Pwll Trap)</u>	<u>9</u>	<u>93</u>	<u>184</u>	<u>95</u>	<u>279</u>
<u>Whitland</u>	<u>12</u>	<u>68</u>	<u>182</u>	<u>23</u>	<u>205</u>
<u>Total (% housing allocation within Service Centres)</u>	<u>92</u>	<u>274 (20.15%)</u>	<u>579 (42.58%)</u>	<u>781 (57.42%)</u>	<u>1360 (100%)</u>

<u>Settlement</u>	<u>Windfall allowance (sites of under 5 units)</u>	<u>Completed</u>	<u>Commitments</u>	<u>Allocations (Non-Committed)</u>	<u>Total</u>
<u>Laugharne</u>	<u>10</u>	<u>0</u>	<u>66</u>	<u>16</u>	<u>82</u>
<u>Ferryside</u>	<u>10</u>	<u>8</u>	<u>8</u>	<u>24</u>	<u>32</u>
<u>Kidwelly</u>	<u>10</u>	<u>45</u>	<u>111</u>	<u>190</u>	<u>301</u>
<u>Trimsaran</u>	<u>21</u>	<u>3</u>	<u>70</u>	<u>94</u>	<u>164</u>
<u>Pontyates / Ponthenri / Meinciau</u>	<u>29</u>	<u>1</u>	<u>39</u>	<u>200</u>	<u>239</u>
<u>Pontyberem</u>	<u>25</u>	<u>8</u>	<u>13</u>	<u>127</u>	<u>140</u>
<u>Hendy / Fforest</u>	<u>10</u>	<u>21</u>	<u>74</u>	<u>145</u>	<u>219</u>
<u>Glanaman / Garnant</u>	<u>39</u>	<u>29</u>	<u>164</u>	<u>83</u>	<u>247</u>
<u>Brynamman</u>	<u>15</u>	<u>0</u>	<u>8</u>	<u>99</u>	<u>107</u>

<u>Llangadog</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>27</u>	<u>37</u>	
<u>Llanybydder / Ty Mawr</u>	<u>16</u>	<u>0</u>	<u>39</u>	<u>59</u>	<u>98</u>	
Total (% housing allocation within Local Service Centres)	<u>195</u>	<u>125 (7.5%)</u>	<u>602 (36.13%)</u>	<u>1064 (63.87%)</u>	<u>1666 (100%)</u>	
Settlements	Windfall allowance (sites of under 5 units)	Completed	Commitments	Allocations (Non-Committed)	Total	
Total (% housing allocation within Sustainable Communities)	<u>447</u>	<u>342 (17.16%)</u>	<u>743 (37.28%)</u>	<u>1250 (62.72%)</u>	<u>1993 (100%)</u>	

Windfall

The windfall allowance can be characterised in two ways. The first relates to the potential contribution of sites of less than five dwellings within defined development limits. It is noted that such sites have not previously been monitored within the county, however the number of units completed on such sites will in future be recorded as part of the annual JHLAS and monitored accordingly through the LDP. For the period 2006-2012 the JHLAS has applied an allowance of 77 dwellings per annum which has equated to some 462 units being completed on small sites through to 2012. A recent assessment of the contribution of such small sites in respect of the LDP has been undertaken and indicates that there is a residual small site contribution of 649 for the remainder of the Plan period through to 2021.

Such sites make an important contribution to the overall housing supply, introducing an important element of choice and flexibility into the housing market, including opportunities for self-build housing. Its contribution is however particularly notable in the smaller settlements where opportunities for plus 5 developments are limited. Reference should be had to the content of Appendix 11 in relation to the spatial distribution of small sites.

With respect to windfall contributions through sites of five or more dwellings such sites have traditionally made an important contribution to housing delivery within Carmarthenshire. Evidence indicates that for the period 2006 – 2007, 159 windfall units were completed.

In allocating sites for housing within the LDP, the Council sought to provide certainty by allocating the majority of UDP windfall sites (where they accorded with the site assessment methodology) as H1 – Housing Allocations. This left only 76 completed windfall dwellings during this period. This figure can be added to the

			<p><u>windfall allowance for the period 2007-2013.</u></p> <p><u>In assessing the potential windfall (5 or more) for the remainder of the Plan period 2013-2021, the Council has sought to use historic evidence to establish an allowance for this period. Within the period 2007-2013, windfall through sites of five or more dwellings contributed between 13.5% and 31.9% of the overall housing completions during the respective years. The Council has considered that a reasonable estimate of 12.5% of all housing supply for the remainder of the Plan period could come from windfall sites. This incorporates an allowance for sites of five or more dwellings with planning permission, but which are not subject to an allocation. This equates to 1,029 dwelling for the remaining 8 years of the Plan.</u></p> <p><u>In combining the three elements of windfall (5 or more) as set out in the Council's Housing Clarification Paper, the LDP considers a total allowance of 1,264 dwellings to be appropriate.</u></p>									
MAC32	SP5		<p>Amend Policy SP5 as follows: In order to ensure the overall housing land requirement of 15,197 for the plan period 2006-2021 is met, provision is made for 16,240 15,727 new dwellings.</p> <p>Sufficient land is allocated (on sites of 5 or more dwellings) to accommodate 13,260 13,352 dwellings in accordance with the Settlement Framework.</p> <p style="text-align: center;">Table 3</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Growth Areas</td> <td style="text-align: right;">8,333 8,247</td> </tr> <tr> <td>Service Centres</td> <td style="text-align: right;">1,360 1,345</td> </tr> <tr> <td>Local Service Centres</td> <td style="text-align: right;">1,666</td> </tr> <tr> <td>Sustainable Communities</td> <td style="text-align: right;">1,993</td> </tr> </table>	Growth Areas	8,333 8,247	Service Centres	1,360 1,345	Local Service Centres	1,666	Sustainable Communities	1,993	To reflect considerations emerging through the examination and in the interests of clarity.
Growth Areas	8,333 8,247											
Service Centres	1,360 1,345											
Local Service Centres	1,666											
Sustainable Communities	1,993											
MAC33	SP6	5.9.46	<p>Amend paragraph 5.9.46 as follows: 5.9.46 The Council has undertaken a viability assessment to identify a target for the proportion of affordable housing that should be sought from any housing developments. The affordable housing target has been set at 30% in the higher viable sub market areas and 20% in the lower viable sub market areas. <u>The affordable housing target has been set at 30%, 20% and 10% as conveyed within the list of housing allocations in Policy H1.</u> Consequently, the LDP <u>has used the viability targets on all non-committed housing allocations, along with the numbers proposed on committed housing allocations, together with other contributions</u> focuses on the viability assessment together with other contributions to identify an overall affordable housing target for the county through the land use planning system. <u>In identifying these viability targets,</u> In this regard, consideration has been given to the relationship between the delivery of affordable housing and the delivery of development sites in general.</p>	To ensure the text is consistent with the revisions to policy.								
MAC34	SP6	5.9.48 and 5.9.49	Delete Paragraphs 5.9.48 and 5.9.49 from the supporting text to Policy SP6.	To reflect considerations emerging through the examination and in the interests of clarity.								

MAC35	SP6	5.9.50	Amend paragraph 5.9.50 as follows: 5.9.50 In combination of all methods of affordable housing contributions the Plan sets out policies which seek to deliver a target of at least 2,915 <u>2,121</u> affordable homes, which is the minimum number expected to be delivered in the County during the Plan period through the planning system. Policies AH1 to AH3 set out the mechanisms which will be used to deliver this target. These mechanisms <u>set out in Policy AH1</u> provide that residential proposals for market housing of 10 or more units in Growth Areas and 5 or more units <u>within all defined settlements</u> in all other settlements will be expected to contribute to the provision of affordable housing through planning obligations and developer contributions. and also provide for exceptions proposals on a range of sites.	To ensure the text is consistent with the revisions to policy.
MAC36	SP6	5.9.52	Amend paragraph 5.9.52 as follows: 5.9.52 The evidence within the Affordable Housing Topic Paper <u>and the Viability Assessments</u> identifies a significant number of residential developments being granted planning permission on sites which fall below the affordable housing threshold target of 5 or more units. The Plan identifies a role for the use of commuted sums to be made from these smaller sites which will be used to contribute to the provision of affordable housing in other schemes in the county.	In the interests of accuracy.
MAC37	SP6		Amend Policy SP6 as follows: Provision will be made for 2,915 affordable homes to be delivered through the LDP. The delivery of affordable homes will contribute to the creation of sustainable communities within the Plan area. <u>'Provision will be made for at least 2,121 affordable homes to be delivered through the LDP. The delivery of affordable homes will contribute to the creation of sustainable communities within the Plan area.'</u>	To reflect considerations emerging through the examination.
MAC38	SP7	5.9.57	Amend paragraph 5.9.57 as follows: The ELS identified an overall vacancy across the County has been calculated at 20.6%. However, this figure is contrasted with an occupancy rate of 92.78% within Council stock which indicates a demand for units targeted to meet market need at an appropriate cost. requires ongoing validation given that the study provides a 'snap shot' of the current situation.	To reflect updated information in respect of vacancy levels.
MAC39	SP7	5.9.58	Amend paragraph 5.9.57 as follows: 5.9.58 The ELS calculated s that 34.1ha of employment land is <u>was</u> required to be delivered in Carmarthenshire by 2031 in order to accommodate the forecasted employment need. The ELS identified s 281.23ha of the total surveyed area as having potential for employment development. In collating a portfolio of employment land allocations the ELS revised this target of 34.1ha to a final amount of employment land allocations with the potential to yield between 237.7 and 242.7 ha of developable land. This has been used as <u>formed</u> the basis for site selection but revised to take into account the outcomes of the site selection process and the review of settlements with the study's content forming an important contributory piece of evidence in the consideration of a site's suitability for inclusion within the deposit LDP.	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.
MAC40	SP7	5.9.59	Amend paragraph 5.9.59 as follows: Although the final employment allocations reflect a larger area than the forecasted need of 34.1ha, the ELS has	To reflect considerations

			<p>justified this increase due to the greater choice of sites which can accommodate varying needs, especially taking account of the rural nature of parts of the County and the need for accessible sites. It provides an opportunity to replace or replenish lost stock and to react to changing market conditions. Other requirements which are taken into consideration are:</p> <ul style="list-style-type: none"> • Sites of a high environmental quality; • A range of sites to support green businesses; <u>and</u> • The need for c.14 ha of land for waste management; and • The scope to create high quality mixed use sites. 	emerging through the examination and as a result of updated national planning policy.																								
MAC41	SP7	5.9.62	<p>Amend new paragraph proposed through Focused Change FCT28 and paragraph 5.9.62 as follows:</p> <p>In considering the level of employment land allocations in relation to the LDP, further regard has also been had to a range of considerations to ensure that the level of provision is reflective of not only a range deliverable sites but also that they are based upon a robust understanding of their character and site areas. In this regard the Employment Land Update Paper (June 2013) <u>and further evidence as part of the examination process which</u> identified <u>a revised employment land allocation of 174.05 <u>111.13</u> ha for the Plan area.</u></p> <p>5.9.62 The Plan's strategy gives expression to the principles of sustainability through the distribution of growth. The location of allocated sites reflects the importance and status of the Growth Areas with 446.14 <u>95.15</u> ha. The remaining 27.94 <u>15.98</u> ha are distributed across the remaining settlement framework. The contribution of the strategic sites (Policy SP4) in meeting employment land needs is highlighted through their overall allocation of 407.09 <u>71.66</u> ha. The emphasis on the growth areas not only reflects their sustainability credentials but also their historic legacy. It is also (particularly in relation to Llanelli) indicative of the relatively high unemployment rates and levels of deprivation and of a strong commitment to address the problems.</p> <p><u>The following table sets out the employment land provision contained within policy SP7 and identifies completion levels and sites which are committed by virtue of a valid planning permission.</u></p> <table border="1"> <thead> <tr> <th></th> <th><u>A. LDP Allocation</u></th> <th><u>B. Completed</u></th> <th><u>C. Completed but not forming part of allocated figure.¹</u></th> <th><u>D. Committed</u></th> <th><u>E. Residual Supply (A-B-D=E)</u></th> </tr> </thead> <tbody> <tr> <td><u>GA1 - Carmarthen</u></td> <td><u>25.33</u></td> <td><u>0.34</u></td> <td><u>1.22</u></td> <td><u>0</u></td> <td><u>24.99</u></td> </tr> <tr> <td><u>GA2 - Llanelli</u></td> <td><u>32.58</u></td> <td><u>2.71</u></td> <td><u>9.88</u></td> <td><u>0</u></td> <td><u>29.87</u></td> </tr> <tr> <td><u>GA3 – Ammanford/ Cross Hands</u></td> <td><u>37.24</u></td> <td><u>1.9</u></td> <td><u>8.36</u></td> <td><u>11.31</u></td> <td><u>24.03</u></td> </tr> </tbody> </table>		<u>A. LDP Allocation</u>	<u>B. Completed</u>	<u>C. Completed but not forming part of allocated figure.¹</u>	<u>D. Committed</u>	<u>E. Residual Supply (A-B-D=E)</u>	<u>GA1 - Carmarthen</u>	<u>25.33</u>	<u>0.34</u>	<u>1.22</u>	<u>0</u>	<u>24.99</u>	<u>GA2 - Llanelli</u>	<u>32.58</u>	<u>2.71</u>	<u>9.88</u>	<u>0</u>	<u>29.87</u>	<u>GA3 – Ammanford/ Cross Hands</u>	<u>37.24</u>	<u>1.9</u>	<u>8.36</u>	<u>11.31</u>	<u>24.03</u>	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.
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MAC42		5.9.65	<p>Amend paragraph as follows:</p> <p>5.9.65 Employment land allocations are contained in <u>Policy SP7</u> Appendix 4 and depicted on the proposals map.</p>	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.																								
MAC43	SP7		<p>Amend Policy SP7 as set out within Appendix 2 of this schedule.</p> <p>Consequential deletion of Appendix 4 from the LDP.</p>	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.																								
MAC44	SP9	5.9.82	<p>Amend paragraph 5.9.82 as follows:</p> <p>5.9.82 The following road schemes are identified within the Regional Transport Plan (RTP) and are expressed through Carmarthenshire Priorities for Transport 2009 – 2014. These schemes are highlighted for a construction start during 2009-2014 and are defined below and on the proposals map:</p> <p>☐☐ Cross Hands Economic Link Road</p> <p>☐☐ Carmarthen West Link Road</p> <p><u>These schemes are highlighted below and defined on the proposals map:</u></p> <ul style="list-style-type: none"> <u>Cross Hands Economic Link Road – Phase 1 of the Link Road having secured planning permission and funding will be delivered to facilitate the Cross hands East Strategic Employment Site. Phase 2 of the Link Road from Black Lion Road to Llandeilo Road whilst not identified on the proposals map (reflective of the emerging nature of the finalised route) is subject to application for funding with completion of the full route scheduled for 2018.</u> <u>Carmarthen West Link Road – Planning permission has been granted for the construction of the link</u> 	To reflect considerations emerging through the examination.																								

			<u>road and delivery will occur in conjunction with the development of the site.</u>	
MAC45	SP9	5.9.83	Insert the following text as part of paragraph 5.9.83: 5.9.83 The following road schemes are identified as requiring further feasibility, design and preparation during 2009 – 2014 and consequently are not identified on the proposals map. <u>The LDP whilst not seeking to safeguard or identify these routes recognises their identification as part of a strategic context. However the absence of clear indications of delivery and a defined alignment dictates their recognition only and not their identification as a policy or proposal in the Plan.</u> These routes are identified as follows:	To reflect considerations emerging through the examination and to ensure the status of the proposals are clearly referenced.
MAC46	SP9	5.9.84	Amend paragraph 5.9.84 as follows: 5.9.84 The following schemes <u>whilst not subject to allocation within the LDP</u> are also identified within the RTP and expressed through Carmarthenshire Priorities for Transport 2009 – 2014 with a construction start during 2009-2014:	To ensure the status of schemes are appropriately referenced.
MAC47	SP9	5.9.85	Amend paragraph 5.9.85 as follows: 5.9.85 The RTP also identifies additional policies, priorities and component strategies and includes the following projects (those identified are either generic or specific to Carmarthenshire) which passed the Prioritisation screening process. Three separate five year programmes are subsequently included and indicate what might be achieved under specific spending profiles. These are set out within the RTP. <u>Regard is however also had to the emerging Local Transport Plan (LTP) in light of the regional transport changes through the City Region. In this respect, the schemes and priorities highlighted through the RTP will be matters for consideration through the emerging LTP, and its strategic relationship with the LDP will be monitored accordingly.</u>	To reflect considerations emerging through the examination and to ensure the Plan is up-to-date in its reference to the emerging City Region and Local Transport Plans.
MAC48	SP9	5.9.86	Amend the bullet points accompanying paragraph 5.9.86 as follows: <input type="checkbox"/> A477 St Clears to Red Roses Improvement – Phase 2: Proposals in respect of this scheme are currently the subject of consultation. <input type="checkbox"/> A483 Llandeilo and Ffairfach Improvement – Phase 3 <input type="checkbox"/> A40 Llanddewi Velfrey to Penblewin (Formerly St Clears to Haverfordwest) – Phase 3	To ensure the Plan is up-to-date.
MAC49	SP9	5.9.87	Amend the third sentence of paragraph 5.9.87 to read as follows: Regard will be had to any air quality management issues and notably the emerging AQMA in Llandeilo.	To reflect the designation of an AQMA.
MAC50	SP9		Amend part of Policy SP9 as follows: The following Welsh Assembly Government improvements to the highway infrastructure will be safeguarded: 3) A477 St Clears to Red Roses Improvement – Phase 2 4) A483 Llandeilo and Ffairfach Improvement – Phase 3 5) A40 Llanddewi Velfrey to Penblewin (Formerly St Clears to Haverfordwest) – Phase 3	To reflect considerations emerging through the examination and to ensure the Plan reflects matters of deliverability.

			<p>Improvements to the highway network will be provided at the following locations (where the land take requirements are not known):</p> <p>5) Ammanford Distributor Road – Phase 2</p> <p>6) Carmarthen East Link Road</p> <p>7) Gwendraeth Valley Link Road</p>	
MAC51		5.9.90	<p>Paragraph to be revised as follows:</p> <p>5.9.90 The South Wales <u>and North Wales</u> Regional Technical Statement (RTS) 201408 sets out the contribution that each constituent local authority should make towards meeting the regional demand for aggregates (both hard rock and sand and gravel). The LDP Minerals Topic Paper establishes that in terms of hard rock, the County’s landbank figure is notably in excess of the minimum requirement of 10 years (maintained throughout the Plan period) set out in Minerals Technical Advice Note (MTAN) 1: Aggregates. The LDP identifies the existing hard rock quarries within the County. Also identified <u>on the proposals map</u> are safeguarding areas for potential high quality hard rock resources. These resources are identified with the safeguarded areas are depicted on the proposals map. This latter information <u>relates to the Aggregate Safeguarding Map for South West Wales produced by the British Geological Survey (BGS).</u> is based on the Mineral Resources of Wales dataset produced by the British Geological Survey (BGS).</p>	To reflect updated data and guidance.
MAC52	SP10		<p>Policy to be revised as follows:</p> <p><u>SP10 Mineral Resources</u></p> <p>Provision will be made for the safeguarding of a continuous supply of mineral resources by:</p> <p>a) Maintaining and safeguarding an adequate landbank of permitted aggregate reserves throughout the Plan period;</p> <p>b) Safeguarding resources of hard rock, sand and gravel, and coal where they could be worked in the future to ensure that such potential resources are not sterilised;</p> <p>c) Encouraging the efficient and appropriate use of minerals;</p> <p>d) Encouraging the re-use and recycling of suitable minerals as an alternative to primary won aggregates.</p> <p>Provision will be made to ensure proposals do not compromise environmental, amenity or social considerations by:</p> <p>a) Containing within acceptable levels the environmental impact of minerals operations and the transportation of minerals, including limiting the impact on residential areas by identified buffer zones or areas where extraction would not generally be acceptable;</p> <p>b) Incorporating a high standard of restoration and after care at mineral sites and providing for its beneficial re-use after extraction has ceased.</p> <p><u>SP10 Sustainable Mineral Development</u></p> <p><u>Provision will be made for a continuous supply of minerals by:</u></p>	To reflect considerations emerging through the examination.

			<p>a) <u>Maintaining an adequate landbank of permitted aggregate reserves throughout the Plan period;</u> b) <u>Encouraging the efficient and appropriate use of minerals;</u> c) <u>Encouraging the re-use and recycling of suitable minerals as an alternative to primary won aggregates</u></p> <p><u>Mineral Safeguarding Areas (Areas of Search) identified on the Proposals Map to safeguard resources of hard rock, sand and gravel, and coal where they could be worked in the future ensure that such resources are not unnecessarily sterilised by development. Proposals for extraction of the resource would need to accord with all relevant policies of this plan'</u></p> <p><u>In interpreting this policy, a landbank is a stock of planning permissions for the winning and working of minerals. It is composed of the sum of all permitted reserves at active and inactive sites at any given point in time and for a given area.</u></p>	
MAC53		5.9.97	<p>Paragraph to be revised as the following: "5.9.97. In working towards achieving renewable energy targets, recent emphasis has been placed on onshore wind energy development. TAN8 (2005) identifies the Brechfa Forest area as suitable for major wind farm development (Strategic Search Area G), and capable of delivering 90 MW. Generating targets have been reviewed for the Brechfa SSA since the publication of the TAN which has increased the maximum capacity for SSA G to 132MW. Supplementary Planning Guidance will be produced which will provide more guidance on installations within the Brechfa Forest area (see also Policy RE1). Part of Strategic Search Area E: Pontardawe straddles the County boundary to the east of the County. Large scale wind farms (over 25MW) will only be supported within the identified Strategic Search Areas. Supplementary Planning Guidance will be produced to support the policies relating to Renewable Energy (SP11, RE1, RE2 & RE3)."</p>	To reflect considerations emerging through the examination.
MAC54	SP11		<p>Reword Policy SP11 as follows: Development proposals which incorporate energy efficiency measures and renewable energy production technologies will be supported in areas where the technology can operate effectively and the environmental and cumulative impacts can be addressed satisfactorily. Such developments will not cause demonstrable harm to residential amenity and will be acceptable within the landscape. <u>Each proposal will be assessed on a case by case basis.</u></p> <p>Large scale wind farms will only be permitted within refined Strategic Search Areas.</p>	To reflect considerations emerging through the examination.
MAC55		5.9.99	<p>Paragraph to be revised as follows: 5.9.99 The Council, in line with the <u>Overarching Waste Strategy Document</u> national waste strategy for Wales 'Towards Zero Waste' (2010) and Planning Policy Wales (PPW) Ed.6, and the South West Wales Regional Waste Plan (RWP) 1st Review will seek to promote the reduction, reuse and recycling of waste materials. It is required to develop a sustainable approach to the management of waste, including the identification of land appropriate to facilitate an integrated and sustainable network of waste facilities, in accordance with National and European commitments.</p>	To reflect updated national policy and guidance.

MAC56		5.9.100	<p>Amend Paragraph 5.9.100 as follows:</p> <p>5.9.100 PPW: Technical Advice Note (TAN) 21: Waste places emphasis on the requirement for LDPs to identify policies in relation to suitable locations for waste management facilities, with guidance on a common approach in relation to permitting certain types of waste management facility within sites listed for B2 employment use. In this regard and with new technological advances and changes in legislation, policies and practices, modern in-building waste management facilities now exhibit an external appearance more akin to any other industrial unit and contain a process of industrial de-manufacturing or energy generation no different to modern industrial processes. The in-principle suitability of B2 industrial sites therefore has become accepted and allows a greater scope of possible sites. Regard should be had to Policy Clarification Note (28th May 2004) and the RWP 1st Review Appendix L, (2008), the latter setting out guidance for the identification of sites. The LDP identifies all B2 employment sites as being suitable for 'in-building' waste management facilities subject to the adequacy of the site in terms of size, configuration etc and the absence of any adverse effect on the environment or amenity of the local area (See Para. 5.9.102).</p> <p><u>5.9.100 Whilst the Regional Waste Plan 1st Review (2008) had identified that the Authority would have to provide up to 13.2 hectares of land up to 2013, the revised Technical Advice Note (TAN) 21: Waste, published in February 2014, no longer sets a requirement to specifically quantify the amount of separate future provision likely to be needed for waste facilities. LDPs will, however, still need to indicate where suitable and appropriate sites exist for the provision of all types of waste management facilities. In this regard and with new technological advances and changes in legislation, policies and practices, modern in-building waste management facilities now exhibit an external appearance more akin to any other industrial unit and contain a process of industrial de-manufacturing or energy generation no different to modern industrial processes. The in-principle suitability of B2 industrial sites therefore has become accepted and allows a greater scope of possible sites. Reference should be made to Policy SP7 which identifies those sites with potential to accommodate in-building waste facilities. Of those sites identified in Policy SP7, a notional capacity of 31.37ha is potentially available. Additional capacity is also potentially available at Nantycaws Waste Management Site as well as possible land that may become available on existing employment sites during the Plan period.</u></p>	To reflect updated national policy and guidance.
MAC57		5.9.101	<p>Amend Paragraph 5.9.101 as follows:</p> <p>5.9.101 The RWP 1st Review sets out the anticipated number of new facilities that would be required for the region as a whole and apportions this amongst each constituent local authority. Whilst it is the responsibility of individual local authorities to identify the actual locations of facilities and make provisions in their LDPs, it is the RWP through its Spatial Strategy that specifies the approximate locations or type of locations that could accommodate new facilities. In addition, in order to deliver the Preferred Options of the RWP Technology Strategy, the document also presents the apportionment of infrastructure to individual authorities.</p> <p><u>5.9.101 The revised TAN 21 sets out that collaboration between local planning authorities will be necessary to monitor progress towards establishing an integrated and adequate network for the disposal of waste and recovery of mixed municipal waste. The TAN goes on to state that LPAs, in conjunction with the Welsh</u></p>	To reflect updated national policy and guidance.

			<u>Government and NRW, should establish voluntary joint arrangements to undertake annual monitoring on a regional basis (North, South West and South East Wales).</u>	
MAC58		5.9.102	Delete paragraph 5.9.102.	To reflect updated national policy and guidance.
MAC59	SP13		Amend the opening section of Policy SP13 as follows: Development proposals should preserve and <u>or</u> enhance the built and historic environment of the County, its cultural, townscape and landscape assets (outlined below), and, where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation.	To reflect the statutory duty in the Planning (Listed Building & Conservation Areas) Act 1990.
MAC60	SP14	5.9.112 and 5.9.113	Amend paragraphs 5.9.112 and 5.9.113 as follows: 5.9.112 This LDP <u>In</u> recognising and accounting for the potential for a likely significant effect identified within the HRA <u>in relation to the Caeau Mynydd Mawr SAC, the LDP makes appropriate provision through policy EQ7 and the adopted SPG.</u> is committed to the preparation of SPG 5.9.113 The SPG will provide <u>s</u> guidance on requirements in terms of mitigation (including the submission of mitigation strategies) and, where appropriate, contributions through planning obligations (linked to policy GP3) with the implications of CIL also duly considered. It will be prepared with reference to the recommendations set out within the HRA and within the context of the impacts on the metapopulation and the conservation objectives. A landscape strategy will provide a framework allowing for the consideration of broader implications beyond individual site areas as part of an integrated approach across the broader Cross Hands area. The Council will work closely with NRW and Butterfly Conservation in the preparation of the SPG and will monitor revisions to the conservation objectives for the SAC and respond accordingly. Regard will also be had to the implications of the Cross Hands Link Road as part of the SPG.	To reflect and recognise the insertion of a new policy (EQ7) and the adoption of SPG.
MAC61	SP14	New Paragraph	Amend new paragraph after 5.9.115 as proposed through focused change FCT7 as follows: In addition, under section 62 (2) of the Environment Act 1995 all Unitary Authorities within the National Park area have a duty to have regard to the purposes for which National Parks are designated. Due regard should be had to the National Park designation where it may affect the consideration of planning proposals.	In the interests of accuracy.
MAC62	SP14		Amend criterion c of policy SP14 as follows: c) <u>Regional and Locally important sites (and their features) including Local Nature Reserves and RIGS; and SINC</u>s; (see Policy EQ3)	To reflect that at the time of adoption no SINC's had been designated.
MAC63	SP15		Amend policy SP15 as follows: Proposals for tourism related developments and for <u>appropriate</u> extensions to existing facilities will be supported where they are in accordance with the <u>locational hierarchy set out in i, ii & iii below and are acceptable in terms of scale, type of development, siting and general impact</u> settlement framework and where they:	To reflect considerations emerging through the examination and to provide additional clarity in the

			<p><u>(i) Within the development limits of Growth Areas and Service Centres - major tourism proposals, including high level traffic generators;</u></p> <p><u>(ii) Within the development limits of Local Service Centres and Sustainable Communities – smaller scale proposals which reflect the character of the area which are appropriate in terms of size, scale and impact;</u></p> <p><u>(iii) Open Countryside – small scale location specific developments that must satisfy policy TSM3, except where they are subject to the provisions of TSM2 and/or TSM5.</u></p> <p><u>Extensions to existing facilities should be subordinate in scale and function to the existing facility and proposals that constitute substantive extensions should be construed as new development.</u></p> <p>a) Are compatible in terms of location, siting, design and scale;</p> <p>b) Demonstrate satisfactory access to the primary and core highway network, do not result in traffic generation to the detriment (capacity) of the local transport network and are serviceable by public transport, walking and cycling;</p> <p>c) Are economically viable propositions that contribute towards enhancing the diversity, quality and economic sustainability of the County’s tourism offer;</p> <p>d) Accords with the locational hierarchy; (see supporting text)</p> <p>e) Will not materially and adversely impact upon the social, cultural, economic and environmental qualities and characteristics of the site, area and/or County.</p>	<p>interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
MAC64	SP15	5.9.127	<p>Amend paragraph 5.9.127 of the supporting text of policy SP15 as follows:</p> <p>Sustainable tourism developments will, where appropriate, be encouraged and supported where they increase the quality and viability and contribute towards enhancing the diversity and economic sustainability of the County’s tourism <u>offer</u>. Proposals outside the development limits of defined settlements (where acceptable) will be required to demonstrate to the Council’s satisfaction that they are viable and a business case should be submitted where required.</p>	<p>To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
MAC65	SP15	5.9.129	<p>Delete paragraph 5.9.129.</p>	<p>For the avoidance of undue repetition.</p>
MAC66	SP15	5.9.130-5.9.131	<p>Amend paragraphs 5.9.130 and 5.9.131 of the supporting text of policy SP15 as follows:</p> <p>5.9.130 The identification and consideration of proposals in accordance with the above locational hierarchy will assist in ensuring that tourism related developments do not increase the need to travel and are accessible by public transport. The plan will seek to ensure that proposals for new tourism related developments are located in sustainable and accessible locations and that local communities are not adversely affected. <u>In considering</u></p>	<p>To reflect considerations emerging through the examination and to provide additional clarity in the</p>

			<p><u>the acceptability of proposals, consideration will be given to location, siting, design and scale, access to the primary and core highway network and the impact of any resultant in traffic generation. Furthermore, the extent to which the site is serviceable by public transport, walking and cycling are important considerations. The emphasis should be on delivering economically viable propositions that contribute towards enhancing the diversity, quality and economic sustainability of the County's tourism offer but they should not materially and adversely impact upon the social, cultural, economic and environmental qualities and characteristics of the site, area and/or County. In interpreting policy SP15 it should be noted that tourism proposals includes new, as well as extensions to existing facilities. Extensions to existing facilities should be subordinate in scale and function to the existing facility and proposals that constitute substantive extensions should be construed as new development.</u></p> <p>5.9.131 Proposals for new tourism related development in the open countryside should have regard to the provisions of policy TSM3, <u>whilst proposals for large scale tourism development in the open countryside should have regard to the provisions of policy TSM5. Proposals for static caravans and chalet sites should have regard to policy TSM1, whilst proposals for touring caravan and tent sites should have regard to policy TSM2.</u></p>	<p>interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
MAC67	SP17	5.9.136 – 5.9.138	<p>Amend supporting text of policy SP17 as follows:</p> <p>5.9.136 The existence of appropriate infrastructure services including water supply, sewerage, land drainage, gas, electricity and telecommunications is vital to ensuring the delivery of the Plan's policies and proposals. <u>In this regard, it should be noted that the Plan's evidence base highlights that there are no known insurmountable Plan level barriers that would preclude the delivery of its policies and proposals within the Plan period (including its strategic sites).</u></p> <p>5.9.137 Sustainable development is the key theme underpinning the Plan's policies and proposals which seek to maintain economic growth and achieve social progress balanced against protecting and conserving the environment and natural resources. The quality and capacity of infrastructure plays a key role in delivering the plan's objectives and is identified as a fundamental issue for the LDP. The existence of appropriate infrastructure <u>has had</u> is of acknowledged importance in influencing the Plan's policies and proposals for the location, scale and phasing of development. The Plan in seeking to deliver sustainable growth recognises infrastructure's contribution and has regard to future improvements. The LDP also explores and sets out methods which will contribute to reducing the burden in relation to certain infrastructural issues. <u>DCWW are content that sufficient regard has been had to the capability of their infrastructure in the formulation of the Plan and the Council will continue to work closely with them in relation to matters of infrastructural provision. In this regard, it is considered that the proactive and collaborative approach undertaken in the formulation of the Plan (including the development of extensive infrastructure background evidence) provides the required level of comfort in deliverability terms.</u></p> <p>5.9.138 This Plan <u>therefore</u> works alongside utility providers' network improvement plans to ensure that development is co-ordinated and is deliverable. It is considered that the LDP's strategy in directing growth to</p>	<p>To provide additional clarity in the interpretation of the policy and infrastructure provision.</p>

			<p>sustainable settlements will provide an opportunity to improve existing service provision as opposed to possible alternative strategies, creating new settlements or significant extensions to settlements which would require significant investment in new infrastructure. In interpreting this policy, reference should also be had to the provisions of Policy GP4 Infrastructure and New Development. <u>Developer contributions could be sought to facilitate the bringing forward of any necessary improvements to accommodate development. In noting therefore that there are no known Plan level barriers to delivery, the Plan also makes provision (notably via policy GP4) for a case by case/ site by site approach where individual developments can be brought forward expediently as and where appropriate.</u></p>	
MAC68	SP18	5.9.140 – 5.9.143	<p>Amend policy SP18 and supporting text as follows:</p> <p>The Welsh Language</p> <p>5.9.140 The Welsh language plays an important role in the social, cultural and economic life of Carmarthenshire’s residents and visitors. 50.3% of the County’s population are Welsh speakers, the fourth highest in Wales, 64% of the County’s population possess one or more skills in the Welsh language. The 2004 Welsh Language Use Survey, commissioned by Bwrdd yr Iaith Gymraeg revealed that 49.5% of Carmarthenshire residents have the ability to speak Welsh (based on a sample size of 734). This compared to 21.7% for Wales as a whole and is the third highest figure in Wales.</p> <p>5.9.141 During the period between the 1991 and the 2001 Censuses, the percentage of Welsh speakers decreased from 54.9% to 50.3%. The use of the language varies from community to community. For example 83.3% of Quarter Bach residents possess one or more skills in Welsh compared with 38.7% of the people in Laugharne Township.</p> <p>5.9.142 TAN 20 requires that the land use planning system takes account of the needs and interests of the Welsh language and in doing so can contribute to its well-being. This policy below seeks to reflect the Plan’s commitments to the Welsh language and its role in those communities where the language makes an important contribution to their cultural, social and economic life.</p> <p>5.9.143 All developments should have regard to the needs and the interests of the Welsh language. Where the proposed development is located within a linguistic sensitive area the applicant may be expected to submit a Linguistic Impact Statement / Assessment as part of a planning application where appropriate. Further guidance is provided in SPG on the Welsh Language.</p> <p>5.9.144 Where a negative effect on the Welsh language is demonstrated by a Linguistic Assessment or Statement, consideration may be given in appropriate instances to reduce or remove the impact. Such mitigation measures may include phasing the development, provision of affordable housing for local needs, provision of bilingual signs and support for the development of the language within the community. A number of these mitigation measures are likely to be sought as Planning Obligations (see policy GP3) or conditions to the planning permission.</p> <p>SP18 The Welsh Language</p>	To reflect updated data and new TAN guidance.

		<p>The interests of the Welsh language will be safeguarded and promoted. Proposals within a linguistic sensitive area will be permitted where they would not cause demonstrable harm to the character and language balance by virtue of its size, scale or location, or where mitigation measures can overcome those issues.</p> <p><u>The Welsh Language</u></p> <p><u>5.9.140 The Council will support and promote the Welsh language by ensuring that there are sufficient and proportionate employment and housing opportunities to retain Welsh-speakers throughout Carmarthenshire.</u></p> <p><u>5.9.141 The Welsh language plays an important role in the social, cultural and economic life of Carmarthenshire’s residents and visitors. The policy requirements as set out in Policy SP18 The Welsh Language apply across the whole County and are not restricted to specific areas unless stated otherwise within the Policy.</u></p> <p><u>5.9.142 A list of communities where 60% or more of the population are able to speak Welsh is taken from 2011 Census data: Gorslas, Llannon, Pencarreg, Pontyberem and Quarter Bach. Where applicable, the phasing of sites shall be set out as a condition to planning permissions.</u></p> <p><u>5.9.143 The LDP provides further guidance on the provision of bilingual advertisements in Policy GP6 Advertisements. In order to promote the cultural identity of the County, the Council will encourage bilingual marketing of new housing and employment developments.</u></p> <p><u>5.9.144 The Supplementary Planning Guidance on the Welsh language outlines the mitigation measures which will be employed to support the aims and objectives of the Plan, and in particular provides further guidance in respect of Policy SP18 The Welsh Language.</u></p> <p><u>Policy SP18 The Welsh Language</u></p> <p><u>The interests of the Welsh language will be safeguarded and promoted. Proposals for residential developments of 5 or more dwellings in Sustainable Communities and 10 or more in Growth Areas, Service Centres, and Local Service Centres, located on sites within communities where 60% or more of the population are able to speak Welsh, will be subject to a requirement for phasing.</u></p>	
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Change Ref No.	Policy:	Paragraph:	Proposed Change:	Reason/Comment:
Chapter 6: Specific Policies				
MAC69	GP2	6.1.13	Amend paragraph 6.1.13 as follows: A number of Sustainable Community settlements have been identified as not being appropriate to receive market housing allocations (5 or more dwellings sites). These settlements retain development limits and where appropriate an allowance for limited small scale opportunities including infill, rounding off and logical extensions are made. However, no new market housing sites are allocated (except for instances where there is an existing planning permission for 5 or more units in place). Consequently any proposals beyond this limited small scale release would only be considered as exceptions (local needs affordable housing) to be sited adjacent to the built form as defined by the development limits. Such proposals would be expected to be of a scale commensurate to that of the settlement and reflective of its character and be in accord with the provisions of <u>policy AH2</u> . <u>Regard should also be had to the provisions of policy H2 Housing within Development Limits</u> . This has the effect of limiting future development in such settlements mainly to exceptions proposals with the general market housing requirement provided for in those settlements considered suitable for such housing (TAN 6: Para 4.1.2). Reference should be made to Policy AH2 which lists the identified settlements.	In the interests of clarity.
MAC70	GP2		Amend paragraph inserted through focused change FCT43 as follows: Not all land on a proposals map and inset map is identified for a particular development or the subject of a specific policy, significant areas of land can appear as un-annotated land in the Plan. Proposals for development will be considered on their individual merits against the provisions of this LDP and other material considerations. In this respect the definition of 'white land' as set out within the Glossary of Terms will apply.	To reflect the deletion of white land from the Glossary of Terms.
MAC71	GP3		Amend Policy GP3 as follows: Where necessary, the Council will seek Planning Obligations (Section 106 Agreements) to secure contributions from developers to fund improvements to infrastructure, community facilities and other services to meet requirements arising from the new development. <u>The Council will, where necessary seek developers to enter into Planning Obligations (Section 106 Agreements), or to contribute via the Community Infrastructure Levy to secure contributions to fund improvements to infrastructure, community facilities and other services to meet requirements arising from new developments.</u> Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision either in the form of initial support or in perpetuity. <u>In implementing this policy schemes will be assessed on a case-by-case basis.</u>	To reflect considerations emerging through the examination and to ensure there is sufficient transparency in the interpretation and implementation of its provisions.

			Future use of obligations will be reconsidered in the light of the provisions of the Community Infrastructure Levy (CIL).	
MAC72	GP3	6.1.15	Amend paragraph 6.1.15 as follows: 6.1.15 New proposals for development which are likely to increase pressure <u>Where proposals directly result in additional requirements from new development</u> on existing infrastructure, community facilities and services (including schools, life-long learning, open space, community halls, health care, environmental projects, highway works and other facilities) or are likely to require offsite mitigation for the loss of facilities or features will, where appropriate, be supported where contributions, suitable provision or other arrangements have been made for improvement, provision or mitigation either on and/or off-site.	To reflect considerations emerging through the examination.
MAC73	GP3	6.1.19 – 6.1.20	Replace paragraphs 6.1.19 and 6.1.20 with the following: 6.1.19 SPG in respect of planning obligations will be prepared to support the policies of this LDP and to provide further guidance. This SPG will be developed in light of CIL with further guidance in relation to its considerations to be prepared as part of the plan making process. 6.1.20 The relationship of such contributions and the emerging provisions of the CIL will be duly considered. Regard will be had to the recommendations and outcomes of the HRA in relation to the Caeau Mynydd Mawr SAC. In responding to these recommendations the Council is committed to the preparation of an SPG in respect of this area including the potential use of commuted sums in providing for mitigation and managed good condition habitat. <u>6.1.19 Reference should be had to the adopted SPG in respect of planning obligations along with the provisions of Policy EQ7 in respect of the Caeau Mynydd Mawr Special Area of Conservation, together with the adopted SPG in this regard. It should be noted that as at the adoption date of the Plan the Council is still in the process of determining the suitability and/or appropriateness of CIL to the County. The implications of CIL on the Plan and the SPG on Planning Obligations will be considered accordingly should a schedule be prepared.</u>	To reflect considerations emerging through the examination and to ensure the status of CIL was appropriately referenced.
MAC74	GP3	New Paragraph	Insert the following after paragraph 6.1.18 of the supporting text to policy GP3: <u>Planning obligations may be sought to secure a range of improvements or for future provision to satisfy requirements arising from new development. Such obligations vary in priorities however, and will be considered on a case by case basis subject to the nature of the proposal and the requirements emerging from it. It should be noted that proposals within the Caeau Mynydd Mawr area will be subject to the provisions of policy EQ7 and the SPG and will be prioritised accordingly.</u> <u>Other obligations may include the following. This list is not exhaustive and does not represent an order of priority:</u> <u>Affordable Housing (including Commuted Sums)</u> <u>Community Facilities</u>	To reflect considerations emerging through the examination.

			<p><u>Strategic infrastructure and utilities</u> <u>Recreation and leisure (including formal and informal open space)</u> <u>Ecology</u> <u>Education</u> <u>Transport</u> <u>Waste management facilities</u> <u>Flood and Water management</u> <u>Utility infrastructure and mitigation schemes</u> <u>Cultural and/or linguistic</u> <u>Commuted sums for maintenance and management of facilities.</u></p>	
MAC75	GP5		<p>Delete Policy GP5 and supporting text.</p> <p>Policy GP5 Phasing Developments on strategic mixed-use and residential sites will, where appropriate be subject to phasing requirements. Such requirements will be applied flexibly allowing for changing market conditions.</p> <p>Planning permissions for individual sites may be subject to phasing requirements where it is considered appropriate to:</p> <p>a) Improve or develop adequate infrastructure, facilities and infrastructure capacity levels; b) Mitigate the impact of development upon the natural environment; c) Ensure the impact and implications in terms of environmental capacity are considered; d) Minimise the impact upon eroding the Welsh language and culture.</p> <p>Where affordable housing is part of the development scheme, affordable housing should be incorporated into every phase of the development.</p> <p>Strategic Objective Supported: SO1, SO3, SO4, SO5, SO7, SO11, SO13 and SO14 <i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i></p> <p>6.1.25 The release of housing sites may be phased in order to meet and manage the supply of housing and the rate of development within Carmarthenshire over the Plan period. In instances where market demand may exhaust total planned provision in the early years of the LDP phasing could control the supply in areas under severe development pressure by phasing the release of sites.</p> <p>6.1.26 Developments may need to be phased or the timing of works controlled to take account of necessary infrastructure developments or improvements. Parts of the County suffer from environmental constraints, particularly in relation to water quality impact from proposed growth within the Llanelli area and in settlements feeding into the Burry Inlet. Phasing provides a useful tool for controlling the release of development and in ensuring that mitigation or compensation measures are, where appropriate,</p>	To reflect considerations emerging through the examination.

		<p>incorporated so as to minimise the negative affect upon the environment and biodiversity. In this regard and in relation to proposals in the Llanelli area (including Burry Port/Pembrey they will be subject to appropriate phasing to allow for the necessary improvements to the sewerage system. Developments will need to coincide with infrastructure improvements. The models for the Gowerton and Llanelli sewerage catchments have been completed by Dwr Cymru/Welsh Water and the action plans will where applicable inform the LDP in phasing development. A phasing plan will be developed through SPG and exploring considerations and influences on phasing across the County and in relation to particular settlements where specific issues may require a phased release of development.</p> <p>6.1.27 It is important to consider the capacity of each settlement to accommodate growth and their ability to accept different rates of development. In this respect the cumulative impact of developments will be considered and a phasing plan prepared as necessary. Developments may need to be phased or the timing of works controlled to ensure that community cohesion is sustained enabling the growth to be absorbed by the community without having a significant adverse effect upon the social and cultural infrastructure of the community.</p> <p>6.1.28 In relation to the potential impact on the Welsh language regard should be had to the provisions of the SPG on phasing and that of the SPG on the Welsh language. Where there is a potential negative effect on the Welsh language consideration should be given to the provisions of these SPG. Phasing may be implemented in order to integrate development into the community thus mitigating the impact which development would have upon the Welsh language (reference should be made to Policy SP18).</p> <p>6.1.29 The progress and implementation of residential development shall be monitored on an annual basis and any phasing plan may be varied in response to changes in circumstances.</p> <p>6.1.30 Specific details in respect of phasing will also be subject to more detailed consideration as part of any development brief or through the formulation of proposals.</p>	
MAC76	GP6	<p>Amend Policy GP6 to read as follows: Proposals for advertisements (which are subject to planning control) will be strictly controlled and will be expected to comply with the following:</p> <ul style="list-style-type: none"> a) that their design, scale, materials and siting have full regard to the building, structure or land on which they are displayed; b) there are no adverse effects on the landscape/townscape or the setting and integrity of the historic environment; c) that they do not constitute a hazard to public safety especially when sited on roads; d) <u>that they safeguard, and where possible positively enhance, the Welsh language in the County. Regard should also be had to the provisions of Policy SP18 The Welsh Language.</u> 	To reflect considerations emerging through the examination.

			Proposals for poster hoardings and advertisement signs should not lead to the proliferation or concentration of individually acceptable signs within the countryside.	
MAC77		6.1.31	Amend paragraph 6.1.31 of the supporting text of Policy GP6 as follows: In order to promote the cultural identity of the Plan area, the Council will support and promote the provision of Welsh and English bilingual information signs, notice and information boards, displays and advertisement signs for tourist attractions and facilities. Private developers of tourism and leisure facilities will also be encouraged to publicise their business ventures through both the Welsh and English languages.	To reflect considerations emerging through the examination and to reflect the amendment to Policy GP6.
MAC78	GP7		Amend the opening paragraph of Policy GP7 to read as follows: Proposals for the extension of existing residential <u>dwelling</u>s / use class C3 developments (which require planning permission) whether buildings, other structures or a particular land use must comply with the following:	To reflect considerations emerging through the examination.
MAC79		6.2.2	Amend paragraph 6.2.2 as follows: 6.2.2 The provisions of Policy SP5 identify a requirement of 15,197 dwellings during the plan period which together with the uplift flexibility identified results in a provision housing supply of 46,240 15,727 units. The allocation of land to meet this requirement will in accordance with the strategy focus on the three identified growth areas with development proportionately distributed throughout the remainder of the hierarchy reflecting factors such as their sustainable merits, availability of services and facilities and their ability to accommodate growth.	In the interests of accuracy and clarity.
MAC80		6.2.4 and 6.2.5	Delete paragraph 6.2.4 and amend paragraph 6.2.5 as follows: 6.2.4 Having identified the population projections and household requirement, the Plan seeks to simply identify a housing land requirement based on a 1 to 1 translation of those figures. Whilst simplistic, this along with the uplift outlined in SP5 allows for appropriate flexibility. 6.2.5 The LDP identifies sites of five or more dwellings as housing allocations, such sites may comprise sites with current planning permissions, including those which are under construction and have been subject to completions (during the plan period), as well as non-consented allocations. Policy H1 below lists all housing allocations defined within the Plan. Allocated sites which contain completions are identified in appendix 3. Reference should be made to policy SP5 and its supporting text in relation to housing land supply.	In the interests of accuracy and clarity.
MAC81	H1		Amend Policy H1 as set out in Appendix 5 of this schedule.	To reflect considerations emerging through the examination.
MAC82	H1	New paragraph	Insert the following new paragraph into the supporting text of policy H1 after paragraph 6.2.16: Proposals should have regard to the provisions of SP18 Welsh Language and GP4 Infrastructure and New Development in respect of the potential for phasing. The Plan does not seek to be prescriptive, rather a phasing requirement will be considered only where necessary and on a 'case by case' basis. In relation to	To reflect considerations emerging through the examination and to

			<p><u>the potential impact on the Welsh language regard should also be had to the provisions of the SPG on the Welsh language. Subject to the provisions of SP18, phasing may be implemented in order to integrate development into the community thus mitigating the impact which development would have upon the Welsh language.</u></p>	reflect the role of phasing following the deletion of Policy GP5.
MAC83	H2	6.2.17 – 6.2.20	<p>Amend Policy H2 Housing within Development Limits and its supporting text as follows: Proposals for housing development on un-allocated sites within the Development Limits of defined settlements (Policy SP3) will be permitted where:</p> <p>a) It is in accordance with the principles of the strategy and settlement framework; b) It does not have an adverse impact on the amenity, environmental, landscape, townscape or built historic and cultural qualities of the area; c) It complies with the policies and proposals of this Plan and the provisions of planning policy guidance.</p> <p>6.2.17 Sites capable of accommodating five or more dwellings feature as allocated housing sites in the Plan. However, within the development limits of defined settlements there may be opportunities for small scale development including infill on small sites that are not allocated as such (often referred to as white land). Developments will be expected to reflect the character of the area and not be the subject of highway, amenity or public service objections.</p> <p>6.2.18 The policy recognises that it is not always practicable to allocate for development on every potential site particularly within the Growth Areas and Service Centre settlements. Smaller settlements will often include sites potentially suitable for development which are not identified as an allocation. The contribution of such sites to housing land supply will be identified through the small site contributions and in certain circumstances (for example dereliction or demolition) through the windfall allowance.</p> <p>6.2.19 It is acknowledged that opportunities may emerge on unallocated sites for 5 or more units. Such developments will be considered on their individual merits and against the policies and proposals of this plan.</p> <p>6.2.20 Historical and cultural quality can be identified as those features of identified historic or cultural importance. (Policy SP13 provides further guidance)</p> <p><u>A. Proposals for housing developments on unallocated sites within the development limits of a defined settlement (Policy SP3) will, where they are not subject to the provisions of Part B below, be permitted provided they are in accordance with the principles of the Plan’s strategy and its policies and proposals.</u></p> <p><u>B. Housing developments of five or more dwellings in a Tier 4 settlement listed as not containing</u></p>	To reflect considerations emerging through the examination.

		<p><u>any key facilities or services (see paragraph 6.2.19 below) will not be permitted, except where they contribute to the provision of affordable housing to meet identified local need (as defined within the Glossary of Terms) and provided that:</u></p> <p><u>i. They are of a scale in keeping with the character of the settlement;</u></p> <p><u>ii. The benefits of initial affordability are retained in perpetuity for all subsequent occupants;</u></p> <p><u>iii. They are of a size, scale and design compatible with affordable dwellings and available to low or moderate income groups.</u></p> <p><u>6.2.17 Sites capable of accommodating five or more dwellings feature as allocated housing sites in the Plan (refer to Policy H1). However, within the development limits of defined settlements there may be opportunities for small scale development including infill on small unallocated sites. Proposals should reflect the character of the area and be compatible with the provisions of the Plan.</u></p> <p><u>6.2.18 The policy recognises that it is not always practicable to allocate for development on every potential site particularly within the Growth Areas and Service Centre settlements. Smaller settlements will often include sites potentially suitable for development which are not identified as allocations. The contribution of such sites to housing land supply is identified through the windfall allowance. Within the settlement hierarchy, land that has not been allocated is referred to as a windfall site in relation to housing development. Windfalls will be permitted where the proposal accords with the above policy and other policies in the LDP. In this regard, reference should be made to the provisions of policies SP18 Welsh Language and GP4 Infrastructure and New Development in respect of the potential for Phasing. It should be noted however that the Plan does not seek to be prescriptive, but rather a phasing requirement will be considered only where necessary and on a ‘case by case’ basis.</u></p> <p><u>6.2.19 It is acknowledged that opportunities may emerge on unallocated sites for 5 or more units. Such developments will be considered on their individual merits and against the policies and proposals of this Plan. Paragraph 5.5.4 recognises the role of the four key services in the Sustainable Communities and identifies that the absence of all such facilities has the consequence of the settlement not being considered appropriate to receive a market housing allocation through the Plan. In this respect, the consideration of proposals should also have due regard to the absence of such facilities and consequently proposals for five or more units in these settlements would not generally be considered appropriate. Reference should be made to the provision of Policy AH2 which, with the exception of any current small site availability within the defined development limits, provides for their future housing need to be through exceptions housing proposals. These settlements are as listed in paragraph 6.2.50 of this Plan.</u></p>	
MAC84	H3	<p>Amend policy H3 as follows:</p> <p>Policy H3 Conversion or Subdivision of Existing Dwellings</p> <p>Proposals for the conversion or sub-division of appropriate dwellings into flats or dwellings of multiple occupation, will be permitted provided that:</p>	<p>To reflect considerations emerging through the examination.</p>

			<p>a) The dwelling is of a suitable size and configuration which without substantial extension is capable of being converted to comply with required internal standards for space and privacy and external servicing requirements;</p> <p>b) It would not result in an over intensification of use;</p> <p>c) It would not have a detrimental impact on, and significant adversely affect (including cumulative) the character of the area including landscape and townscape character;</p> <p>d) Suitable parking provision is available, or made available;</p> <p>e) The architectural quality, character, and appearance of the building is where applicable, safeguarded and its setting not unacceptably harmed.</p>	Relates to matters adequately covered through building regulations and the provisions of Policy GP1.
MAC85			<p>Amend the final part of Policy H5 as set out below to delete criteria e) and f):</p> <p>Proposals will also be required to demonstrate that the following criteria can be met:</p> <p>d) the building is structurally sound, substantially intact and is of sufficient size to accommodate the proposed use without extensive alteration, extension or re- construction;</p> <p>e) the proposal and/or any associated external works within the curtilage would not have an adverse effect on the character or amenity of the area or the surrounding landscape;</p> <p>f) there are no adverse effects on the setting or integrity of the historic built and natural environment where relevant;</p> <p>g) the building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure.</p>	To reflect considerations emerging through the examination.
MAC86	H7		Amend Policy H7 to remove criterion (b) as it is unnecessary and contrary to Circular 30/2007.	To reflect considerations emerging through the examination.
MAC87	H7	6.2.37	<p>Amend Paragraph 6.2.37 by deleting the first sentence</p> <p>Due to the inherent variability in Gypsy Travellers population levels within the County and the uncertainty regarding the status of private sites within the County, such as a study cannot predict future pitch requirements further than 2014. It is considered that a careful land take-up and site monitoring presents the best available option to identify Gypsy Traveller requirements. The Council will identify a caravan site for gypsies and travellers should an unmet need be identified for Carmarthenshire within the monitoring and review stages of the LDP.</p>	To reflect considerations emerging through the examination
MAC88	New Policy		<p>Insert the following new policy and supporting text after policy H9:</p> <p><u>Policy H10 Home Working</u></p> <p><u>Proposals for home working (where planning permission is required) will be permitted where it can be demonstrated that the proposal would be compatible with adjacent land uses and that it would not result in any adverse impacts on local amenity and/or the character of the area.</u></p>	To reflect considerations emerging through the examination and the provisions of Planning Policy Wales (Para.

		<p><u>The Policy relates to small businesses operating from home providing for considerations resulting from the increasing trend for home working (for now and the future). Such businesses can play an important role in developing and supporting a diverse economy across the Plan area. It is recognised that many small businesses are started by individuals working from their own homes and that such instances are likely to increase as technological innovations increase. In considering home working within the context of planning, it is recognised that it does not necessarily require planning permission. For instance planning permission will not normally be required where the use for business purposes proposed for part of the house does not result in a change the overall character of the property and its use as a dwelling.</u></p> <p><u>Generally the requirement for planning permission results where the business activity ceases to be ancillary to its use as a dwelling or where the residential character of the property is altered. Where such businesses are of a scale and intensity where planning permission will be required, the Council will have regard to the implications of the proposal on surrounding properties and on the likely access and parking arrangements emanating from the nature of the proposal.</u></p> <p><u>In considering proposals for rural enterprises reference should be had to the provisions of national policy in the form of PPW and TAN6.</u></p>	<p>7.3.1).</p>
<p>MAC89</p>	<p>AH1</p>	<p>Amend Policy AH1 – Affordable Housing and the supporting text in Paragraph 6.2.46 as follows:</p> <p>Provision for affordable housing for local needs will be required on all housing proposals. The Council will seek an affordable housing target of 30% in the higher viable sub market areas and 20% in the lower viable sub market areas with the provision being required on sites of ten or more dwellings within the defined Growth Areas and on proposals for five or more dwellings within the Service Centres, Local Service Centres and Sustainable Communities. Specific site targets may vary subject to viability and negotiation, Where adjacent and related residential proposal result in combined numbers exceeding the above thresholds provision for affordable housing, the Council will seek an element of affordable units based on the affordable housing target percentages set above. To reflect emerging evidence and ensure compliance with national policy through maximising the contribution of affordable housing to the overall LDP housing requirement. To ensure compliance with tests of soundness G2 and CE2.</p> <p>For residential sites which fall below the thresholds as stated above, the Council will seek a commuted sum contribution to support other affordable schemes within the county. Proposals will be required to ensure that the benefits of the initial affordability will be retained for all subsequent occupants.</p> <p>Paragraph 6.2.46 : Policy SP6 and background evidence has identified variations in residual values achieved across the County and this is reflected within the policy. The Council will seek to maximise</p>	<p>To reflect considerations emerging through the examination and to ensure the Plan is reflective of evidence.</p>

		<p>contributions on sites where it is deemed to be viable to do so, up to the 30% and 20% affordable housing targets, and the Council will use these targets as the starting point on viability negotiations. Policy AH1 acknowledges the role of negotiations and where applicable, allows the Local Planning Authority and developers to agree upon an affordable housing target if a lower viability is justifiable and necessary for a development to come forward.</p> <p><u>Policy AH1 Affordable Housing</u> <u>A contribution to affordable housing will be required on all housing allocations and windfall sites. The Council will seek a level of affordable housing contribution of 30% in the higher viable areas, 20% in the middle viable areas, and 10% within the Ammanford / Cross Hands sub-market areas.</u></p> <p><u>Where viability at the target levels cannot be achieved, variation may be agreed on a case-by-case basis.</u></p> <p><u>On Site Contributions</u> <u>The affordable housing will be required to be provided on proposals of 5 or more dwellings in all settlements.</u></p> <p><u>Where adjacent and related residential proposals result in combined numbers meeting or exceeding the above threshold, the Council will seek an element of affordable housing based on the affordable housing target percentages set out above.</u></p> <p><u>Proposals will be required to ensure that the dwelling remains affordable for all subsequent occupants in perpetuity.</u></p> <p><u>Commuted Sums</u> <u>Where an open market residential site falls below the above thresholds, a contribution through a commuted sum towards the provision of affordable housing will be sought. The level of contribution sought through a commuted sum will vary based upon its location within the high, medium and low viability sub-market areas as set out above. Commuted sum charges will be based on floor space (cost per sq.m)</u></p> <p>Paragraph 6.2.46 Policy SP6 and background evidence has identified variations in residual values achieved across the County and this is reflected within the policy. The Council will seek to maximise contributions on sites where it is deemed to be viable to do so, up to the 30%, 20% and 10% affordable housing targets identified for the submarket areas as set out below and identified on the proposals map. The Council will use these targets as the starting point on viability negotiations. Policy AH1 acknowledges the role of negotiations and where</p>	
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			<p><u>applicable, allows the Local Planning Authority and developers to agree upon an affordable housing target if a lower viability is justifiable and necessary for a development to come forward.</u></p> <ul style="list-style-type: none"> • <u>Llandovery, Llandeilo and North East Carmarthenshire – 30%</u> • <u>St Clears and Rural Hinterland – 30%</u> • <u>Carmarthen and Rural – 30%</u> <u> Carmarthen West - 20%</u> • <u>Newcastle Emlyn and Northern Rural Area – 20%</u> • <u>Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20%</u> • <u>Llanelli – 20%</u> • <u>Ammanford Cross Hands – 10%</u> 	
MAC90	AH1	6.2.47	Amend paragraph 6.2.47 as follows: Further clarification on site viability and commuted sums was <u>is</u> identified in the Affordable Housing Supplementary Planning Guidance	In the interests of accuracy and clarity.
MAC91	AH2	6.2.50	Delete reference to Henllan Amgoed (SC5) from the list of settlements contained within paragraph 6.2.50.	To reflect considerations emerging through the examination.
MAC92		6.3.1	Amend paragraph 6.3.1 as follows: The LDP is informed by the outcomes of the ELS <u>(2010), the Employment Land Update Paper (June 2013) and further evidence as part of the examination process.</u> Sufficient land is allocated for 174.05 <u>111.13</u> ha (reference should be made to Policy SP7) for a mix of B1, B2 and B8 and where appropriate sui generis uses. It is considered that this offers flexibility in the range, choice and location of provision, allowing an opportunity for lost stock to be replenished and providing for potential changes in market demand. It is however, recognised that the unpredictability of the current market and the resultant economic constraints requires a vigilant approach to monitoring availability, take-up and continued viability of provision both strategically and on a site by site basis. The Council is seeking to facilitate a varied economy which reflects the diversity within the County. The flexibility offered by the current levels of provision and the policies of the plan together with a robust monitoring framework (which captures and provides for evolving requirements and broader economic influences) will be important contributors along with the links to economic development partners in meeting this aspiration.	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.
MAC93		New Paragraph	Insert two new paragraphs under paragraph 6.3.3 as follows: <u>Reference should also be made to the provisions of PPW: Edition 6 Para 7.3.1 in interpreting proposals for rural enterprises and 7.3.2 for employment developments within or adjoining rural settlements preferably where public transport provision is available. Proposals for rural enterprises should be accompanied by a supporting statement demonstrating a clear and justifiable need for the development to be located at that</u>	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date

		<p><u>given location. It should include a robust business case in support of the proposed enterprise and a demonstration of compatibility with the above criteria.</u></p> <p><u>The definition of rural enterprises relates to that contained within TAN 6 Planning for Sustainable Rural Communities Para 4.3.2. The definition will be further clarified through SPG.</u></p>	and relevant.
MAC94	EMP1	<p>Amend Policy EMP1 as follows:</p> <p><u>Policy EMP1 Employment – Safeguarding of Employment Sites</u> Identified employment land allocations (listed under policy SP7) and existing employment sites will be safeguarded as areas where employment needs take precedence. Proposals for non employment uses on the employment land allocations and existing employment sites will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) The proposed use could not reasonably be located elsewhere in accordance with the policies of this plan; b) There is sufficient quantity, quality and variety of employment land or premises readily available to meet the LDP’s requirements and that of the local area; c) The site or buildings are not economically or physically capable of supporting industrial or business employment generating uses and that other LDP objectives can be achieved by the development; d) It does not have an adverse impact on existing or proposed surrounding land uses or designations; e) There are no adverse effects on the landscape or townscape. <p>Developments which include sui generis proposals as part of an application for a B class use or for an entirely sui generis use (such as tyre and exhaust centres, trade wholesale, plant hire and motor trade uses) will be considered on their merits and in relation to:</p> <ul style="list-style-type: none"> f) The impact on the employment generation potential of the site; g) The impact on the vitality and viability of a defined town centre; h) The type and level of retail proposed as part of the proposal; i) The proportion of the site to be used for sales and display as opposed to repairs, storage etc. <p><u>EMP1 Employment – Safeguarding of Employment Sites</u> <u>Employment land allocations identified through policy SP7 and existing employment sites will be safeguarded for such uses (B1, B2, B8). Exceptionally, proposals which result in their loss will only be permitted where it can be demonstrated that:</u></p> <ul style="list-style-type: none"> a) <u>The site or premises is no longer required or suitable for employment use;</u> 	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.

			<p>b) <u>The proposed use could not reasonably be located elsewhere in accordance with the policies of this plan;</u></p> <p>c) <u>There is sufficient quantity, quality and variety of employment land or premises that can be brought forward to meet the employment needs of the County and the local area;</u></p> <p>d) <u>There is no economically viable industrial or business employment uses for the site and premises.</u></p> <p>f) <u>An employment use would be incompatible with adjoining/surrounding uses;</u></p> <p>g) <u>Where applicable the proposed uses are complimentary to the primary employment use of the surrounding area and will not cause an unacceptable impact on the operations of existing businesses.</u></p>			
MAC95	EMP2	<p>Amend Policy EMP2 as follows:</p> <p>Policy EMP2 New Employment Proposals Proposals for employment developments which are within, adjacent or directly related to the Development Limits of all defined settlements (Policy SP3) will be permitted provided that:</p> <p>a) A sequential search has been undertaken identifying that there is no allocation or existing employment site available that can reasonably accommodate the use, followed by there being no suitable land or building (for conversion or re-use) available within the Development Limits, then adjacent to limits, and finally on a site directly related to a recognised settlement;</p> <p>b) The development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/ landscape;</p> <p>c) <u>The development proposals are of an appropriate scale and form compatible with its location and with neighbouring uses.</u></p> <p>e) The proposal does not (where appropriate) represent a “bad neighbour” industry.</p>	<p>To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.</p>			
MAC96	EMP3	<p>Delete Policy EMP3 New Employment Proposals – Rural Enterprises:</p> <p>Policy EMP3 New Employment Proposals – Rural Enterprises Proposals for rural enterprises will be supported subject to the above provisions and the policies and proposals of this plan. Proposals will be required to demonstrate to the Councils satisfaction that a Countryside location is required.</p> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #800000; color: white;">Strategic Objective Supported:</td> </tr> <tr> <td>SO1, SO2, SO4, SO5, SO6, SO9, SO10, SO11 and SO14.</td> </tr> <tr> <td><i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i></td> </tr> </table> <p>6.3.9 Development proposals will, where necessary be required to incorporate appropriate measures to</p>	Strategic Objective Supported:	SO1, SO2, SO4, SO5, SO6, SO9, SO10, SO11 and SO14.	<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>	<p>To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.</p>
Strategic Objective Supported:						
SO1, SO2, SO4, SO5, SO6, SO9, SO10, SO11 and SO14.						
<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>						

		<p>protect the amenity of neighbouring or nearby properties. Such measures may include the identification of buffer zones and suitable landscaping proposals.</p> <p>6.3.10 In considering proposals for new employment sites, the Council will require applicants to clearly demonstrate that a search sequence has been followed in identifying a suitable site for the use. In this regard proposals should firstly seek to locate any activity on an allocated employment site or where appropriate within an existing site. It is only on demonstrating the unavailability of such sites that the Council will consider new sites within the limits followed by those adjacent to and finally directly related to a defined settlement. Proposals will be considered in light of the settlements relative position within the hierarchy with the scale of any development relative to that settlement.</p> <p>6.3.11 Proposals for major trip generating employment uses must have regard to the provisions of policy SP1 and TR1 in relation to the locating of such proposals.</p> <p>6.3.12 Proposals for rural enterprises should be accompanied by supporting statement demonstrating a clear and justifiable need for the development to be located at that given location. It should include a robust business case in support of the proposed enterprise and a demonstration of compatibility with the above criteria. Reference should also be made to the provisions of PPW: Edition 5 Para 7.3.1 in interpreting proposals for rural enterprises and 7.3.2 for employment developments within or adjoining rural settlements. The definition will be further clarified through SPG.</p> <p>6.3.13 The definition of rural enterprises for the purposes of this policy relates to that contained within TAN 6 Planning for Sustainable Rural Communities Para 4.3.2.</p> <p>6.3.14 In interpreting EMP2 and EMP 3 regard should be had to paragraph 6.6.19 and the effect of proposals on European protected species.</p>	
MAC97	EMP4	<p>Amend Policy EMP4 and the supporting text as follows:</p> <p>Policy EMP4 Employment – Extensions, Intensification and Continuation Proposals for extensions, intensification and the continuation of existing employment enterprises will be permitted provided that:</p> <p>a) Neither the existing use nor the development proposals are causing or are likely to cause environmental damage or prejudice other redevelopment proposals; b) The proposal does not extend, intensify or perpetuate a use or activity considered a “bad neighbour” industry; c) The development proposals are of an appropriate scale and form compatible with its location; d) There are no adverse effects on the landscape/townscape.</p>	<p>To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.</p>

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

~~**Strategic Objective Supported:**
SO1, SO2, SO4, SO5, SO6, SO9, SO10, SO11 and SO14.
This policy should be read in conjunction with other relevant policies and proposals of this LDP.~~

~~6.3.15 Proposals which seek to extend, intensify or perpetuate a use or activities of “bad neighbour” industry will not be favourably considered. Rather, the Council will discuss the relocation of such industries and will seek potential new sites for the use.~~

~~6.3.16 Appropriate expansions of existing firms can contribute significantly to the local economy and as such is supported as is the potential re-development of existing sites where it will improve the quality of employment floor space particularly in meeting modern employment needs.~~

~~6.3.17 This policy makes provisions for and supports the rural economy and the appropriate expansion of established rural enterprises. (TAN6 Para 3.1.3) Reference should also be made to PPW: Edition 5 – Chapter 7 Supporting the Economy.~~

~~6.3.18 Regard should be had to paragraph 6.6.19 and the effect of proposals on European protected species.~~

~~**Policy EMP4 Employment – Extensions and Intensification**
Proposals for extensions and/or intensification of existing employment enterprises will be permitted provided that:~~

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

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

~~**Strategic Objective Supported:**~~

			<p>SO1, SO2, SO4, SO5, SO6, SO9, SO10, SO11 and SO14.</p> <p><i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i></p> <p><u>6.3.15 Proposals which seek to extend and/or intensify a use or activity not compatible, or likely to result in adverse amenity issues, with neighbouring uses, or schemes which would prejudice other redevelopment proposals (more suited to such locations), will not be favourably considered.</u></p> <p><u>6.3.16 Appropriate expansions of existing firms can contribute significantly to the local economy and as such is supported as is the potential re-development of existing sites where it will improve the quality of employment floor space particularly in meeting modern employment needs.</u></p> <p><u>6.3.17 This policy makes provisions for and supports the rural economy and the appropriate expansion of established rural enterprises. (TAN6 Para 3.1.3) Reference should also be made to PPW: Edition 6 – Chapter 7 Supporting the Economy.</u></p> <p><u>6.3.18 Regard should be had to paragraph 6.6.19 and the effect of proposals on European protected species.</u></p>	
MAC98	EMP5		<p>Amend Policy EMP5 as follows:</p> <p>Policy EMP5 Farm Diversification Proposals for farm diversification projects will be permitted where:</p> <ul style="list-style-type: none"> a) it is subordinate to, compatible with and supports the continued operation of the agricultural activity of the existing working farm; b) it is of a scale and nature appropriate to the existing farm operation; e) the scale and nature of the activity is compatible with its accessibility to public transport and the need for local highway improvements; <u>c) the scale and nature of the activity is compatible with its accessibility to public transport and the need for local highway improvements;</u> d) the scale and scope of any retail use (where planning permission is required) would not have an adverse impact on the vitality and viability of retail facilities in nearby settlements, or would undermine the retail hierarchy (see policy RT1); e) it would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape. <p>Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified new building should be integrated with the existing working farm complex and not</p>	<p>To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.</p>

			detrimental to the respective character and appearance of the area and surrounding landscape.	
MAC99	EMP6		Delete 'GA2/MU5 Dafen East Opportunity' from the list of sites in this policy.	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.
MAC100	EMP6	6.3.27	Amend paragraph 6.3.27 as follows: 6.3.27 Regard should be had to Policy EQ7 and the supporting text to Policy SP14 and SP4 in relation to the potential for a likely significant effect on the marsh fritillary metapopulation of the Caeau Mynydd Mawr SAC.	In the interests of clarity and to assist in the interpretation of the Plan.
MAC101	RT1		Amend Policy RT1 as follows: Policy RT1 Retail Hierarchy Proposals will be considered in accordance with the following retail hierarchy. Regard will be had to a settlement's position within the hierarchy when considering retail proposals (including new, change of use, or redevelopment). Reference Regard will also be had to the policies and proposals of this plan: Principal Centres (Growth Areas): Carmarthen Llanelli Ammanford Town Centres (Service Centres): Burry Port Llandeilo Llandovery Newcastle Emlyn St Clears Whitland District Centres (Local Service Centres): Llanybydder Kidwelly Glanamman/Garnant Trimsaran Pontyberem Pontyates Brynamman Laugharne Llangadog Ferryside Hendy Regional Centres: (Retail Parks)	This change, along with amendments to the supporting text, has been incorporated in order to clarify the role of Retail Parks in the Plan.

			Stephens Way and Parc Pensarn, Carmarthen	Parc Trostre and Parc Pemberton, Llanelli	Cross Hands Retail Park	
MAC102		New paragraph	<p>Insert the following paragraph into the supporting text of Policy RT1 after paragraph 6.4.12:</p> <p><u>The Plan recognises that certain types of retail and leisure facilities cannot be suitably accommodated within town centre locations and that Regional Centres (Retail Parks) can play a role in accommodating this need. However, the sequential approach should be adopted which means that first preference should be for existing town centre locations as listed in the retail hierarchy and then for sites immediately adjoining town centres. If there are no suitable available sites in these locations then only then may development in the following existing regional centres (retail parks) be considered:</u></p> <p><u>Regional Centres: (Retail Parks)</u> <u>Stephens Way and Parc Pensarn, Carmarthen</u> <u>Parc Trostre and Parc Pemberton, Llanelli</u> <u>Cross Hands Retail Park</u></p>			<p>This change, along with amendments to Policy RT1, has been incorporated in order to clarify the role of Retail Parks in the Plan.</p>
MAC103		6.4.17	<p>Amend Paragraph 6.4.17 as follows:</p> <p>6.4.17 Frontages as defined, the incidence of existing non-retail uses (including A2 and A3) is of an appropriate level without detracting from their retail character and interrupting the continuity of shopping frontages. <u>The frequency of non-retail uses (including A2 and A3) within the existing frontages as defined is of an appropriate level without detracting from their retail character and interrupting the continuity of shopping frontages.</u></p>			<p>To provide clarity in the meaning of the paragraph.</p>
MAC104		New paragraph	<p>Insert the following new paragraph into the supporting text of Policy RT9 after paragraph 6.4.37:</p> <p><u>The applicant will be required to submit an impact assessment to demonstrate that the proposal would not cause harm to established town centres. The assessment should also take into consideration the cumulative effects of recently completed development and outstanding planning permissions. The assessment should outline the type of retail offer proposed by the applicant and how this could impact upon competing retail provision which exists in the nearby town centres and whether it could result in the diversion of trade from the town centre.</u></p>			<p>To clarify what information would be needed in an impact assessment required by Policy RT9.</p>
MAC105	TR2	New Paragraph	<p>Insert the following new paragraph into the supporting text of Policy TR2:</p> <p><u>Where a development proposal is likely to result in a material increase in the volume of traffic or in the character of traffic using a level crossing over a railway the Council will in accordance with the provisions of Schedule 4 (d) (ii) of the Town & Country Planning (Development Management Procedure) (Wales) Order, 2012 submit the proposals to the Welsh Ministers and Network Rail for approval.</u></p>			<p>To reflect considerations emerging through the examination.</p>
MAC106	EQ1		<p>Amend Policy EQ1 as follows:</p> <p>Proposals for development affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest which by virtue of their historic importance, character or</p>			<p>To reflect more closely the statutory requirements in the</p>

			significance within a group of features make an important contribution to the local character and the interests of the area will only be permitted where it preserves and <u>or</u> enhances the built and historic environment.	Planning (Listed Building & Conservation Areas) Act 1990.
MAC107		6.6.16	Amend paragraph 6.6.16 as follows: 6.6.16 Carmarthenshire's natural environment and landscape is varied and attractive with large parts of its landscape unspoilt. They are under increasing pressure from those wishing to use it for recreational purposes changes in agricultural practices and from development, particularly in areas adjacent to towns and villages (see policy GP2 – Development Limits). The LDP recognises that it is not only important to protect the natural environment and landscape but also, where possible, to enhance or improve the biodiversity and landscape when development occurs. The LDP also recognises the need to preserve and enhance the plan area's nature conservation qualities and biodiversity interests.	In the interest of clarity.
MAC108	EQ3		Amend Policy EQ3 as follows: Proposals for development that are likely to cause unacceptable harm to a Local Nature Reserve (LNR), sites of importance for nature conservation (SINC) or regionally important geological/geomorphological sites (RIGS) will only be permitted where the need to safeguard the substantive nature conservation value of the site or feature is clearly outweighed by the reasons for the development or land use change. The designation of such sites will where appropriate be supported.	To reflect considerations emerging through the examination. To reflect that no SINC's have at present been designated.
MAC109	EQ4	6.6.29	Amend paragraph 6.6.29 and 6.6.30 as follows: The use of planning conditions and/or planning obligations will be considered where appropriate. SPG in relation to biodiversity will be prepared. This will include guidance to developers and will assist in the implementation of the policy and the LDP. Reference should also be had to the commitment in respect of SPG on the Caeau Mynydd Mawr SAC. 6.6.30 In using this policy due regard should also be had to Policies GP4, GP5 , EP1, EP2, EP3, EP4 and EP5 as appropriate.	To reflect the preparation and adoption of the SPG and the amendments to the policy.
MAC110	New policy		Insert new policy and supporting text to be titled: EQ7 Development within the Caeau Mynydd Mawr SPG Area as follows: <u>EQ7 Development within the Caeau Mynydd Mawr SPG Area</u> <u>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 Directive. Where applicable, proposals in the SPG area will be required to contribute towards increasing the quality and amount of suitable habitat for Marsh Fritillary butterfly available within the SPG Area. The SPG Area is defined on the proposals</u>	To provide additional clarity and ensure that important details are not delegated to SPG.

		<p><u>map.</u></p> <p><u>In order to achieve these 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 policy GP3 and the provisions of the SPG for the CMM SAC) from relevant developments within the SPG area. The agreed contribution will be negotiated on a case by case basis subject to the provisions and requirements of the CMM SAC SPG.</u></p> <p><u>Strategic Objective Supported:</u> <u>SO1, SO4, SO5, SO6, SO7, and SO8</u> <i><u>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</u></i></p> <p><u>Developments can proceed within the Caeau Mynydd Mawr SPG Area subject to there being no demonstrable likely significant effect upon the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC). To this end, the Council will (where appropriate) seek developer contributions in accordance with the provisions of the Caeau Mynydd Mawr Supplementary Planning Guidance (CMM SAC SPG). In order to ensure the LDP's compliance with the Habitats Regulations, the Council will (where appropriate) give priority to securing those obligations in respect of the SAC. The Council may also (where appropriate) seek further detailed information from developers to inform the determination of planning applications.</u></p> <p><u>The Caeau Mynydd Mawr SPG Area is identified on the proposals map. Reference should be made to the adopted CMM SAC SPG, together with Appendices 2, 3 and 4 of this Plan.</u></p> <p><u>In providing certainty and spatial focus, policy EQ7 does not advocate a rigid/blanket approach to calculating the amount of 'chargeable' development. Reference should be made to the SPG, particularly in terms of 'in kind' contributions.</u></p>	
MAC111	RE1	<p>Amend Policy RE1 as follows: Policy RE1 Large Scale Wind Power Large scale wind farms of 25MW and over will be permitted provided that the following criteria can be met in full: -</p> <ul style="list-style-type: none"> a) the development is located within a Strategic Search Area and will contribute to meeting the indicative generating capacity within the Area; b) the development will not have an unacceptable impact on visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure; c) the development will not result in demonstrable harm to statutorily protected sites and 	To reflect considerations emerging through the examination.

			<p>species, and habitats and species identified in the Local Biodiversity Action Plan;</p> <p>d) the development will not have an unacceptable impact upon areas designated for their landscape value;</p> <p>e) the development will not result in significant harm to the safety or amenity of sensitive receptors and will not have an unacceptable impact on roads, rail or aviation safety;</p> <p>f) the development will not result in unacceptable loss of public accessibility to the area; existing footpaths, mountain bike trails and equestrian trails will be safeguarded from development with no permanent loss to their length and quality;</p> <p>g) the development will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications, or other telecommunication systems;</p> <p>h) the development will not have unacceptable cumulative impacts in relation to existing wind turbines; those which have permission.</p> <p>i) turbines and associated infrastructure will, at the end of the operational life of the facility, be removed and an appropriate land restoration and aftercare scheme agreed.</p> <p>j) proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public and should be located a minimum of 1500metres away from the nearest residential property;</p>	
MAC112		6.7.2	<p>Amend paragraph 6.7.2 as follows: Large scale wind farms are considered to be necessary in order for WG to achieve committed energy targets. TAN8: Planning for Renewable Energy (2005) identifies seven areas in Wales that are considered to be the most appropriate locations for large scale wind farm development, these areas are known as Strategic Search Areas (SSA). SSA G: Brechfa Forest lies within Carmarthenshire, generating targets and upper limits for search areas are set by the Welsh Government. and generating targets have been reviewed for the SSAs since the publication of the TAN and are set out in a letter from the Minister of Environment and Sustainable Development (July 2011) which identifies a maximum capacity for SSA G of 132MW. SSA E: Pontardawe is mainly located within the Neath Port Talbot and Swansea administrative boundaries, but a small part of it straddles the County boundary to the east of Ammanford. The principle of large scale wind turbine development and associated landscape change is accepted within SSAs.</p>	To reflect considerations emerging through the examination.
MAC113		6.7.7	<p>Amend paragraph 6.7.7 as follows: 6.7.7 Brechfa Forest provides an important outdoor recreation role, by providing a resource for walkers, mountain biking, horse riding and car rallying. A significant amount of investment has been made in developing the mountain bike trails and associated facilities in recent years. In siting turbines, the existing mountain bike trails shall be safeguarded with no permanent loss to the length and quality of trails. Temporary and appropriate re-routing of public rights of way during construction will be required. Encouragement will be given to enhancing existing facilities and providing new recreational facilities.</p>	To reflect considerations emerging through the examination.
MAC114		6.7.8	<p>Amend paragraph 6.7.8 as follows: Supplementary Planning Guidance has been produced for Major Wind Farm Development in the Brechfa Forest Area and covered the period up to 2010. Further, updated Guidance will be produced to support the</p>	To reflect considerations emerging through the

			Renewable Energy policies of this Plan (policies SP11, RE1, RE2 and RE3).	examination.																		
MAC115		6.7.9	Amend paragraph 6.7.9 as follows: SSA E: Pontardawe 6.7.9 Largely falling within the neighbouring Counties of Neath Port Talbot and Swansea, SSA E is likely to generate an estimated 100MW of electricity. A study was also commissioned for this area and concluded that part of the area falling within Carmarthenshire is suitable for refinement. This area, known as Mynydd y Betws has been an operational wind farm since summer 2013. been granted planning permission for the erection of 15 turbines and associated infrastructure. For this reason, it has been deemed that further refinement of the SSA E is not required for the part that falls within Carmarthenshire.	To provide an up-to-date position.																		
MAC116		6.7.15	Delete paragraph 6.7.15: 6.7.15 A bird migration and flight pattern assessment by a qualified ecologist will be required to support applications in order to address the potential impacts of wind turbines on bird populations in the area.	To reflect considerations emerging through the examination.																		
MAC117		6.7.18	Amend paragraph 6.7.18 as follows: 6.7.18 At present there are four five operational wind farms within Carmarthenshire, none of which can be classified as large-scale. These turbines contribute an estimated total of 78.3 MW. <table border="1" data-bbox="564 778 1697 1098"> <thead> <tr> <th>Location</th> <th>Estimated Output (MW)</th> <th>Number of turbines</th> </tr> </thead> <tbody> <tr> <td>Blaenbowi, Capel Iwan</td> <td>3.9</td> <td>3</td> </tr> <tr> <td>Blaengwen, Alltwalis</td> <td>23</td> <td>10</td> </tr> <tr> <td>Dyffryn Brodyn, Blaenwaun</td> <td>5.5</td> <td>11</td> </tr> <tr> <td>Parc Cynog, Pendine</td> <td>11.4</td> <td>11</td> </tr> <tr> <td>Mynydd y Betws</td> <td>34.5</td> <td>15</td> </tr> </tbody> </table> Table 9 – Wind Farms	Location	Estimated Output (MW)	Number of turbines	Blaenbowi, Capel Iwan	3.9	3	Blaengwen, Alltwalis	23	10	Dyffryn Brodyn, Blaenwaun	5.5	11	Parc Cynog, Pendine	11.4	11	Mynydd y Betws	34.5	15	To provide an up-to-date position.
Location	Estimated Output (MW)	Number of turbines																				
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Mynydd y Betws	34.5	15																				
MAC118	RE2		Amend Policy RE2 as follows: Policy RE2 Local, Community and Small Wind Farms Local, Community and Small wind farms or individual turbines will be permitted provided the following criteria can be met in full: a) the development will not have an unacceptable impact on visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure b) the development will not have an unacceptable cumulative impact in relation to existing wind	To reflect considerations emerging through the examination.																		

			<p>turbines and other renewable energy installations; those which have permissions and those that are currently the subject of valid but undetermined applications;</p> <p>c) the siting, design, layout and materials used should be sympathetic to the characteristics of the land-form, contours and existing features of the landscape;</p> <p>d) the development would not cause demonstrable harm to statutorily protected species, and habitats and species identified in the Local Biodiversity Action Plan;</p> <p>e) turbines and their associated structures will not be sited in, or impact upon archaeological resources, the setting and integrity of Conservation Areas, Listed Buildings or other areas of historical value;</p> <p>f) proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public and should be located a minimum of 1500metres away from the nearest residential property;</p> <p>g) no loss of public accessibility to the area, and existing bridleways and footpaths will be safeguarded from development with no permanent loss to their length and quality;</p> <p>h) turbines and associated infrastructure will, at the end of the operational life of the facility, be removed and an appropriate land restoration and aftercare scheme agreed;</p> <p>i) the development will not result in significant harm to the safety or amenity of sensitive receptors and will not have an unacceptable impact on roads, rail or aviation safety;</p> <p>j) the development will not result in unacceptable electromagnetic interference to communications installations; radar or air traffic control systems; emergency services communications; or other telecommunication systems.</p>	
MAC119		6.7.25	<p>Amend paragraph 6.7.25 as follows: In assessing the cumulative impact of proposals, any unacceptable harm to the landscape, visual impact, noise, ecology and surface and groundwaters will also be considered against other wind and non-wind renewable energy installations. A bird migration and flight pattern assessment by a qualified ecologist will be required to support applications in order to address the potential impacts of wind turbines on bird populations in the area.</p>	To reflect considerations emerging through the examination.
MAC120		6.7.27	<p>Amend paragraph 6.7.27 as follows: Proposals will be required to ensure that they do not give rise to problems of highway safety or have a detrimental effect on the highway network as a result of construction and maintenance traffic, in line with policy TR2 – Location of Development – Transport Considerations. In siting turbines, existing bridleways and footpaths shall be safeguarded with no permanent loss to the length and quality of trails. Temporary and appropriate re-routing of public rights of way during construction will be required. Encouragement will be given to enhancing existing facilities and providing new recreational facilities. and encouragement will be given to enhancing existing facilities and providing new recreational facilities.</p>	To reflect considerations emerging through the examination.
MAC121		New paragraph	<p>Insert the following as a new paragraph under paragraph 6.8.1: <u>Reference should be made to paragraph 6.6.19 of the Plan in relation to European and / or International sites.</u></p>	To reflect considerations emerging through the examination.

MAC122	EP1		<p>Amend Policy EP1 to read as follows: Policy EP1 Water Quality <u>and Resources</u> and Environmental Capacity</p> <p>Proposals for development will be permitted where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to secure <u>contribute towards</u> improvements to water quality.</p> <p>Watercourses will be safeguarded through biodiversity/ecological buffer zones/corridors to protect aspects such as riparian habitats and species; water quality and provide for flood plain capacity. Proposals will be <u>permitted</u> resisted where they <u>do not</u> have an adverse impact on the nature conservation, fisheries, public access or water related recreation use of the rivers in the County.</p> <p>Proposals will be required to have regard to the implications of environmental capacities on the development. Permission will only be granted where environmental capacity exists or where it is demonstrated will exist. Phasing (Policy GP5) will be utilised where appropriate to manage the release of development.</p> <p>Proposals will wherever possible be required to make efficient use of water resources.</p>	To ensure clarity in interpretation of the policy.
MAC123	EP1	6.8.4	<p>Amend paragraph 6.8.4 as follows: 6.8.4 Dwr Cymru/Welsh Water (DCWW) are currently committed to undertake improvements in Waste Water Treatment Works capacities, treatment levels and discharge quality through actions programmed within the RBMP (as required under the WFD) and through funding allocations and priorities secured through the Asset Management Programme (AMP) 5 process. Reference should be had to the provisions of GP5 Phasing and to the potential for proposals to be subject to appropriate phasing to allow for the necessary improvements to the infrastructure.</p>	To reflect the deletion of Policy GP5 – Phasing through the removal of the cross reference from the policy.
MAC124	EP1	6.8.5	<p>Amend the bullet points under paragraph 6.8.5 as follows:</p> <ul style="list-style-type: none"> • GP1 Sustainability and High Quality Design • GP4 Infrastructure and New Development • GP5 Phasing • EP3 Sustainable Drainage 	To reflect the deletion of Policy GP5 – Phasing through the removal of the cross reference from the policy.
MAC125	EP1	New paragraph	<p>Amend new paragraph proposed through FCT89 as follows: The recognition that there are environmental limits <u>considerations in relation</u> to growth is a key concept of sustainable development. Development has the potential to have significant impacts on the environmental quality of Carmarthenshire and is as such an important consideration in the determination of development proposals. However, it should be acknowledged that, particularly at the local level, the environmental capacity of a place may not preclude development, with its ability to accommodate change also not necessarily static and is influenced by technological and infrastructure investment, changing social organisation and the ability to import resources. <u>Given that the impact of the Plan's allocations and</u></p>	To ensure clarity in interpretation of the policy.

			<u>commitments has already been considered by the Authority and deliverability established, EP1 simply provides a means to explore project/application level matters on a site by site basis as and where appropriate. The primary thrust of EP1 will be to provide the Authority with a means to consider the merits of proposals that come forward within the Plan period that are not currently identified within the Plan.</u>	
MAC126	EP1	6.8.15	Amend paragraph 6.8.15 as follows: 6.8.15 The Council will consult with the NRW and DCWW on development proposals <u>as appropriate</u> . to ensure that new developments do not adversely affect the water environment or water supply. The County Council will also consult the Natural-NRW on development proposals in the vicinity of river corridors and estuaries and prospective developers should seek the advice and consent of NRW, when appropriate. Where proposals relate to a main river or ordinary watercourse the requirement for a 7 metre buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity.	To ensure clarity in interpretation and implementation of the policy.
MAC127	EP1	6.8.17	Amend paragraph 6.8.17 as follows: 6.8.17 Reference should also be made to policies SP17 <u>and</u> GP4. and GP5.	To reflect the deletion of Policy GP5 – Phasing through the removal of the cross reference from the policy.
MAC128	EP2		Amend Policy EP2 to read as follows: Proposals for development should wherever possible seek to minimise the impacts of pollution. New developments will be required to <u>demonstrate that they:</u> <ul style="list-style-type: none"> a) a) Ensure that they do not cause a deterioration in local air quality (including through pollutant emissions and public exposure to pollution) and water quality <u>do not conflict with National Air Quality Strategy objectives or adversely affect to a significant extent designated Air Quality Management Areas (permitted developments may be conditioned to abide by best practice);</u> b) <u>do not cause a deterioration in water quality;</u> c) ensure that light and noise pollution are where appropriate minimised; d) ensure that risks arising from contaminated land are addressed through an appropriate land investigation and assessment of risk and land remediation to ensure its suitability for the proposed use. 	To reflect national planning policy.
MAC129	EP2	New paragraph	Insert the following new paragraph within the supporting text of policy EP2: <u>In interpreting this policy in relation to water quality, due regard should be had to the provisions of Policy EP1 Water Quality and Resources.</u>	To ensure clarity in interpretation and implementation of the policy.
MAC130	EP2	6.8.18	Amend paragraph 6.8.18 as follows: 6.8.18 Air quality and its environmental, health and quality of life implications are recognised through national guidance and is reflected within the sustainability appraisal objectives and the HRA screening	To reflect the up to date position in relation to the AQMA.

			<p>report. Particular focus in terms of pollution will relate to those areas which are identified as having poor air quality. Whilst air quality in general within the County is good there is one emerging designated Air Quality Management Area (AQMA) in Llandeilo centred on Rhosmaen Street for breaching national NO₂ objectives. Whilst at the time of writing this was pending designation t The LDP recognises the issue and its implications, and will monitor the outcomes for the AQMA. There are no other AQMAs identified within the County. In addition the HRA has also identified a risk that current levels of diffuse air pollution could be having an adverse impact on the European sites across the County. It highlights that sites in the region are already at risk of suffering adverse effects from diffuse air pollution as they exceed critical loads for some pollutants.</p>	
MAC131	EP2	6.8.20	<p>Replace paragraph 6.8.20 as follows: Proposals for industrial, minerals or waste management processes (including energy from waste) will be required to provide details of an appropriate level of impact assessment including air dispersion modelling and it may be needed where the level of pollution expected is near the statutory limits, where there are a number of pollutant sources in the area, or where there are known potentially sensitive receptors in proximity or downwind of the source.</p> <p><u>The UK Air Quality Strategy sets out the standards and objectives (as referred to within policy EP2 above). The Strategy is available for download on the DEFRA website. Where appropriate, developers should have regards to its content. Reference can also be made to the below guidance:</u></p> <ul style="list-style-type: none"> • <u>Carmarthenshire, Ceredigion, Pembrokeshire and Powys County Councils Joint Work: Air Quality: A Guide for Developers (September 2012);</u> • <u>Carmarthenshire County Council: 2013 Air Quality Progress Report (June 2013).</u> 	<p>To ensure that matters relating to air quality are appropriately cross referenced.</p> <p>To remove reference to minerals or waste as a reflection that this matters is covered elsewhere within the Plan.</p>
MAC132	EP3	6.8.26	<p>Amend policy EP3 and paragraph 6.8.26 of its supporting text as follows: Proposals for development will be required to take account <u>demonstrate that</u> of the impact of surface water drainage, <u>including the effectiveness of</u> incorporating Sustainable Drainage Systems (SUDS), <u>has been fully investigated.</u> by</p> <p><u>The details and options resulting from the investigation must show that</u> there are justifiable reasons for not <u>incorporating SUDS into the scheme</u> doing so in accordance with section 8 of TAN 15.</p> <p>6.8.26 Sustainable Drainage Systems (SUDS) is a term used to describe the various approaches that can be used to manage surface water drainage in a way that mimics the natural environment in a more sustainable way than conventional drainage systems. The Flood and Water Management Act 2010 requires the use of Sustainable Drainage (SUDS) for all new housing and business development. Developments that affect the grounds ability to absorb water will on its formation require the approval of the SuDS approval body prior to construction. <u>However until such time as the SUDS Approval Boards (SABS) are in place the Authority's Technical Services (Hydrology) Department will continue to assist in the implementation of this</u></p>	<p>To ensure clarity in interpretation of the policy.</p>

			<p><u>policy. In accordance with TAN15 para 10.11, it is advisable to undertake early consultation with the relevant authority in order to achieve the best possible outcome and ensure that any systems can be subsequently adopted.</u></p>	
MAC133	EP5	6.8.38 and 6.8.39	<p>Amend paragraphs 6.8.38 and 6.8.39 of the supporting text to Policy EP5 as follows:</p> <p>6.8.38 Carmarthenshire has an extensive area of coastline, stretching from the mouth of the River Loughor to Marros. Whilst the coastline includes elements of developed and undeveloped land, this policy applies to the whole coastal area. The coastal area can be defined as areas where the land and adjacent sea are considered mutually interdependent.</p> <p>6.8.39 The undeveloped coast will rarely be considered the most appropriate location for development, and any proposals will be subject to other policies of the Plan, particularly Policy GP2 – Development Limits. <u>In this regard, EP5 does not apply to proposals situated on allocations, commitments or indeed proposals located within the development Limits of a defined settlement (Policy SP3).</u></p>	To reflect national guidance (Planning Policy Wales paras 5.7.2 and 5.8.3 refers) and to meet Test of Soundness C2. To ensure clarity in interpretation of the policy.
MAC134	EP7		<p>Include a new policy and supporting text as follows:</p> <p><u>Policy EP7 Unstable Land</u> <u>In areas where land instability is known, any development proposal must be accompanied by a scoping report to ascertain the nature of the instability.</u></p> <p><u>Where slope instability cannot be overcome satisfactorily, there will be a presumption against development. Where there are grounds for believing that active or potential slope instability that would affect a proposed development could be overcome in an environmentally acceptable manner, any planning application must be accompanied by a slope stability report.</u></p> <p><u>Unstable land occurs in different circumstances for different reasons, however, the causes of instability falls within three broad categories:- 1) the effects of underground cavities – whether of natural origin or due to mining or civil engineering works; 2) unstable slopes – these may be natural (e.g. eroding coastlines) or man-made (such as quarries, cuttings or embankments) or 3) ground compression – this may be of natural origin due to peat, alluvial, estuarine or marine soils; or due to human activities e.g. made ground, landfill or restored opencast mines; and ground subject to movement due to shrinking and swelling clays.</u></p> <p><u>Development proposals in areas where land instability is known will be dealt with on a case by case basis. A preliminary scoping report should identify the nature of the (potential) instability. The report should be sufficiently detailed in order for the local authority and other statutory agencies to ascertain whether a) there is no potential threat for a development to go ahead, b) slope instability problems cannot be overcome, or c) measures could be implemented to overcome identified problems. In the case of c, a detailed slope stability report will be required to accompany the application which:</u></p> <p><u>1. Is produced by a “competent person”, most appropriately a geotechnical specialist able to</u></p>	To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to environmental protection.

			<p><u>demonstrate relevant specialist experience in the assessment and evaluation of slope instability and;</u></p> <p>2. <u>Identifies the measures required to mitigate against the identified risk(s)</u></p>	
MAC135		6.9.3	<p>Amend paragraph 6.9.3 as follows: 6.9.3 Locally distinctive evidence underpins the Plan’s policies in respect of open space. The Carmarthenshire Greenspace Study provides an audit of provision based upon <u>informed by</u> national standards and guidance (including the NRW green space toolkit and the N.P.F.A. Six Acre Standard) as well as local information on locally significant provision sourced from the local community and/or Authority officers. It should be noted that there may be locally significant provisions that are not formally recognised in the Greenspace Study, or on the proposals/inset maps, that make an important contribution towards open space and therefore ‘local knowledge’ should also be considered when determining the significance of these spaces to the local community. The study provides a spatial context in terms of accessibility to provision and provides some useful definitions of open space. For the purposes of the LDP, open space includes: natural green space, play space and public open space, in accordance with the guidance issued within TAN 16. The Greenspace study project standards are the ones to which the County is working towards, with a <u>the</u> 2.4ha per 1000 N.P.F.A standard adopted. It should however be noted that the LDP is seeking to facilitate betterment in terms of accessibility to open space, and therefore <u>ongoing liaison will be undertaken with Leisure Services to ascertain whether the 2.8ha standard as set out within TAN 16 is achievable in due course. Furthermore, consideration can be given to issues of any impact of increasing the requirements of the standards upon development viability.</u> an aspirational standard of 2.8 ha per 1000 is included within the Plan’s monitoring framework. The study also provides a spatial appreciation of where there are potential deficiencies and surpluses in provision across the County. <u>Whilst the 2.4ha LDP standard does not match the 2.8ha TAN 16 standard, it should be noted that paragraph 2.7 of TAN16 confirms that PPW is not prescriptive and in this regard reference is made to the County’s rural/urban contrast and the locally distinctive evidence in place.</u></p>	To reflect considerations emerging through the examination and to provide additional clarity in terms of the application of open space standards.
MAC136		6.10.5	<p>Amend paragraph 6.10.5 as follows: 6.10.5 Tourism has a spatial dimension within Carmarthenshire, with the post industrial coastal area (including access to the All Wales Coastal Path) being home to large scale regional attractions such as the Millennium Coastal Park and further inland, Ffos Las Racecourse and the northern ruralised areas such as the Brechfa Forest renowned for smaller scale high quality outdoor activity offers such as mountain biking. The merits of tourism related proposals should therefore be considered in the context of the County’s spatial characteristics, with the coastal and post industrial areas to the south of the County contrasting with the rural hinterland to the north and west to provide a rich and diverse setting. Such contrasting spatial settings mean that some development proposals will inevitably focus on an open countryside setting and therefore policies ies <u>TSM3 and TSM5</u> provides a context to consider the merits of such proposals, <u>whilst TSM4 covers proposals for visitor accommodation in the open countryside.</u></p>	To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.

MAC137		6.10.7	<p>Amend paragraph 6.10.7 as follows: 6.10.7 The Plan does provide scope for existing buildings (including redundant buildings) to be utilised for tourism related uses as and where appropriate. Reference should be made to policy H8 for further guidance in terms of the renovation of derelict buildings, whilst PPW TAN 6 provides advice on rural diversification and conversion of existing buildings outside of development limits. PPW also provides guidance for conversion of existing buildings for commercial uses, Suitable consideration should be given to the feasibility of a diversification proposal, with business plans a potential means to scope out whether a proposal is justified in terms of need and demand. Reference is also made to policy TSM4.</p>	<p>To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
MAC138	TSM1		<p>Amend policy TSM1 through the deletion of criterion e as follows: e)it accords with the provisions of policy SP15 and the other policies and proposals of this plan.</p>	<p>To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
MAC139	TSM1	6.10.8	<p>Amend paragraph 6.10.8 of the supporting text to policy TSM1 as follows: 6.10.8 Proposals for new static caravan and chalet sites which accord with the above will be further considered in light of policy SP15 and the policies and provisions of this plan. Enhancements and extensions may incorporate appropriate and acceptable variations in a site licence to allow a modest increase in static caravan or chalet numbers.</p>	<p>To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
MAC140	TSM1	6.10.9	<p>Amend paragraph 6.10.9 of the supporting text to policy TSM1 as follows: 6.10.9 In terms of meeting accommodation need, there is no evidence that a significant increase in the number of static caravan and chalet sites is appropriate given their potential amenity and landscape impact and their primary function as seasonal provision only. Proposals for new build holiday and self catering accommodation will be considered against the provisions of Policies SP15 and TSM4.</p>	<p>To reflect considerations emerging through the examination and to provide additional clarity in the</p>

				interpretation and implementation of the policies and provisions of the Plan in relation to tourism.
MAC141	TSM1	6.10.10	<p>Amend paragraph 6.10.10 of the supporting text to policy TSM1 as follows:</p> <p>6.10.10 In applying policies TSM1, and TSM2 <u>and TSM4</u> occupancy conditions will be utilised to ensure that units of holiday accommodation are used for that and no other purpose.</p>	To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.
MAC142	TSM2		<p>Amend policy TSM2 through the deletion of criterion e as follows:</p> <p>e) it accords with the provisions of policy SP15 and the other policies and proposals of this plan.</p>	To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.
MAC143	TSM2	6.10.13	<p>Amend paragraph 6.10.13 of the supporting text to policy TSM2 as follows:</p> <p>6.10.13 The focus in the LDP is on supporting accommodation which can fit satisfactorily within its settings and also support the local economy all year round. In this regard, policy TSM2 above supports touring caravanning and tent sites where appropriate. In terms of the location of any new sites, reference should be given to the location hierarchy outlined in SP15, with policy TSM3 providing for the consideration of appropriate tourism developments in the open countryside. The viability and need for new sites should be established, with a clear rationale demonstrated in terms of location and compliance with wider plan policies.</p>	To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.

MAC144	TSM3		<p>Amend policy TSM3 as follows: Policy TSM3 <u>Small Scale</u> Tourism Development in the Open Countryside <u>Proposals for small scale attractions/facilities in the open countryside; including appropriate extensions to existing facilities, will be approved where:</u> Tourism proposals located outside the Development Limits of a defined settlement (Policy SP3) will be permitted where:</p> <ul style="list-style-type: none"> a) there is no suitable site available within the Development Limits of any nearby defined settlement; b) the site is directly related to a defined settlement; c) the countryside location is essential and the proposal is highly dependant on the attributes of the site; d) the proposal includes a supporting statement demonstrating a clear and justifiable need for the development to be located at that given location; e) where appropriate, the development will increase the vitality, sustainability and environmental quality of the site; f) there will be no adverse effects on the surrounding landscape/townscape or the setting and integrity of the historic environment. <p>Proposals which include a need for ancillary structures should demonstrate that a sequential approach has been considered commencing with the re-use of existing buildings, followed by the need to construct new buildings. New buildings will only permitted where they are appropriate in terms of their siting, need and scale.</p>	<p>To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
MAC145	TSM3	6.10.16	<p>Amend paragraph 6.10.16 and new paragraph proposed through FCT96 of the supporting text to policy TSM3 as follows:</p> <p>6.10.16 Policy TSM3 provides flexibility in providing the opportunity for the emerging outdoor activity tourism sector to be supported without compromising the social, economic and environmental integrity of the County. All proposals for development should firstly be considered against policy SP15 which sets the overarching policy framework for tourism opportunities in the countryside.</p> <p>Proposals for static caravan and chalet sites should be considered against policy TSM1 whilst proposals for touring caravan and tent sites should be considered against policy TSM2. In interpreting policy TSM3 it should be noted that tourism proposals includes new, as well as extensions to existing facilities. <u>Extensions to existing facilities should be subordinate in scale and function to the existing facility and proposals that constitute substantive extensions should be construed as new development. Major tourism proposals in the open countryside are subject to TSM5.</u></p>	<p>To reflect considerations emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
MAC146	New policy		<p>Insert the following new policy and supporting text in relation to major tourism proposals in the open countryside:</p>	<p>To reflect considerations</p>

		<p><u>TSM5 Major Tourism proposals in the Open Countryside</u> <u>Proposals for large scale attractions/facilities in the open countryside; including appropriate extensions to existing facilities, will be approved where:</u></p> <p><u>(i) They are compatible in terms of location, siting, design and scale and;</u> <u>(ii) They enjoy satisfactory access to the primary and core highway network, and will not result in traffic generation to the detriment (capacity) of the local transport network and are serviceable by public transport, walking and cycling and;</u> <u>(iii) They are economically viable propositions that contribute towards enhancing the diversity, quality and economic sustainability of the County's tourism offer thus leading to demonstrable economic benefit and;</u> <u>(iv) where appropriate, the development will increase the vitality, sustainability and environmental quality of the site;</u> <u>(v) They will not materially and adversely impact upon the social, cultural, economic and environmental qualities and characteristics of the site and/or County and;</u> <u>(vi) It is fully demonstrated that there is no suitable site available within the development limits of a defined settlement (policy SP3) and that the countryside location is essential with the proposal highly dependent upon the attributes of the site.</u></p> <table border="1" data-bbox="566 783 1700 911"> <tr> <td>Strategic Objective Supported:</td> </tr> <tr> <td>SO1, SO2, SO4, SO7, SO8, SO9, SO11 and SO12</td> </tr> <tr> <td><i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i></td> </tr> </table> <p><u>Policy TSM5 provides for the consideration of large scale proposals in the open countryside. Whilst the emphasis within the LDP is focused upon delivering development in accordance with the locational hierarchy (SP15), flexibility is required to allow for consideration of large scale proposals in the open countryside that will accrue demonstrable economic and wider benefits without resulting in unacceptable harm. It should be noted that TSM5 refers to proposals for the extension of existing facilities located within the open countryside as well as to proposals for new development.</u></p> <p><u>Extensions to existing facilities should be subordinate in scale and function to the existing facility and large scale extensions should be construed as new development.</u></p> <p><u>Notwithstanding the above, policy TSM5 provides a clear emphasis on proposals fully demonstrating that an open countryside location is essential. Furthermore, it is stated that there should be no demonstrable social, economic and environmental harm arising from the proposal and that satisfactory levels of accessibility are in place.</u></p>	Strategic Objective Supported:	SO1, SO2, SO4, SO7, SO8, SO9, SO11 and SO12	<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>	<p>emerging through the examination and to provide additional clarity in the interpretation and implementation of the policies and provisions of the Plan in relation to tourism.</p>
Strategic Objective Supported:						
SO1, SO2, SO4, SO7, SO8, SO9, SO11 and SO12						
<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>						

MAC146a		6.11.9	<p>Amend paragraph 6.11.9, 6.11.10 and 6.11.11 as follows:</p> <p>6.11.9 Ongoing discussions are taking place with the City & County of Swansea and Neath Port Talbot County Borough Council regarding apportionment and sharing reserves. A TOTAL of <u>approximately</u> 94.26 million tonnes of hard rock reserve is held jointly between Carmarthenshire and its two neighbours.</p> <p>6.11.10 The South Wales Regional Technical Statement (RTS) (<u>2014</u>) states that: NPT requires 7.9 to 8.4 <u>14.75</u> million tonnes over 45 years <u>the period 2011 to 2036</u> Swansea requires 13.1 to 13.9 million tonnes <u>no allocation</u> over 45 years <u>the period 2011 to 2036</u> Carmarthenshire requires 40.5 <u>26.75</u> million tonnes over 45 years <u>the period 2011 to 2036</u></p> <p>6.11.11 Therefore assuming the worst case scenario, this gives a total requirement of 32.8 <u>41.5</u> million tonnes which is well within the range of the available reserves in the 3 LPA areas. The evolving cross border arrangement will be monitored closely and when finalised will be reflected in the Plan accordingly.</p>	To ensure the Plan is up-to-date and reflective latest data.
MAC147		6.11.13	<p>Paragraph to be revised as follows:</p> <p>6.11.13 For the purposes of maintaining a supply of land based sand and gravel, resources of sand and gravel based on the recent National Mineral Resource Map of Wales <u>Aggregate Safeguarding Map for South West Wales</u> produced by the British Geological Survey (BGS) have been identified on the Proposals Map (see Policy MPP34). In respect of potential interest from the Minerals Industry, the <u>safeguarding resource</u> maps will be recommended as a first point of reference. Early discussion with the Authority is advised as regards the potential merits of particular sites. Applications for sand and gravel extraction will be determined in respect of policy MPP1.</p>	To ensure the Plan is up-to-date and reflective latest data and guidance.
MAC148	MPP2		<p>Amend supporting text to Policy MPP2 as follows:</p> <p>6.11.16 There are two separate motivations for buffer zones: firstly, to safeguard mineral reserves for future working, by ensuring that they are not sterilised by alternative development; and secondly to safeguard the amenity of property owners living near quarries.</p> <p>6.11.17 The buffer zone distances of 200m (minimum) around hard rock quarries and 100m (minimum) around sand and gravel extraction sites are set out in Minerals Technical Advice Note (MTAN) 1: Aggregates, and 500m buffer zone around coal working sites is set out MTAN 2: Coal. Exceptions to these distances will be considered in accordance with the provisions set out in MTANs 1 & 2.</p> <p>6.11.18 MPPW emphasises that within buffer zones, there should be no new mineral extraction or new sensitive development (including residential areas, hospitals and schools) except where the site of the new development in relation to the mineral operation would be located within or on the far side of an existing built up area which already encroaches into the buffer zone.</p>	To reflect considerations emerging through the examination.
MAC149	MPP3		<p>Amend policy and supporting text as follows:</p> <p>Policy MPP3 Mineral Safeguarding Resources of minerals highlighted on the Proposals Map, including limestone, sandstone, slate and mudstones, igneous, sand and gravel, and coal will be safeguarded from other types of permanent</p>	To reflect considerations emerging through the examination.

~~development which would sterilise them.~~

Strategic Objective Supported:
SO2, SO4, SO5, SO10, SO11 and SO13
<i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i>

~~6.11.19 MPPW stresses the importance of safeguarding access to mineral deposits that society may need in the future. This, however, does not necessarily indicate a presumption in favour of working the deposits, merely that the location of the mineral is known.~~

~~6.11.20 If a non-mineral development was proposed within a safeguarded area, it would have to be shown that there is an overriding need for that development in that location which outweighs the need to safeguard the resource. MPPW paragraph 13 stresses that the potential for extraction of mineral resources prior to undertaking other forms of development must be considered. MTAN2: Coal sets out further guidelines in terms of prior extraction of coal resources (see paragraph 6.11.29, below).~~

~~6.11.21 Any future mineral extraction proposal on areas containing safeguarded mineral resources would have to satisfy the criteria set out in Policy MPP1 and should not have any significant adverse impacts upon the amenity of local residents or on the environment. The Council will prepare SPG in relation to mineral safeguarding to provide additional clarification on this matter (see Appendix 5)~~

~~6.11.22 **Non-energy minerals: Aggregates:** Aggregates are classified into hard rock and sand and gravel. All aggregate sites with extant planning permission for mineral extraction are identified on the proposals map and are listed in **appendix 7**. These sites contribute in excess of the required 10 year land bank supply required for hard rock aggregates stipulated in MTAN1: Aggregates. The Plan does not therefore identify land for future mineral working in respect of this resource.~~

~~6.11.23 Notwithstanding that fact that the County has sufficient permitted reserves of hard rock aggregate, in accordance with MPPW, areas to be safeguarded for their mineral resources have been identified on the Proposals Map. This data has been supplied by BGS and forms part of the National Mineral Resource Map of Wales. The resources have been broken down into hard rock resources (limestone, sandstone, igneous and slate and mudstones). Sand and gravel resources are also identified on the Proposals Map. In light of the fact that the County has only one operational sand and gravel extraction site, the resources identified on the Proposals Map will enable potential future extraction sites to be identified should the need arise over the~~

			<p>Plan period.</p> <p>6.11.24 At present there are no marine wharves within the County. Potential future proposals, where acceptable, will be protected to safeguard marine sand and gravel supply route(s) into the area.</p> <p>6.11.25 Energy minerals: Coal: Fossil fuels will remain an important resource in ensuring flexibility in respect of electricity generation in the future. Alternative sources of energy such as wind or nuclear cannot fulfil the role currently provided by fossil fuels in catering for the fluctuating demands for electricity.</p> <p>6.11.26 The UK Low Carbon Transition Plan White Paper (2009) states that: <i>“Coal and gas will remain important to ensure our electricity supply is reliable and secure as we move towards greater dependence on intermittent sources like wind...The UK needs to maintain security of supplies of fossil fuels, which will remain an essential input to our electricity supplies for many years to come. Around a third of this is supplied by the UK coal industry.”</i></p> <p>6.11.27 Carmarthenshire contains coal resources which are capable of extraction by surface mining operations. The Proposals Map identifies the surface coal resource areas.</p> <p>6.11.28 Policy MPP3 sets out to safeguard these identified coal resources to ensure that they are not unduly sterilised by new development. However, this does not indicate an acceptance of working the deposits in the future. Future proposals for extraction of the coal resource will need to satisfy the criteria set out in Policy MPP1 and should, where appropriate be accompanied by a Health Impact Assessment. In addition, reference should be made to MTAN 2: Coal (paragraph 29) which states that coal working will generally not be acceptable within 500 metres of settlements.</p> <p>6.11.29 If a non mineral related development is proposed in an area of coal resource, whether or not the resource is safeguarded, then prior extraction of the coal resource would be encouraged. As well as providing mineral resource and consequently enabling non related developments to potentially go ahead, prior extraction of coal also has the benefit of removing any potential land instability problems in the process.</p> <p><u>Policy MPP3 Mineral Safeguarding</u> <u>Planning permission will not be granted for development proposals where they would permanently sterilise resources of aggregates and coal identified within the mineral safeguarding areas (areas of search) identified on the proposals map unless:</u></p> <p><u>a. The applicant can demonstrate that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable (including compromising amenity and social considerations); or</u></p>	
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MAC150	MPP4	6.11.24 – 6.11.26	<p>Insert the following new policy and supporting text (consequential changes to the numbering of subsequent policies): <u>Policy MPP4 Coal Extraction Operations</u> <u>Coal extraction operations will generally not be acceptable within 500 metres of the development limits of identified settlements in the LDP, or within International and National Designations of environmental and cultural importance, unless they are considered to be exceptions as set out in paragraph 49 of Minerals Technical Advice Note (MTAN) 2: Coal.</u></p> <p>Strategic Objective Supported:</p>	To reflect considerations emerging through the examination.

			<p>SO2, SO4, SO5, SO10, SO11 and SO13</p> <p><i>This policy should be read in conjunction with other relevant policies and proposals of this LDP.</i></p> <p><u>6.11.24 Primary and secondary coal resources are identified and safeguarded on the proposals map, subject to the provisions of MPP3. Where proposals seek to extract the resource from within 500 metres of settlements, it would be the responsibility of the developer to establish whether their proposal satisfies any of the exceptional circumstances set out in MTAN 2.</u></p> <p><u>6.11.25 Proposals for the extraction of the coal resource will need to satisfy the criteria set out in Policy MPP1 and should, where appropriate be accompanied by a Health Impact Assessment.</u></p> <p><u>6.11.26 If a non mineral related development is proposed in an area of coal resource, whether or not the resource is safeguarded, then prior extraction of the coal resource would be encouraged. As well as providing mineral resource and consequently enabling non-mineral related developments to potentially go ahead, prior extraction of coal also has the benefit of removing any potential land instability problems in the process.</u></p>	
MAC151	MPP5	6.11.30 & 6.11.31	<p>Amend policy and supporting text as follows:</p> <p>Policy MPP54 Aggregate Alternatives Proposals for operations which facilitate the use of secondary aggregate or recycled materials by the construction industries will be supported.</p> <p>Proposals for such operations should demonstrate that a sequential approach has been considered commencing with existing active mineral or appropriate construction sites, followed by B2 employment land allocations where they form part of a waste transfer station or materials recycling facility capable of dealing with construction and demolition waste (see Policy SP12).</p> <p>Any proposal would need to satisfy the criteria contained within Policy MPP1 as well as the other policies and provisions of this plan.</p> <p>6.11.30 The use of alternative or recycled materials enables primary resources to be conserved. Construction, demolition and excavation wastes in particular offer a significant potential source of alternative aggregate material. This includes crushed or other material suitable for use as aggregates, recovered from construction projects, or the demolition of buildings and structures. It may be crushed on site (and reused on-site, or sold off-site) or taken to a depot and processed for reuse. MPPW notes that insufficient recycling facilities have been a factor in constraining development in this field to date. MPPW and the RWP both stress the need for development plans to encourage the recycling of construction and demolition wastes as well as mineral and industrial wastes, by making provision for storage and processing of inert materials arising from construction and demolition operations.</p>	To reflect considerations emerging through the examination.

			<p>6.11.31 Potential depots Proposals for recycling construction, demolition and excavation waste on B2 sites may be viewed as ‘bad neighbour’ operations must ensure compatibility with existing industrial and commercial activities. Appropriateness to surrounding uses would be therefore be a critical factor in the assessment of any proposal, as well as its accordance with the criteria set out in Policy MPP2.</p>	
MAC152		6.12.3	<p>Revise paragraph as follows: 6.12.3 National Planning Guidance in respect of Waste Management is set out in PPW, Edition 65 and supplemented by TAN 21: Waste’ (February November 2014) and relevant Circulars. These documents adhere to the principles set out in WG’s the Overarching National Waste Strategy Document for Wales ‘Towards Zero Waste’ ‘Wise about Waste’ (June 201002).</p>	To reflect updated national policy and guidance.
MAC153		6.12.4	<p>Revise paragraph as follows: 6.12.4 The national agenda in respect of waste management is evolving rapidly. The new Strategy for Wales entitled Towards Zero Waste (June 2010) builds upon the success of Wise About Waste by setting out a long term framework for waste management and resource efficiency, from now till 2050.</p>	To reflect updated national policy and guidance.
MAC154		6.12.5	<p>Revise paragraph as follows: 6.12.5 In accordance with European legislation, two of the foremost being the ‘Waste Framework Directive’ and the ‘Landfill Directive’, Towards Zero Waste Strategy for Wales sets out the framework for a more sustainable and integrated approach to waste management. This requires a more efficient consumption of natural resources in order to reduce the amount of waste produced, the utilisation of a mixture of waste management options, therefore avoiding over-reliance on landfill, and the effective protection of the environment. A key principle in shaping sustainable waste management is the waste hierarchy, as defined in Policy SP12.</p>	To reflect updated national policy and guidance.
MAC155	WPP2		<p>Revise paragraph as follows: Policy WPP2 – Waste Management Facilities Outside Development Limits. Proposals for waste management operations not considered under policies SP12 and WPP1 will only be permitted, where there would be no significant adverse impacts on the environment, human health, local amenity and the local transport network. Proposals should, wherever possible, demonstrate how the waste hierarchy has been adhered to (see Policy SP12). Proposals will also be required to accord with the policies and provisions of this Plan.</p> <p><u>Proposals should set out clearly how the potential visual impact of operations will be minimised through good quality design.</u></p> <p>An appropriate scheme for the enhancement and beneficial restoration and aftercare of the land should form part of any development proposal.</p>	To reflect considerations emerging through the examination.
MAC156		6.12.11	<p>Revise paragraph as follows: 6.12.11 Proposals for ‘in-building’ waste facilities on sites outside development limits will be considered under this policy. Whilst B2 employment sites are generally the most favourable locations for such</p>	To reflect considerations emerging through the

			<p>activities, there are instances where appropriate sites can be found at some distance from settlements. <u>Whilst B2 employment sites are generally the most favourable locations for 'in-building' waste facilities, in instances where proposals for such operations are submitted on sites outside development limits, this policy will apply.</u> Sites would have to be sustainably located close to a principle highway network (as in the case of the Nantycaws Waste Site). The waste industry is largely market-led; consequently the consideration of potential future proposals for such facilities on non B2 sites will enable greater flexibility in terms of choice of locations.</p>	examination.
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Change Ref No.	Policy:	Paragraph:	Proposed Change:	Reason/Comment:
Chapter 7: Implementation and Monitoring				
MAC157			Revise Chapter 7: Implementation and Monitoring. See Appendix 7 of this schedule for the revisions to the chapter.	To reflect considerations emerging through the examination and to ensure the content of the Plan is up-to-date and relevant.

Change Ref No.	Policy:	Paragraph:	Proposed Change:	Reason/Comment:
Chapter 8: Glossary of Terms				
MAC158			Amend the Glossary of Terms through the deletion of the definition for white land.	In the interests of clarity and in recognition that the potential development contribution of such areas will now be considered as part of a windfall allowance.

MAC159			<p>Amend the definition for 'Windfall Sites' within the Glossary of Terms as follows:</p> <p>Unidentified sites which for various reasons become available for development, particularly relevant to housing development.</p> <p><u>A site not specifically allocated for development which becomes available for development during the lifetime of a plan.</u></p>	<p>In the interests of clarity and in recognition that the potential development contribution of such sites may emerge from a range of sources including small sites.</p>
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Change Ref No.	Policy:	Paragraph:	Proposed Change:	Reason/Comment:
Appendices				
MAC160			<p>Amend Appendix 1 – Settlement Hierarchy – Role and Function of Settlements as set out in Appendix 6 of this schedule.</p>	<p>To reflect considerations emerging through the examination. To ensure the Plan is up-to-date and incorporates consequential changes as a result of the provisions of this schedule.</p>
MAC161			<p>Amend LDP Appendix 2 – Strategic Sites as set out in the Appendix 3 of this schedule.</p>	<p>To reflect the need that the Plan should read as though it is adopted.</p> <p>To ensure the Plan is up-to-date and incorporates consequential changes as a result of the</p>

				provisions of this schedule.																																										
MAC162			<p>Amend the list of SPG as contained within Appendix 5 as follows:</p> <table border="1"> <thead> <tr> <th>Supplementary Planning Guidance</th> <th>Indicative Date for Production</th> </tr> </thead> <tbody> <tr> <td>Affordable Housing</td> <td><u>Adopted</u></td> </tr> <tr> <td>Caeau Mynydd Mawr SAC</td> <td><u>Adopted</u></td> </tr> <tr> <td>Phasing</td> <td>Concurrent with LDP production</td> </tr> <tr> <td>Welsh Language</td> <td><u>Adopted</u></td> </tr> <tr> <td>Planning Obligations</td> <td><u>Adopted</u></td> </tr> <tr> <td>Adaptation and Re-Use of Buildings in Rural areas for Residential Development</td> <td><u>Adopted</u></td> </tr> <tr> <td>Design</td> <td>Within 5 months of adoption</td> </tr> <tr> <td>SUDS</td> <td>Within 5 months of adoption</td> </tr> <tr> <td>Nantycaws Waste Management Site</td> <td>Within 5 months of adoption</td> </tr> <tr> <td>Minerals Safeguarding</td> <td>Within 5 months of adoption</td> </tr> <tr> <td>TAN8 Area G: Brechfa Forest</td> <td>Within 7 months of adoption</td> </tr> <tr> <td>Landscape and SLA design guide</td> <td>Within 7 months of adoption</td> </tr> <tr> <td>Archaeology</td> <td>Within 7 months of adoption</td> </tr> <tr> <td>General Renewable Energy</td> <td>Within 9 months of adoption</td> </tr> <tr> <td>Rural Enterprise</td> <td>Within 9 months of adoption</td> </tr> <tr> <td>Biodiversity (including SINCs)</td> <td>Within 12 months of adoption (continually monitored pending ongoing designations)</td> </tr> <tr> <td>Locally Important Buildings</td> <td>Within 15 months of adoption</td> </tr> <tr> <td>Trees, Landscaping and Development</td> <td>Within 15 months of adoption</td> </tr> <tr> <td>Open Space Requirements for New Developments</td> <td>Within 15 months of adoption</td> </tr> <tr> <td>Site specific Development Briefs</td> <td>Ongoing</td> </tr> </tbody> </table>	Supplementary Planning Guidance	Indicative Date for Production	Affordable Housing	<u>Adopted</u>	Caeau Mynydd Mawr SAC	<u>Adopted</u>	Phasing	Concurrent with LDP production	Welsh Language	<u>Adopted</u>	Planning Obligations	<u>Adopted</u>	Adaptation and Re-Use of Buildings in Rural areas for Residential Development	<u>Adopted</u>	Design	Within 5 months of adoption	SUDS	Within 5 months of adoption	Nantycaws Waste Management Site	Within 5 months of adoption	Minerals Safeguarding	Within 5 months of adoption	TAN8 Area G: Brechfa Forest	Within 7 months of adoption	Landscape and SLA design guide	Within 7 months of adoption	Archaeology	Within 7 months of adoption	General Renewable Energy	Within 9 months of adoption	Rural Enterprise	Within 9 months of adoption	Biodiversity (including SINCs)	Within 12 months of adoption (continually monitored pending ongoing designations)	Locally Important Buildings	Within 15 months of adoption	Trees, Landscaping and Development	Within 15 months of adoption	Open Space Requirements for New Developments	Within 15 months of adoption	Site specific Development Briefs	Ongoing	<p>To reflect the need that the Plan should read as though it is adopted.</p> <p>Also to reflect the deletion of Policy GP5 and the removal of the need to prepare an SPG on Phasing.</p> <p>To reflect the removal of the requirement to prepare SPG in relation to Mineral Safeguarding.</p>
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MAC163			Delete Appendix 11 – Small Sites Allowance as proposed through Focused Change FCT20.	Deletion reflects inclusion of information within table accompanying policy SP5.																																										

Change Ref No.	Policy:	Paragraph:	Proposed Change:	Reason/Comment:
General Matters				
MAC164			Amend reference in relation to Planning Policy Wales to reflect publication of Edition 6. Where applicable references within the LDP to paragraphs and sections contained within PPW will also be amended.	To reflect the publication of the PPW Edition 6.
MAC165		Figure 6	Amend Carmarthenshire Local Development Plan Key Diagram to reflect the amendments proposed through the focused changes and these matters arising changes (see appendix 4 of this schedule).	To ensure the Plan is up-to-date.
MAC166			To address any typographical or grammatical errors.	In the interests of accuracy.
MAC167			Amend the Plan to ensure appropriate cross referencing is applied.	In the interests of accuracy.
MAC168			Amend the Plan to reflect consequential changes to Policy and paragraph numbers resulting from the amendments to this schedule and that contained within the Focused Changes to the Deposit LDP.	In the interests of accuracy.

Appendix 1 – MAC1

1. Introduction

1.1 The Local Development Plan

1.1.1 The provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005, place ~~d~~s a requirement on Carmarthenshire County Council as the Local Planning Authority to prepare a ~~this~~this LDP for its administrative area. ~~This~~This LDP sets out the Authority's policies and proposals for the future development and use of land. This LDP supersedes the existing Unitary Development Plan (UDP) and is used to guide and control development providing the foundation for consistent and rational decision making. In doing so, it provides a measure of certainty about what kind of development will, and will not, be permitted in particular locations during the Plan period. The Plan area excludes that of the County contained within the Brecon Beacons National Park where the Park Authority should be contacted in respect of the development plan and development proposals in that area.

1.1.2 The planning system has a fundamental role in delivering sustainable development in Wales. It must help in the process of balancing and integrating conflicting objectives in order to meet current development needs while safeguarding those of the future (PPW: Para 4.4.62, Edition 56). This LDP therefore aims to provide a framework that recognises the needs of the area be they social, environmental or economic. In doing so it seeks to contribute towards the achievement of sustainable development by setting out policies and proposals which reflect those sustainability objectives as developed through national policy and through the SA/SEA process. In seeking to achieve this it sets out a framework for the development and use of land and also for the protection of the environment. It also guides and facilitates investment decisions as well as the delivery of services and infrastructure. It determines the level of provision and location of new housing, employment opportunities and other uses, and sets the framework for considering all land use proposals during the plan period.

1.1.3 In developing and understanding emerging issues, options and objectives, due regard ~~has been~~ was given to national and regional planning policy and guidance. Regard ~~was also~~ been given to relevant strategies, background documents and a robust evidence base in the formulation of the Plan.

1.1.4 ~~The~~is LDP represents one of the ~~two~~four key strategies which the Authority is statutorily required to prepare, ~~the others being~~ the Integrated Community Strategy; ~~the Community Strategy, the Children and Young Peoples Strategy and the Health, Social Care and Well-being Strategy, all of which are now being prepared within Carmarthenshire as part of an Integrated Community Strategy.~~

1.2 Carmarthenshire Local Development Plan

1.2.1 ~~In compiling this Plan, the Council~~ has met all regulatory and procedural requirements, including taking the Plan through an independent Examination. ~~, as part of the preparation of the LDP, was required under Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 to produce a Deposit LDP for public inspection and with representations invited on its contents.~~

1.2.2 ~~The~~is LDP takes forward the ~~evidence gathering, stakeholder engagement and Pre-Deposit Work undertaken, including that contained within the Preferred Strategy and seeks to develop on the~~provides strategic direction through land use policies and proposals (including the allocation of land for development).

1.2.3 The is LDP consists of a written statement and a proposals map detailing its policies and proposals on a geographical base.

1.2.4 The structure and format for the LDP is as follows ~~and is consistent in terms of content with that set out within the Delivery Agreement (DA):~~

Chapter 1 - Introduction: General background information regarding the Carmarthenshire LDP including outlining the role of the SA/SEA and HRA in the plan-making process.

Chapter 2 – Policy Context: Sets out the LDPs alignment with, and regard to National, Regional and Local policy context.

Chapter 3 – Key Issues and Drivers: Outlines the LDP Issues identified in relation to the LDP emerging from the Pre-Deposit stages.

Chapter 4 – Vision and Strategic Objectives: Presents the LDP's Vision and accompanying Strategic Objectives conveying the sort of place that it is envisaged Carmarthenshire should become. It is the role of the Strategic Objectives to set the context for the delivery of the vision.

Chapter 5 – Strategy and Strategic Policies: Outlines the LDP strategic direction which together with the spatial and settlement framework and the strategic policies provides the context for detailed, specific policies.

Chapter 6 – Specific Policies: Detailed policies dealing with specific policy areas and providing general development management policies against which all development proposals within the County will be assessed. These policies set out residential, employment and other land use allocations, areas designated for specific protection, and policies (including criteria policies) guiding the use of land and development within the Plan area. They form a firm basis for the rational and consistent consideration of planning applications and appeals. Policies are aligned to the strategic policies and include a reasoned justification.

Chapter 7 - Implementation and Monitoring: Identifies and incorporates key targets and details on the Plan's performance and measures on how it will be monitored.

Appendices: Technical and background information providing detail to support ~~and justification for the content of the Plan, or to provide information to assist in its interpretation.~~

Proposals Map on a Geographical Base: The Proposals Map together with inset maps of specific settlements or development areas identify polices and proposals on a geographical base.

1.3 The Local Development Plan Process

1.3.1 The preparation of the LDP involves a number of key stages. It commenced with the Delivery Agreement (DA) as agreed by the Welsh Government in August 2007 (and as revised October 2010 and August 2013) and culminates d in the Examination in public between February and May 2014 and the Plans in the subsequent adoption of the plan on the ++. ~~The DA set out the Authority's timetable for plan preparation together with the Community Involvement Scheme (CIS) which indicates how and when individuals and organisations can/should become involved in the plan making process. Revisions to the timetable for the preparation of the Carmarthenshire LDP were agreed in July 2010 with a further revision agreed and published in August 2013 which is available on the Council website.~~

1.3.2 The LDP evolved and developed following its commencement in 2007 through to its adoption in 2014 and has proceedinged through the Key Stages set out below:- ~~The key stages in the preparatory process are as follows:~~

Key Stage 1 – Delivery Agreement (LDP Reg. No. 5 -10)

Key Stage 2 – Pre-Deposit – Preparation and Participation (LDP Reg. No. 14)

Key Stage 3 – Pre-Deposit Public Consultation (LDP Reg. No. 15, 16)

Key Stage 4 – Deposit Local Development Plan (LDP Reg. No. 17 - 21)

Key Stage 5 – Submission to WG for Examination (LDP Reg. No. 22)

Key Stage 6 – Independent Examination (LDP Reg. No. 23)

Key Stage 7 – Receipt and Publication of the Inspector's Report (LDP Reg. No. 24)

Key Stage 8 – Adoption (LDP Reg. No. 25)

Key Stage 9 – Monitoring and Review (LDP Reg. No. 37)

1.3.3 The LDP ~~has been~~ **was** prepared with regard to other spatial and thematic documents and strategies produced at a national and regional level, together with those with a local emphasis. The Plan's preparatory process recognised the importance attached to corporate compatibility and synergy, along with the need to consider the relationship between the LDP and the **Integrated** Community Strategy. The LDP is also integral to the Council's Corporate Strategy.

1.3.4 The Council ~~has sought, in the preparation of the Pre-Deposit LDP, to collect~~ **ed** and analysed relevant economic, social and environmental information in order to provide a factual evidence base for the Plan (Key Stage 2). ~~This~~ **Such** evidence ~~has been~~ **was** continually developed to inform the plan-making process and ~~has~~ incorporated publication and consultation on a range of documents including discussion and topic papers relating to key policy issues.

1.3.5 The Preferred Strategy (Key Stage 3) was published **for consultation** in November 2009 for consultation. ~~The Preferred Strategy~~ **and** incorporated a Vision statement, ~~Strategic Options, and Strategic Policies.~~ It also set out:

- a summary of the process to date and the considerations and/or drivers identified during the process;
- the national, regional and local context within which the Plan was being prepared;
- an examination of the key issues and drivers;
- the LDP vision and objectives;
- the development and assessment of the strategic options and the requirements for change and growth;
- the Preferred Strategy itself;
- the strategic policies for implementing the strategy and the linkages to the objectives.

~~1.3.6 Consultation responses were, where applicable, used to inform subsequent stages in the preparation of the LDP.~~

1.4 Sustainability Appraisal/Strategic Environmental Assessment

1.4.1 The undertaking of a Sustainability Appraisal (SA) ~~is~~ **was** an integral part of LDP preparation and is mandatory under the provisions of the Planning and Compulsory Purchase Act 2004. The SA considered ~~ed~~ the LDP's social and economic effects as well as the environmental aspects. In accordance with the EU Strategic Environmental Assessment Directive (2001/42/EC) and as part of the LDP's preparatory process, the Authority ~~has been~~ **was** required to undertake a formal environmental assessment of plans and programmes which are likely to have significant effects on the environment.

1.4.2 The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) facilitated a rigorous examination of the sustainability issues, challenges and opportunities (including environmental problems as required by the SEA directive) facing Carmarthenshire. In doing so it ~~has informed and been~~ **was** interwoven into the preparation of the LDP. It ~~has been~~ **was** central to the development of the Issues and Objectives as well as the identification of a strategy and, indeed, to the LDP document. It should be noted that in addition to formal stages of consultation, ~~ongoing liaison has been~~ **was** undertaken with relevant agencies (particularly with statutory consultee bodies and neighbouring Authorities).

1.4.3 Detailed guidance on conducting an integrated SA (ODPM guide: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005)) defines five main stages in conducting a SA used in the preparation of the LDP:

Stage A – setting the context and objectives, establishing the baseline and determining the scope;

Stage B – developing and refining options and assessing effects;

Stage C – preparing the SA report;

Stage D – consulting on the preferred option of the development plan and SA Report;

Stage E – monitoring significant effects of implementing the development plan.

~~1.4.4 The following stages in the preparation of the SA/SEA associated with the Carmarthenshire LDP have been completed:~~

~~(a) Publication of the SA/SEA Scoping Report for the LDP in September 2008 which developed the SA objectives and framework in accordance with Stage A of the SA-SEA stages outlined above.~~

~~(b) Publication of the initial SA-SEA report for the LDP in November 2009 (alongside the other pre-deposit documents including the Preferred Strategy) which provided commentary and compatibility testing of the LDP Strategic Objectives, Spatial Options and Strategic Policies against the SA Framework and provided an important first step towards completing stage B of the SA-SEA stages. The SA-SEA has thereby provided an iterative and underpinning role in the development of the Carmarthenshire LDP.~~

~~(c) An SA report was prepared alongside the Deposit Plan which included an iterative and comprehensive assessment of emerging policies, site allocations and population growth scenarios. An appendix, demonstrating the various publicity and stages of community involvement undertaken in respect of the SA-SEA, is included within the LDP Statement of Consultation report. The publication of this document allowed for the completion of Stages B and C of the SA-SEA stages outlined above. Following publication of the deposit LDP for consultation and the introduction of focused changes, Stage D was completed and the final SA Report was formulated. Stage E (monitoring) will be undertaken as part of the wider monitoring of the Plan.~~

1.5 Habitat Regulations Assessment

1.5.1 In accordance with European Directive 92/43/EEC (The Habitats Directive) competent authorities are required to undertake an Appropriate Assessment (AA) when a land use plan, either alone or in combination with the effects of other plans or projects, is likely to have a significant effect on one or more European designated sites. In preparing their LDPs, local planning authorities the Council are **as** required to endeavour to adapt their plans Plan to ensure that the integrity of the European Designated sites is would not be adversely affected. The Habitats Regulation Assessment (HRA) covers the following:

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

1.5.2 The HRA, whilst not forming part of the SA/SEA, has was also been prepared in parallel with the LDP as an integrated, iterative process. The HRA It has played a pivotal an important role in the formulation of the LDP and this its policies and provisions. Plan In this respect the LDP presents policies and proposals to guide and validate its contents, ensuring not only which ensure that the requirements of the regulations are met satisfied, but and that the integrity of the European Designated sites are not adversely affected. It should be noted that in addition to formal stages of consultation, ongoing liaison has been was undertaken with relevant agencies (particularly statutory consultee bodies and neighbouring Authorities).

1.5.3 ~~The HRA follows an iterative process providing an ongoing assessment and sounding board for the Plan. Information on the guidance followed in the undertaking of the HRA is provided within the Screening Report. The following stages in the preparation of the HRA associated with the Carmarthenshire LDP have been undertaken to date:~~

~~(a) Publication of the HRA Screening Report for the LDP in November 2009 alongside the other pre-deposit documents (including the Preferred Strategy, which completed the first part of the HRA process by providing a constraints plan to inform and support the Preferred Strategy. Information and details on all the European sites within Carmarthenshire and in the immediate region were identified, their features and conservation objectives reviewed and any potential impact from the Draft Pre-Deposit Preferred Strategy assessed. Consideration of other plans and policies was also made so as to ascertain any potential in-combination effects. The Council as the Competent Authority with its responsibilities in terms of the Habitats Regulations has ensured the HRA is intrinsically built into the Plan making process.~~

~~(b) A HRA Report was prepared alongside the Deposit Plan. The Screening Report had presented recommendations to limit the potential impacts that could be created and these were utilised in the work undertaken ahead of the Deposit Plan. The HRA Deposit Plan report included a full and detailed review of the deposit LDP policies and proposals (alone and in combination). This iterative approach allowed for the identification of potential issues and informed the means by which a precautionary approach could be adhered to. The deposit HRA Report allowed for an appreciation of spatial and non-spatial issues in relation to the Plan (both alone and in combination). Following publication of the deposit LDP for consultation and the introduction of focused changes, the final HRA Report was formulated.~~

1.5.3 For further information reference should be made to the LDP supporting documentation in relation to the SA and HRA. Reference should be made to ~~monitoring and review~~the Plans commitment in relation to its ongoing Implementation and Monitoring. where HRA interests will be ~~integral and iterative to the LDP, and particular note should be taken of undertakings within the Plan to compile SPG as and where appropriate.~~

1.6 Using this Document

1.6.1 In setting out the Vision, and the Strategic Objectives together with policies and proposals both strategic and specific, this LDP provides an overarching and comprehensive land use planning framework for the plan area. In doing so it provides for the development of land and for the protection of the environment whilst also facilitating investment decisions as well as the delivery of services and infrastructure. Owing to the comprehensive nature of the plan and its policies, its content should be read as a whole and no aspect should be considered in isolation.

1.6.2 Cross referencing has been used where appropriate and there will be instances where a correlation exists across a number of policies.

1.6.3 This LDP seeks to avoid the repetition of national planning policies presented in Planning Policy Wales and Minerals Planning Policy Wales. Nevertheless, national planning policies in conjunction with the content of the LDP will represent a material consideration in

determining any planning applications and as such due regard should be paid to them. Where appropriate, the LDP explains where and how such national policies apply.

Appendix 2 – MAC43

SP7 Employment Land Allocations

Sufficient land is allocated for the provision of 111.13 hectares of employment land for the plan period 2006 – 2021 in accordance with the Settlement Framework.

LDP Ref	Site Name	Location	Use Class	Ha
Growth Areas				
GA1/E1	Cillefwr Industrial Estate ¹	Carmarthen	B1,B2,B8	4.38
GA1/MU1	West Carmarthen	Carmarthen	B1,B2,B8	5.45
GA1/MU2	Pibwrlwyd	Carmarthen	B1,B2,B8	15.50
GA2/MU9	Delta Lakes	Llanelli	B1	9.78
GA2/E1	Dafen ¹	Llanelli	B1,B2,B8	22.80
GA3/E1	Cross Hands Business Park ²	Ammanford/ Cross Hands	B1,B2,B8	0.79
GA3/E2	Meadows Road, Cross Hands ²	Ammanford/ Cross Hands	B1,B2,B8	1.16
GA3/E3	Parc Menter, Cross Hands ²	Ammanford/ Cross Hands	B1,B2,B8	1.04
GA3/E7	Cross Hands East ²	Ammanford/ Cross Hands	B1,B8	9.22
GA3/E8	Cross Hands West ²	Ammanford/ Cross Hands	B1,B2,B8	8.91
GA3/E10	Capel Hendre Industrial Estate, Capel Hendre ²	Ammanford/ Cross Hands	B1,B2,B8	4.05
GA3/E11	Parc Hendre, Capel Hendre ^{1,2}	Ammanford/ Cross Hands	B1,B2,B8	11.73
GA3/E12	Heol Ddu, Tycroes ²	Ammanford/ Cross Hands	B1,B8	0.34
Total				95.15

LDP Ref	Site Name	Location	Use Class	Ha
Tier 2-4 Settlements				
T2/1/E1	Dyfatty	Burry Port	B1,B2,B8	3.28
T2/2/E1	Beechwood Industrial Estate	Rhosmaen/ Llandeilo	B1,B2,B8	2.33
T2/4/E1	Sunny Bank	Newcastle Emlyn	B1	1
T2/5/E1	Land adjacent Station Yard	St Clears	B1,B8	0.33
T2/5/E2	Land adjacent A40	St Clears	B1,B8	1.23
T2/5/MU1	Old Butter Factory	St Clears	B1,B8	0.36
T2/6/E1	West Street	Whitland	B1,B8	0.27
T2/6/E2	Whitland Industrial Estate	Whitland	B1,B8	1.07
T2/6/MU1	Whitland Creamery	Whitland	B1,B8	1.7
T3/8/E1	Land east of Station Road	Glanamman/ Garnant	B1	0.7
T3/11/E1	Old Foundry	Llanybydder	B1,B8	0.51
SC34/E1	Pantyrhodyn Industrial Estate	Cilyrychen	B1,B2,B8	1.5
SC34/E2	Cilyrychen Industrial Estate (north)	Cilyrychen	B1,B2,B8	1.7
Total				15.98
Total (all sites)				111.13

Table 4

¹Sites which offer the potential to accommodate In-Building Waste Management Facilities. A notional total figure of 31.7 ha of land is potentially available on these sites. Added to this figure are the potential capacity available Schedule of Matters Arising Changes – June 2014

at Nantycaws Waste Management Site, as well as possible land that may become available on existing employment, waste and other non-allocated sites during the Plan period.

²Regard should be had to the provisions of policy EQ7 and the SPG in relation to the Caeau Mynydd Mawr SAC.

Proposals for small scale employment undertakings (not on allocated sites) will be permitted where they are in accordance with Policy EMP2.

Appendix 3 – MAC161

LDP Appendix 2 - Strategic Sites

Site 1 – West Carmarthen (Site Reference: GA1/MU1)

Site Context/Description

Located on the western edge of Carmarthen, the site forms an important gateway to the town. The site occupies an area of 129.5 hectares and is predominantly agricultural land and undulating in nature. The site is bounded by Travellers Rest in the west, the A40 to the south and Jobswell Road to the east. The site also incorporates St David's Hospital. There is also a narrow area lying between the A40 and the railway which forms part of the overall site area.

The site plays a key role in the delivery of growth for Carmarthen in accordance with the strategy and the town's position as a Growth Area within this Plan. Development of the site will provide an opportunity to consolidate and enhance the status of Carmarthen regionally by delivering an important element of sustainable growth. The site was also allocated in the UDP, having been identified as a Planning and Development Brief site. It is currently the subject of emerging SPG to the UDP in the form of a Planning and Development Brief (see Implementation below).

Proposed Use/Concept

A variety of uses are proposed for the site, including residential with a notional allocation for 1,100 units, education, amenity/recreation and employment. Significant parts of the site are set aside to protect the site's landscape and cultural heritage aspects. The delivery of the site is dependent is in conjunction with upon the construction of a new road scheme, as reflected within the RTP and Carmarthenshire's Priorities for Transport, which will link the top of Jobswell Road with the A40 (See policy SP9 Transportation).

Constraints

The potential constraints affecting the site (including the following) are explored within the emerging SPG, and background evidence to the LDP some notable considerations are as follows:

- Tawelan Brook and flood risk;
- Conservation Areas;
- Archaeological and Historic environment;
- Special Areas of Conservation; and
- Highways and access.

Implementation

An Implementation Plan should be prepared in conjunction with detailed development proposals for the whole site, as stipulated in the SPG. The UDP established the suitability of the site, and any proposals that come forward in advance of the LDP will have been considered under the UDP.

~~Phasing forms an important component of the emerging SPG, of which the Implementation Plan will explore to ensure efficient and effective delivery. Matters that will require consideration in the phasing of development include the provision of new infrastructure and utilities, and road construction. Regard should be had to policy GP5 in respect of phasing.~~

~~The emerging SPG is available to view on the Council's corporate website.~~

Site 2 – Pibwrlwyd, Carmarthen (Site Reference: GA1/MU2)

Site Context/Description

Located to the south of Carmarthen, the site is located within an area dominated by employment, retail and educational facilities. Part of it falls within the campus of Coleg Sir Gâr. Situated at a strategic location in close proximity to the A48, this largely flat green field site occupies an a total area of 34.7 ha which when taking out the College campus covers an area of 29.56 ha.

Strategically, the site represents a key area for future employment growth for Carmarthen, consolidating and enhancing the status of Carmarthen regionally by delivering sustainable growth. ~~The site was also allocated in the UDP, having been identified as a Planning and Development Brief site, and has not yet been developed.~~

Proposed Use/Concept

The proposed use for the site is for a business park centred around employment uses (Use Classes B1, B2 and B8), with uses associated with, and ancillary to the existing Coleg Sir Gâr. ~~uses where appropriate over an area of 29.56 ha (excluding college campus). The site also offers potential for the consolidation and redevelopment of the existing elements of Coleg Sir Gâr.~~

A development brief in the form of SPG has been prepared and adopted. This in setting out appropriate uses under Use Classes B1, B2 & B8 for the employment element of the site shall also explore s the feasibility of other potential compatible uses. Residential use on this site is not considered appropriate.

Constraints

No direct constraints are identified. Any issues are considered through the ~~Such matters will be further considered within the emerging SPG.~~

Implementation

~~Regard will be had to the emerging SPG with details on phasing forming an important component of a brief. An implementation plan~~ including further detailed master planning ~~will be and will~~ explore matters relating to phasing to ensure effective delivery. The proposal will require the provision of new infrastructure and utilities.

Site 3 – South Llanelli Strategic Zone

Site Context/Description

Located along Llanelli Waterside, the South Llanelli Strategic Zone is made up of a number of individual sites each contributing to the regeneration aspirations of south Llanelli. The delivery of the zone will contribute significantly to not only meeting the strategy of the LDP in relation to Llanelli but also the aspirations of the Wales Spatial Plan. The zone is located to the south of the town centre and is set against a waterfront setting adjacent to the Millennium Coastal Park. The area enjoys excellent access to the strategic transport network, with the railway station within walking distance. Significant public and private sector investment has been made within the area, including the delivery of a new link road. Largely flat and consisting of previously developed land by virtue of the area's industrial past, the zone comprises of the following specific areas/sites all of which are located within two distinct clusters around the south Llanelli link road (B4304) which adjoins both the A484 and the A4214.

- Delta Lakes;
- Machynys;
- The Avenue;
- North Dock;
- Old Castle Works.

At a strategic level, the above sites represent key economic and regeneration drivers for the Joint Venture Partnership (JV) which consists of Carmarthenshire County Council and the Welsh Assembly Government (DE&T). Development of the sites will provide an opportunity to deliver sustainable growth in a manner which also reflects the LDP objectives in respect of previously developed land. The sites have been informed by various development (master planning) strategies commissioned by the JV. ~~These strategies are being reviewed/updated to reflect changing/evolving developmental aspirations within the area.~~ These aspirations give due consideration to market conditions as well as other considerations/constraints (see the implementation section below). The updated ~~latest~~ strategies/master plans will together with the adopted SPG inform the implementation and delivery of the sites having been prepared with input across a number of specialist areas.

Proposed Use/Concept

Delta Lakes (Site Reference: GA2/MU9) – The area offers a range of potential uses centred around employment via B1&B8 Business use. Potential has also been identified for a health facility in conjunction with the business activities proposed. The eastern portion of GA2/MU9 ~~benefits from planning permission for a~~ is occupied by the Brain Injury Trust Facility (land on the Avenue). The western Delta Lakes benefits from an attractive environmental setting which further enhances its potential for employment and a well being offer.

Machynys (Site References: GA2/H14, GA2 H12 & GA2/MU3) – This area offers potential for a mixed use proposal incorporating residential, amenity (Eco park) and commercial leisure (Hotel). It should be noted that the residential element on that area to the west (GA2/H14) has planning permission for 205 units and is nearing completion, whilst the residential development at Pentre Nicklaus is now substantively complete. ~~A planning application has also been received for a hotel. Details of the other leisure and amenity elements will be considered as part of the aforementioned JV strategies and through separate planning applications.~~ It is considered that the area identified for amenity use (GA2/MU3) will provide an important mitigation and amenity function for the area.

The Avenue (Site References: GA2/H13, GA2MU9 & Focus Change site FCM/GA2/I) – This area either side of the Avenue offer potential for a mix of uses including social and residential care, private health care (~~permission granted for~~ Brain Injury Trust facility) and residential (allowance of 60 units on housing allocation GA2/H13 and 60 units on focus change site **FCM/GA2/I**).

North Dock (Site Reference: GA2/MU7) – Parts of this site have already been developed thus reflecting the long term commitment to the regeneration of the area from both the private and public sectors. Delivery thus far includes residential and office development around the edge of the dock along with a discovery centre (visitor centre/restaurant/office). Much of the remaining area has been cleared with the exception of an existing employment use which does not at this stage form part of these strategic site proposals.

Proposed uses within North Dock will focus on developing the area's commercial and visitor/activity tourism offer. There will also be an emphasis on residential development (an allowance of 335 units is made across the plan period) together with a mix of other uses

including employment, leisure and incidental tourism related retail. North Dock's designation as a mixed use site within the LDP is a reflection of the ongoing master planning work being undertaken and the master plan which underpins the outline planning permission granted for the site in 2008.

Old Castle Works (Site Reference: GA2/MU1) – It is considered that a mix of uses would be appropriate for this area, with the focus being on the visitor economy, heritage and commercial leisure. The site has been cleared with the Grade II listed Tinnings building remaining. The focus will be on bringing the site forward to establish how this historic structure may be effectively and acceptably incorporated into any proposals. **The site offers potential for commercial leisure.** There are planning consents on site which are primarily related to a prior grant application for funding to develop a cultural offer, however the current corporate emphasis is on exploring the deliverability of a new leisure centre on site.

Constraints

Matters relating to a number of constraints affecting the site (including the following) are explored within the emerging development strategies/master plans. Some notable considerations are:

Potential flood risk;
Listed Buildings;
Surface water and sewerage discharges;
Natura 2000 European and/or International sites; and
Highways and access.

In terms of flood risk, reference should be given to the Council's SFCA which undertakes to provide a detailed review of the area. It should be noted that this SFCA has been fully updated to take account of the updated TAN 15 DAMs (March 2013) and the LDP evidence base. Reference should also be made to the Level 2 SFCA which undertook to appraise the deliverability of the sites contained within the wider strategic site ahead of the publication of the Deposit LDP.

Regard should be had to the provisions of the MoU in relation to the Burry Inlet and the outcomes of the HRA for this LDP in relation to the Carmarthen Bay and Estuaries European Marine Site (CBEEMS)

Reference should also be given to the LDP Burry Inlet/CBEEMS Paper, together with the LDP Infrastructure Topic Paper.

Implementation

Phasing on a case by case basis can forms an important component in delivering growth in the Llanelli area. It affords an opportunity to ensure that any release of development land is within the context set by the constraints within that area. Reference should be made to phasing proposals within the Plan, together with the Council's commitment to prepare SPG. The preparation of Reference should be had to the adopted SPG prepared in relation to the above sites, along with inter agency discussions will inform the timing of any release of land. The potential improvements to infrastructure in the area is a critical consideration. In this regard, the use of developer contributions will be considered and used in accordance with the provisions of this Plan. This could include new infrastructure and/or utilities as and where appropriate.

The individual sites within strategic site 3 have a range of current and previous planning permissions.

Site 4 – Dafen, Llanelli (Site Reference: GA2/E1)

Site Context/Description

Located on the A4138 north eastern gateway into Llanelli, the site forms part of an area with a focus on employment related uses. The strategic designation is underpinned by the site's direct access to the M4, together with its current mix of employment uses. These uses range from the automotive productions associated with Calsonic etc through to the ~~Technium~~ Beacon and its office and meeting space. All of these issues provide a steer as to the need for a continuation and consolidation of employment related activity on the site.

The site is ~~certainly~~ strategic in size and consists of some 41.24 ~~22.80~~ ha of proposed employment land. It comprises of infill opportunities around existing units as well as larger undeveloped areas. Dafen ~~does~~ therefore represents an important employment area for Llanelli and indeed the whole County. The site affords an opportunity to provide a level of provision consistent with Llanelli's designation as a growth area whilst delivering opportunities for sustainable growth and employment creation. This will assist in achieving the delivery of the LDP strategic objectives, particularly in terms of the promotion of investment and innovation.

Proposed Use/Concept

The proposed use for the site is for a continuation and consolidation of the existing employment uses (B1, B2 and B8). The area's range of employment activity, together with its variety of premises, presents an opportunity to develop a branded approach to the area and to support the development of high end (e.g. R&D) employment uses as and where appropriate. ~~The Study advises on the undertaking of a targeted approach to site development and also advises on where to locate certain uses within the broader site area.~~

Constraints

The constraints affecting the site include the following:

Potential surface water flood risk;
Flood risk;
Amenity (safeguard neighbouring residential areas);
Surface water and sewerage discharges;
Natura 2000 European and/or International sites.

~~In terms of flood risk, reference should be given to the Council's SFCA which undertakes to provide a detailed review of the area. It should be noted that this SFCA has been fully updated to take account of the updated TAN 15 DAMs (March 2013) and the LDP evidence base. Reference should also be made to the Level 2 SFCA which undertook to appraise the deliverability of the sites contained within the wider strategic site ahead of the publication of the Deposit LDP.~~

~~Reference should also be made to the review of Strategic Site 3 (South Llanelli) in this appendix to gain an appreciation of the wider issues relating to implementation in the Llanelli area, however there no fundamental issues at this stage to show that strategic site 4 is undeliverable. The review of Strategic site 3 of this appendix also contains an overview of the potential mitigation measures built into the Plan, including phasing.~~

Implementation

There is potential for the preparation of a brief or master plan to assist in guiding the delivery of the site and in providing a cohesive design and holistic approach to its development. Given the strategic nature of the site, it will be expected to make a contribution towards meeting a range of LDP objectives, particularly in terms of sustainable building standards.

The site has been fully reviewed within the Council's Employment Land Study, together with the updated 2013 Employment Land Review paper. The delivery of the site is likely to be through natural phasing with market demand and condition dictating release. However it is recognised that site by site considerations may also apply. The potential impacts resulting from the issues surrounding the Burry Inlet is also likely to impact upon the timing of delivery and will be considerations as and when proposals emerge. Reference should be made to the review of Strategic Site 3 of this appendix for an appreciation of the wider issues relating to the Llanelli area. There are a range of planning permissions/applications within the area consistent with the incremental delivery of parts of what is an established employment area over recent years.

Site 5 – Cross Hands Strategic Zone

Site Context/Description

Located around the key nodal point on the A48 at Cross Hands, the Cross Hands Strategic Zone is made up of three sites each contributing to the regeneration and economic development of the Ammanford/Cross Hands Growth Area and Carmarthenshire as a whole. The sites are located either side of the A48 with excellent access to the M4, the strategic highway network and the surrounding communities. They represent relatively large areas consisting of previously developed and greenfield land. They occupy a combined area of 62.62 ha and comprise of the following:

- Cross Hands West
- Cross Hands East
- Cross Hands West Food Park

Strategically the sites represent a key economic and regeneration driver in Cross Hands and include Joint Ventures between Carmarthenshire County Council and WG (DE&T) in respect of Cross Hands East and the Food Park together with a Council and private developer joint venture arrangement for Cross Hands West.

Development of the sites will provide an opportunity to bring forward a range of use in a sustainable location, some of which have been prepared for development with necessary site requirements put in place. Ongoing proposals have in part been informed by development (masterplanning) strategies prepared as part of planning applications and through internal promotion.

Proposed Use/Concept

Cross Hands West (Site Reference: GA3/MU1) – The site offers the potential for a range of uses with proposals in place for retail, health care (resource centre), residential (220 units), amenity/recreation and the provision roads linking through the site to adjacent communities. The site is currently the subject of a pending planning application has planning permission for a mixed use development proposal. Sites in the area may be subject to the provisions of the Caeau Mynydd Mawr SAC Supplementary Planning Guidance.

Cross Hands East (Site Reference: GA3/E7) – This site is proposed for predominately employment use with appropriate associated uses the potential for a hotel. It is situated adjacent to the current business/retail park and provides an opportunity to consolidate on the current economic and employment activities within the Cross Hands area. The proposal includes the provision of part of the Cross Hands Economic Link Road (see Policy SP9) as set out within the RTP and Carmarthenshire's Priorities for Transport. Two p Planning permission has been granted applications are currently pending for the link road and the employment area with funding secured. Site may be subject to the provisions of the Caeau Mynydd Mawr SAC Supplementary Planning Guidance.

Cross Hands West Food Park (Site Reference: GA3/E8) – This site situated on the western side of the A48 provides an opportunity to consolidate on the successes experienced in developing the area to date. In this respect, a number of development areas and plateaus have been prepared to allow the completion of development in this area. The site is considered appropriate for employment (B1, B2 and B8) with an emphasis on uses consistent with the food park theme. ~~Site may be subject to the provisions of the Caeau Mynydd Mawr SAC Supplementary Planning Guidance.~~

Constraints

The potential constraints affecting the area include the following:

Water quality;
Air quality; and
Natura 2000 [European and/or International Sites](#);

Matters relating to the impacts of development on the international designations are considered through the HRA. The policies of this LDP seek to ensure that sufficient support in place to allow the required level of certainty on the delivery of the sites. Further SPG for the Caeau Mynydd Mawr SAC has been prepared to provide the mechanisms needed to ensure plan delivery (see below). [Consequently sites in the area may be subject to the provisions of the adopted Caeau Mynydd Mawr SAC Supplementary Planning Guidance along with Policy EQ7.](#)

Implementation

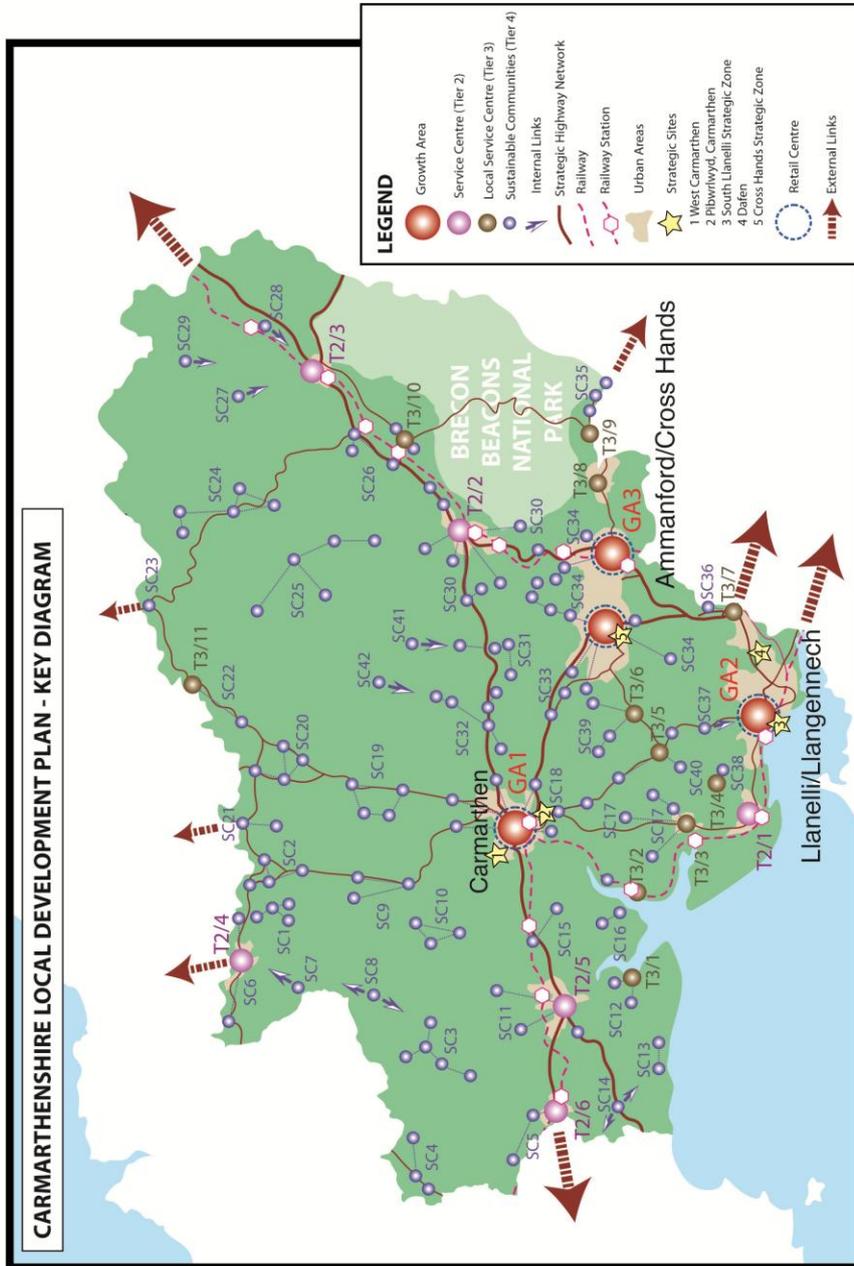
~~Phasing forms an important component in delivering growth in the area in general. It affords an opportunity to ensure that any release of development land is within the context set by the constraints within that area. It is noted that the majority of the above have secured Planning permission and are indeed either being delivered or will be delivered in the near future with many of the issues impacting upon the area having been resolved. Meeting the requirements of the above SPG together with satisfactory provisions in relation to water quality, will be critical to ensuring delivery. Reference should be had to the provisions of Policy EQ7 and the SPG for the Caeau Mynydd Mawr SAC in addressing the identified potential for a likely significant effect on the marsh fritillary metapopulation of the SAC. It also addresses the recommendations of the HRA and taking into account the SAC conservation objectives in setting out a strategy to provide an area or network of areas that can be managed to provide good condition habitat for the marsh fritillary butterfly.~~

~~The SPG provides guidance on requirements in terms of mitigation (including the submission of mitigation strategies) and, where appropriate, contributions through planning obligations.~~

A landscape strategy provides a framework the consideration of broader implications, beyond individual site areas, as part of an integrated approach across the broader Cross Hands area. The Council worked closely with CCW and Butterfly Conservation in the preparation of the SPG, and will monitor revisions to the conservation objectives for the SAC and respond accordingly.

[Further](#) ~~P~~proposals may also require contributions to improve matters in relation to infrastructure and utilities (including water quality issues by virtue of discharges at sewerage works).

Appendix 4: Carmarthenshire Local Development Plan - Key Diagram – MAC165



Appendix 5 – MAC81**Policy H1 – Housing Allocations**

Land has been allocated for **residential development for the plan period 2006 – 2021** housing purposes at those locations **as set out below** outlined in Appendix 3 and as depicted on the Proposals Map.

Proposals for the residential development of allocated housing sites submitted in the form of a Full Planning application or as a Reserved Matters application should be accompanied with by a layout of the proposal in its entirety to ensure the site is developed to its full potential.

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
Growth Areas						
GA1 Carmarthen						
	GA1/h1	Penymorfa	0	180	0	180
	GA1/h2	Adj. Bryn Meurig	0	43	0	43
	GA1/h3	Mounthill	48	1	79	80
	GA1/h4	Rhiw Babell	0	14	0	14
	GA1/h5	Former Hospital, Priory Street	0	12	0	12
	GA1/h6	Former BT Exchange Building, Spilman Street	0	0	14	14
	GA1/h7	Former DJK Buildings, Pentrefelin Street	0	14	0	14
	GA1/h8	Former Health Authority Buildings, Penlan Road	0	0	8	8
	GA1/h9	Parc Thomas	0	5	4	9
	GA1/h10	Parc Y Delyn	0	0	35	35
	GA1/h11	Springfield Road	0	30	0	30
	GA1/h12	Land south of Pant Glas, Bronwydd Road	0	15	0	15
	GA1/h13	Bronwydd Road (south)	2	23	22	45
	GA1/h14	Former Coach depot, Abergwili	0	9	0	9
	GA1/h15	Former MAFF depot	0	18	0	18
	GA1/h16	Ashgrove	0	20	0	20
	GA1/h17	College Road (ext)	88	0	153	153
	GA1/h18	Penybont Farm, Llysonnen Road	7	0	16	16
	GA1/h19	Bronwydd Road (north)	3	0	9	9
	GA1/h20	College Road	14	0	14	14
	FCM/GA1/d	Rhiw Babell extension	0	16	0	16
	GA1/MU1	West Carmarthen	0	1100	0	1100
		Total	162	1500	354	1854
GA2 Llanelli						
	GA2/h1	Beech Grove, Pwll	0	10	0	10
	GA2/h2	Former Stradey Park	0	0	355 ¹	355

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
	GA2/h3	Glasfryn Gardens	4	0	9	9
	GA2/h4	Llys yr Hen Felin	37	20	49	69
	GA2/h5	Former Paragon Laundry, Lakefield	0	0	7	7
	GA2/h6	Llys Arthur	5	0	5	5
	GA2/h7	Adj. Ann Street	12	0	12	12
	GA2/h9	Former Garage, Marsh Street	0	25	0	25
	GA2/h10	Llysnewydd, Cambrian Place Seaside	0	0	5	5
	GA2/h11	The Croft, Queen Victoria Road	5	0	5	5
	GA2/h12	Pentre Nicklaus Village	26	0	37	37
	GA2/h13	The Avenue, Morfa	0	60	0	60
	GA2/h14	Machynys West	73	0	205	205
	GA2/h16	Former Stripmill, Coedcae	12	0	21	21
	GA2/h17	r/o 60 Coedcae Road	0	0	5	5
	GA2/h18	Land at Penallt, Stebonheath	0	60	0	60
	GA2/h19	Land at Nightingale Court, Coedcae	0	50	0	50
	GA2/h20	Land at Brynallt Terrace	5	0	5	5
	GA2/h21	Land at Frondeg Terrace	0	69	0	69
	GA2/h22	Bryntirion, Llanerch	34	0	34	34
	GA2/h23	Opp. playing fields, Llanerch	0	12	0	12
	GA2/h24	Adj. Parcbynmawr, Pentrepoeth	0	100	0	100
	GA2/h25	Marley House, Coedcae.	5	0	5	5
	GA2/h26	R/o 31A, Swiss Valley	0	0	6	6
	GA2/h28	Adj Cilsaig Farm, Dafen	0	0	8	8
	GA2/h29	Southern Unit, AVON Inflatables, Dafen	0	60	0	60
	GA2/h30	Adj. Gors Fach, Penceiliogi, Dafen185	0	185	0	185
	GA2/h31	Land off Bryncoch, Penceiliogi, Dafen	0	125	0	125
	GA2/h32	Bryncoch West, Dafen	0	15	0	15
	GA2/h33	Bryncoch East, Dafen	0	26	0	26
	GA2/h34	Land at rear of 45-79 Pemberton Road	0	9	0	9
	GA2/h35	Land at Maesarddafan Road/ Erw Las, Cefncaeau	0	300	0	300
	GA2/h36	Former Church, Llwynhendy Road	13	0	13	13
	GA2/h37	Land at Parc Gitto/Llwynhendy Road	0	30	0	30
	GA2/h38	Former Glynderwen Factory, Llwynhendy rd.	0	8	0	8
	GA2/h39	Penllwynrhodyn Road, West, Llwynhendy	0	11	0	11
	GA2/h40	Penllwynrhodyn Road, East, Llwynhendy	0	25	0	25
	GA2/h42	Bwlch Farm, Bynea	5	0	5	5
	GA2/h43	Clos Y Gerddi, Bynea	34	0	43	43
	GA2/h44	Ffordd y Gamlas, Yspitty Rd, Bynea	63	0	63	63
	GA2/h45	Genwen Road, Bryn	0	150	0	150
	GA2/h46	Llys Pendderi, Bryn	0	200	0	200
	GA2/h47	Pantbryn Isaf, Trallwm	65	0	65	65
	GA2/h48	North of Clos Pendderi, Bryn.	37	0	137	137

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
	GA2/h49	Maes Y Bryn, Bryn	0	0	46	46
	FCM/GA2/k	Brynmefys, Furnace	0	70	0	70
	FCM/GA2/l	The Avenue (West), Delta Lakes	0	60	0	60
	FCM/GA2/m	Heol Goffa, Dimpath	0	30	0	30
	FCM/GA2/n	Ynys Las, Cefncaeau	0	45	0	45
	FCM/GA2/o	Llys Y Bryn, Penceilogi	0	145	0	145
	FCM/GA2/p	Dylan, Trallwm	0	25	0	25
	MACM/GA2/c	Dafen East Gateway	0	150	0	150
	GA2/h50	Box Farm, Llangennech	0	8	0	8
	GA2/h51	Aber Llchwyr, Llangennech	26	0	56	56
	GA2/h52	Golwg Yr Afon, Llangennech	0	50	0	50
	GA2/h53	Opposite Parc Morlais, Llangennech	0	30	0	30
	GA2/h54	Maesydderwen, Llangennech	0	7	1	8
	GA2/MU2	Former DRAKA site, Copperworks Rd	0	150	0	150
	GA2/MU4	Trostre Gateway	0	70	0	70
	GA2/MU5	Dafen East Gateway	0	70	0	70
	GA2/MU7	North Dock	10	0	335	335
		Total	471	2340-2390	1537	3847-3927
GA3 Ammanford and Cross Hands						
	GA3/h1	North End Garage Bonllwyn	15	0	15	15
	GA3/h2	Residential Caravan Park, Henry Lane	0	9	0	9
	GA3/h3	Myddyfych Farm	82	0	121	121
	GA3/h4	North of Church Street	0	0	27	27
	GA3/h5	46-50 College Street	18	0	18	18
	GA3/h6	Former Police Station	0	12	0	12
	GA3/h7	Viji Garage, High Street	0	0	20	20
	GA3/h8	Lon Ger y Coed / Wernoleu Road	1	13	1	14
	GA3/h9	Former Betws Colliery	146	0	226	226
	GA3/h10	Land at Colonel Road	0	0	6	6
	MACM/GA3/b	Land at Waungron Road and Colonel Road	0	0	6	6
	GA3/h11	Land at Woodlands Park	8	0	8	8
	GA3/h12	Land at r/o No 16-20 & No 24-30 Betws Road	0	0	8	8
	GA3/h13	Former petrol station, Wind Street	0	0	11	11
	GA3/h16	Land at Gwynfryn Fawr	0	106	0	106
	GA3/h17	Tirychen Farm	0	250	0	250
	GA3/h18	Land at Maesyrfhaf	8	0	19	19
	GA3/h19	Land adj. Parc Fferws	19	8	19	27
	FCM/GA3/c	Land Opposite Plough and Harrow, Betws	0	9	0	9
	GA3/h20	Hafod Road	0	15	9	24
	GA3/h21	D.Coaches Depot, Tycroes Road,	7	0	7	7
	GA3/h22	Land at Fforest Fach	0	20	0	20
	GA3/h23	Land at Heol Ddu	0	127	0	127 ²
	GA3/h24	Land Adj Pontardulais Road	5	0	5	5 ²

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
	GA3/h25	Delfryn Estate	0	15	0	15 ²
	GA3/h26	Land adj. Llys Newydd Nursing Home	0	0	25	25 ²
	GA3/h27	Adj. Nantyci	12	0	27	27 ²
	GA3/h28	Land to the r/o No. 152 Saron Road	0	0	17	17 ²
	GA3/h29	Land off Llys y Nant	0	0	9	9
	GA3/h30	King's Road	0	0	22	22
	GA3/h31	Adj. Primary School	18	0	32	32
	GA3/h32	Land adj. Maespiode	0	42	0	42
	GA3/h33	Land adj. Penygroes Road	0	17	0	17 ²
	GA3/h34	Adj. Caerbryn Road, Penygroes	24	0	24	24 ²
	GA3/h35	Adj. Pant y Blodau	0	90	0	90 ²
	GA3/h36	Adj. Clos y Cwm	8	4	8	12 ²
	GA3/h37	Clos y Cwm	4	0	17	17 ²
	GA3/h38	Land at Waterloo Road	47	0	59	59 ²
	GA3/h39	Land at junction of Black Lion Road and Gorsddu	0	26	0	26 ²
	GA3/h40	Land adj. A476 (The Gate)	0	0	9	9 ²
	GA3/h41	Grove Hill Park	10	0	13	13 ²
	GA3/h42	R/O Maesygrug, Llandeilo Road	0	0	7	7 ²
	GA3/h43	Land at Ffordd Werdd	0	0	10	10 ²
	GA3/h44	Part of Breaker's Yard and adj. Former garden centre	0	45	0	45 ²
	GA3/h45	Opp. Ty Newydd Terrace	46	0	56	56 ²
	GA3/h46	Adj. Maesyrhaf	0	0	10	10 ²
	GA3/h47	Adj. Pantgwyn	0	0	65	65 ²
	FCM/GA3/r	North of Primary School, Carmarthen Road	0	105	0	105 ²
	FCM/GA3/aa	Land to the rear of Gwernllwyn, Cross Hands Road	0	30	0	30 ²
	GA3/h48	Land at Heol y Dre	0	0	9	9 ²
	GA3/h49	Treventy Road (East)	0	41	0	41 ²
	GA3/h50	Pt Heol Rhosybonwen	14	0	14	14 ²
	GA3/h51	Land at Bron-yr-Ynn	0	36	0	36
	GA3/h52	Land off Heol Caegwyn	0	8	0	8
	GA3/h53	Nantydderwen	0	33	0	33
	GA3/h54	Rhydycerig Estate, Derwen Road	0	10	0	10
	GA3/h55	Land at r/o No 56 Gwendraeth Road	0	8	0	8
	GA3/h56	Land at factory site between No 22 & 28 Bethesda Road	0	30	0	30 ²
	GA3/h57	Ravelston Court	3	4	4	8 ²
	GA3/h58	Adj. Lletty Mawr, Tumble	6	0	6	6 ²
	GA3/MU1	West Tip, Cross Hands	0	220	0	220 ²
	GA3/MU2	Emlyn Brickworks Site	0	0	250	250 ²
		Total	501	1333	1219	2552

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
Service Centres						
T2/1 Burry Port / Pembrey						
	T2/1/h1	Lando Road, Pembrey	36	30	36	66
	T2/1/h2	Cwrt Farm, Pembrey	0	75	0	75
	T2/1/h3	Oaklands Close, Bury Port	8	0	8	8
	T2/1/h4	Bay View, Graig, Bury Port	0	1	8	9
	T2/1/h5	Cwrt Gwscwm, Bury Port	9	0	9	9
	T2/1/h6	Site of former St Mary's Church Parish Hall, Stepney Road, Bury Port	13	0	13	13
	T2/1/h7	Dolau Fan, Bury Port	7	0	7	7
	T2/1/h8	Chandler's Yard, Bury Port Harbour	40	0	40	40
	T2/1/h9	Gwdig Farm, Bury Port	0	0	86	86
	FCM/T2/1/f	Lando Road, Pembrey	0	20	0	20
	FCM/T2/1/g	Dyfatty North, Bury Port	0	40	0	40
	FCM/T2/1/h	Dyfatty South, Bury Port	0	20	0	20
	FCM/T2/1/i	Garreglwyd, Pembrey	0	10	0	10
	FCM/T2/1/j	Heol Waun Wen, Bury Port	0	10	0	10
		Total	113	206	207	413
T2/2 Llandeilo (Inc. Ffairfach, Rhosmaen and Nantyrhobo)						
	T2/2/h1	Llandeilo Northern Quarter	0	215	0	215
	T2/2/h2	Land opp. Pantglas	0	6	0	6
	T2/2/h3	Land north of Pantglas	0	6	0	6
	T2/2/h4	Thomas Terrace	0	5	0	5
	T2/2/h5	Caeglas, Ffairfach	0	25	0	25
	MACM/T2/2/b	The Old Tannery	0	0	6	6
		Total	0	257	6	263
T2/3 Llandovery						
	T2/3/h1	Land to north of Dan y Crug	0	60	0	60
	FCM/T2/3/c	Site of Ysgol Pantycelyn	0	45	0	45
	FCM/T2/3/g	New Road, Llandovery	0	6	0	6
		Total	0	111	0	111
T2/4 Newcastle Emlyn						
	T2/4/h1	Whitegates	0	17	0	17
	T2/4/h2	Land rear of Ty Llwyd	0	12	0	12
	T2/4/h3	Pt OS 1100 Penlon	0	14	0	14
	T2/4/h4	Land to r/o Dolcoed	0	34	0	34
	T2/4/h5	Millbank	0	12	0	12
		Total	0	89	0	89
T2/5 St Clears						

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Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
	T2/5/h1	Adjacent to Pwll Trap	0	48	0	48
	T2/5/h2	Clare Hill, Pwll Trap	0	0	5	5
	T2/5/h3	Adjacent to Lower Ostrey	53	0	60	60
	T2/5/h4	Adjacent to Britannia Terrace	0	0	50	50
	T2/5/h5	Adjacent to Brynheulog	0	40	0	40
	T2/5/h6	Adjacent to Gardde Fields	1	7	1	8
	T2/5/h7	Station Road	0	0	20	20
	T2/5/h8	Glasfryn School	39	0	48	48
		Total	93	95	184	279
T2/6 Whitland						
	T2/6/h1	Lon Hywel	0	0	32	32
	T2/6/h2	King's Court, North Road	12	5	19	24
	T2/6/h3	Land adjacent to Maes Abaty	54	18	54	72
	T2/6/h4	Adj. Spring Gardens	0	0	64	64
	T2/6/h5	Land adj. Aelybryn	0	0	7	7
	T2/6/h6	Old Ivydene site	2	0	6	6
		Total	68	23	182	205
Local Service Centres						
T3/1 Laugharne						
	T3/1/h1	Pludds Meadow	0	16	24	40
	T3/1/h2	Land adjacent to Laugharne School	0	0	42	42
		Total	0	16	66	82
T3/2 Ferryside						
	T3/2/h1	Rear of Nythfa	6	12	8	20
	T3/2/h2	Adjacent to Roberts Rest	0	12	0	12
		Total	6	24	8	32
T3/3 Kidwelly						
	T3/3/h1	Clos Yr Afon	5	0	6	6
	T3/3/h2	Rhodfa'r Gwendraeth	17	0	27	27
	T3/3/h3	Land adjacent to Stockwell Lane	0	95	0	95
	T3/3/h4	Land between Parc Pendre and Stockwell Forge	19	0	58	58
	T3/3/h5	Land adjacent to Broawel	0	1	9	10
	T3/3/h6	Former Butter Factory & Coal Yard, Station Road	4	32	4	36
	T3/3/h7	Land to the rear of Park View Drive, Station Rd.	0	12	0	12
	T3/3/h8	Land at Morfa Maen	0	0	7	7

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
	T3/3/h9	Former Dinas Yard Factory	0	20	0	20
	FCM/T3/3/d	Land adjacent Former Dinas Yard Factory	0	30	0	30
		Total	45	190	111	301
T3/4 Trimsaran						
	T3/4/h1	Adj. Filling Station, Bryncaerau	0	7	0	7
	T3/4/h2	Land to the rear of No 7-9a, Bryncaerau	0	0	11	11
	T3/4/h3	No. 20 Bryncaerau	0	6	0	6
	T3/4/h4	Pt Enc 754 Heol Waun y Clun	0	0	20	20
	T3/4/h5	Land north of Maesffynnon	0	0	35	35
	T3/4/h6	Adjacent to Primary School	3	57	5	62
	T3/4/h7	Land at Gwelfor, Heol Llanelli	0	0	23	23
		Total	3	70	94	164
T3/5 Meinciau / Pontyates and Ponthenri						
	T3/5/h1	Adj. Black Horse	0	0	30	30
	T3/5/h2	South of Parc Mansant	0	12	0	12
	T3/5/h3	Adj. Clos y Dderwen	1	18	2	20
	T3/5/h4	Adj. 1 Heol Glyndwr	0	8	0	8
	T3/5/h5	Land at Heol Glan-Gwendraeth	0	8	0	8
	T3/5/h6	Cae Pontbren	0	16	0	16
	T3/5/h7	Cae Canfas, Heol Llanelli	0	8	0	8
	T3/5/h8	Land at Heol Llanelli / Danybanc Road	0	100	0	100
	T3/5/h9	Land at Ty'n y Waun Farm	0	30	0	30
	T3/5/h10	Incline Inn	0	0	7	7
		Total	1	200	39	239
T3/6 Pontyberem / Banffosfelen						
	T3/6/h1	Bryngwyddil, Bancffosfelen	8	0	13	13
	T3/6/h2	Land Adj. Llwynpiod, Bancffosfelen	0	40	0	40
	T3/6/h3	Land Adj. 39 Heol y Felin, Pontyberem	0	6	0	6
	T3/6/h4	North & NW of Heol Aneddfa, Pontyberem	0	20	0	20
	T3/6/h5	Land off Ashgrove, Pontyberem	0	6	0	6
	T3/6/h6	Land Off Heol Llannon, Pontyberem	0	55	0	55
		Total	8	127	13	140
T3/7 Hendy / Fforest						
	T3/7/h1	Clos Y Wern, Hendy	21	0	35	35
	T3/7/h2	Adj Clos Y Wern, Hendy	0	5	0	5
	T3/7/h3	Land adj. Clos Ty Gwyn, Hendy	0	66	0	66
	T3/7/h4	Land between Clayton Road and East of	0	20	0	20

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
		Bronallt Road				
	T3/7/h5	Land to East of Bronallt Road	0	0	28	28
	T3/7/h6	Coed y Bronallt	0	5	2	7
	T3/7/h7	Land at Fforest Garage	0	8	9	17
	T3/7/h8	Land adjacent to Clos Benallt Fawr, Fforest	0	35	0	35
	T3/7/h9	Llanedi Road, Fforest	0	6	0	6
		Total	21	145	74	219
T3/8 Glanamau / Garnant						
	T3/8/h1	Land off Llwynceilyn Road	0	0	28	28
	T3/8/h2	Land at Maes Llewellyn	7	0	12	12
	T3/8/h3	Adj. Parc Bryn Rhos	1	0	70	70
	T3/8/h4	Land at Glan yr Afon	0	35	0	35
	T3/8/h5	Glyn Dreinog Market Garden	2	11	2	13
	T3/8/h6	Garnant CP School, New School Road	1	0	9	9
	T3/8/h7	Site adj. 1 Arcade Terrace	8	0	8	8
	T3/8/h8	Land adj. No 13 Bishop Road	0	8	0	8
	T3/8/h9	Land off Bishop Road	0	0	22	22
	T3/8/h10	Raven Garage, Cwmamman Road	0	5	0	5
	T3/8/h11	Land to r/o Day Centre, corner of Cwmamman Road & Folland Road	0	5	0	5
	T3/8/h12	Cowell Road	4	0	5	5
	T3/8/h13	Enc 1822 Nantgwineu Road	8	0	8	8
	FCM/T3/8/b	Former Glanamau Primary School	0	19	0	19
		Total	31	83	164	247
T3/9 Brynamman						
	T3/9/h1	Land adj. 53 Station Road	0	22	0	22
	T3/9/h2	Land at Ardwyn Road	8	0	8	8
	T3/9/h3	Mountain Road	0	5	0	5
	T3/9/h4	Land south of Cwmgarw Road	0	65	0	65
	T3/9/h5	Land to r/o No 111-115 Cwmgarw Road	0	7	0	7
		Total	8	99	8	107
T3/10 Llangadog						
	T3/10/h1	Land opp. Llangadog C.P School	0	27	0	27
	T3/10/h2	The Old Mart site	10	0	10	10
		Total	10	27	10	37
T3/11 Llanybydder						
	T3/11/h1	Adj. Y Neuadd	0	10	0	10
	T3/11/h2	Adj. y Bryn	0	10	0	10
	T3/11/h3	Lakefield	0	39	0	39

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
	T3/11/h4	R/O Deri, Heol y Deri	0	0	16	16
	T3/11/h5	Troedybryn	0	0	23	23
		Total	0	59	39	98
Sustainable Communities						
SC1						
Drefach/ Felindre	SC1/h1	Parc Puw	25	15	25	40
	SC1/h2	Land Adj. Aweldeg	0	30	0	30
Waungilwen	SC1/h3	Land at Waungilwen Road	0	5	0	5
	SC1/h4	Opposite Springfield	0	6	0	6
	SC1/h5	Land at Arwel	0	7	0	7
		Total	25	63	25	88
SC2						
Llangeler	SC2/h1	Brogeler	0	6	0	6
Pentrecwrt	SC2/h2	Land adjoining Brynywawr	0	14	0	14
Saron	SC2/h3	Land adjacent to Tyddyn y Celyn	2	6	2	8
	SC2/h4	Land adj. Arwynfa	0	35	0	35
		Total	2	61	2	63
SC3						
Llanboidy	SC3/h1	Land r/o Ysgol Bro Brynach	0	20	0	20
		Total	0	20	0	20
SC4						
Glandy Cross	SC4/h1	Land to r/o Maesglas	0	10	0	10
	SC4/h2	Land at Cross Roads	2	4	2	6
Efailwen	SC4/h3	R/o Hafod Wen	0	8	0	8
	SC4/h4	Beca Bakery	2	4	5	9
		Total	4	18	7	25
SC7						
Capel Iwan	SC7/h1	Adj. Pleasant View	0	7	0	7
	SC7/h2	Maes y Bryn	0	13	0	13
		Total	0	20	0	20
SC8						
Trelech	SC8/h1	Adj. Picton House	2	4	2	6
	SC8/h2	Land adj Tower Hill	0	5	0	5
		Total	2	9	2	11
SC9						
Cynwyl Elfed	SC9/h1	Adj. Fron Heulog	0	4	4	8

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Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
	SC9/h2	Land adj. Lleine	1	14	1	15
	SC9/h3	Adj. Dolwerdd	0	6	0	6
		Total	1	24	5	29
SC11						
Llangynin	SC11/h1	O.S 8671, r/o Irfonan	1	6	4	10
Meidrim	SC11/h2	Land off Drefach Road	1	0	12	12
	SC11/h3	Land adjacent and to the r/o Lon Dewi	0	10	0	10
		Total	2	16	16	32
SC13						
Pendine	SC13/h1	Land at Nieuport Yard	0	0	5	5
	SC13/h2	Oceans View	1	2	3	5
Llanmiloe	SC13/h3	Land at Woodend	0	0	40	40
		Total	1	2	48	50
SC14						
Red Roses	SC14/h1	Land adj. Avola Farm	0	8	0	8
		Total	0	8	0	8
SC15						
Bancyfelin	SC15/h1	R/O Fox and Hound P.H	6	17	6	23
Llangynog	SC15/h2	Land at College Bach	0	5	0	5
		Total	6	22	6	28
SC16						
Llanybri	SC16/h1	Adj. Parc y Delyn	0	10	0	10
		Total	0	10	0	10
SC17						
Mynyddygarreg	SC17/h1	Parc y Garreg	74	0	74	74
	SC17/h2	Parc Felindre	11	0	11	11
	SC17/h3	Adj. The Croft	0	0	28	28
	FCM/SC17/a	Land opposite Parc y Garreg	0	30	0	30
		Total	85	30	113	143
SC18						
Bronwydd/ Cwmdwyfran	SC18/h1	Land to rear of Swyn Aderyn, Bronwydd	0	15	0	15
Cwmffrwd	SC18/h2	Cwmffrwd Nurseries	0	0	10	10
	SC18/h3	Land adj. to Maes Glasnant	0	30	0	30
	SC18/h4	Adj. to Ffrwdwen	0	23	0	23
Llangain	SC18/h5	South of Dol y Dderwen	0	25	0	25

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
Peniel	SC18/h6	South of Pentre	0	10	0	10
	SC18/h7	Adj. Aberdauddwr	10	0	10	10
		Total	10	103	20	123
SC19						
Alltwalis	SC19/h1	Former Hall	8	0	8	8
Llanpumsaint	SC19/h2	Adj. to Llandre	3	2	7	9
	SC19/h3	Adj. Gwyn Villa	0	20	0	20
Rhydargaeau	SC19/h4	Bryn Bedw	0	11	0	11
	SC19/h5	Cefn Farm	0	18	0	18
		Total	11	51	15	66
SC20						
Llanfihangel-ar-arth	SC20/h1	Adj. Yr Hendre	0	8	0	8
New Inn	SC20/h2	Adj. Nant y Gelli	0	8	0	8
	SC20/h3	Blossom Inn	1	2	10	12
Pencader	SC20/h4	Bro'r Hen Wr	10	0	17	17
	SC20/h5	North of Maes Cader	0	37	0	37
	SC20/h6	Adj. Tremle House	4	0	9	9
		Total	15	55	36	91
SC21						
Pontwelly	SC21/h1	Cilgwyn Bach	0	17	0	17
	SC21/h2	Adj. Crug yr Wyn	0	19	0	19
		Total	0	36	0	36
SC22						
Llanllwni	SC22/h1	Land at Aber-Giar	0	6	4	10
	SC22/h2	Land adj Ger y Bryn	0	8	0	8
	SC22/h3	Adj. Tan y Bryn	2	6	5	11
		Total	2	20	9	29
SC23						
Cwmann	SC23/h1	Cysgod y Coed	4	0	7	7
	SC23/h2	Heol Hathren	0	12	0	12
	SC23/h3	Cwrt Deri	29	0	29	29
	SC23/h4	Cae Coedmore	4	0	7	7
	SC23/h5	R/O Post Office	0	18	0	18
		Total	37	30	43	73
SC24						
Caao	SC24/h1	Land west of Rock Street	0	8	0	8

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
Ffarmers	SC24/h2	Land adj. Tegeirian	0	8	0	8
		Total	0	16	0	16
SC25						
Llansawel	SC25/h1	Land adj. Dolau Llan	0	5	0	5
Rhydcymerau	SC25/h2	Land at Dolau Isaf	0	6	0	6
Talley	SC25/h3	Land adjoining Ffynnon Dawel	0	5	3	8
	SC25/h4	Land at Edwinsford Arms	0	0	9	9
	SC25/h5	Land adjoining Dyffryn Glas	0	8	0	8
		Total	0	24	12	36
SC26						
Llanwrda	SC26/h1	Caegof, Lampeter Road	8	0	8	8
		Total	8	0	8	8
SC28						
Cyngorody	SC28/h1	Adj. Bronhaul	0	22	0	22
		Total	0	22	0	22
SC30						
Cwmifor	SC30/h1	Opp. Village Hall	0	25	0	25
Penybanc	SC30/h2	Caebach, Penybanc	2	0	5	5
Salem	SC30/h3	Adj. Golwg y Gar	0	5	0	5
		Total	2	30	5	35
SC31						
Cwrt Henri	SC31/h1	OS 5227 at Pantyffynnon,	0	16	0	16
Llanarthne	SC31/h2	Llanarthne School	0	0	8	8
	SC31/h3	Adj. Golwg y Twr	0	10	0	10
		Total	0	26	8	34
SC32						
Capel Dewi	SC32/h1	Llwynddewi Road	0	8	0	8
Nantgaredig	SC32/h2	Rear of former joinery, Station Road	0	30	0	30
Pontargothi	SC32/h3	Land adj. Cresselly Arms	2	12	3	15
		Total	2	50	3	53
SC33						
Llanddarog	SC33/h1	Land opp. Village Hall	0	16	0	16
	SC33/h2	Is Y Llan	0	6	0	6
Porthyrhyd	SC33/h3	R/O Ysgoldy, Bethlehem	0	27	0	27
	SC33/h4	Adj. Derwen Deg	8	1	8	9
		Total	3	50	8	58

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
SC34						
Carmel	SC34/h1	Land adjacent to Erwlas and Erwlon	0	10	0	10
Cwmgwili	SC34/h2	Part of Heathfield Industrial Park	0	0	15	15 ²
	SC34/h3	Adj. Coed y Cadno Estate, Lotwen Road	0	0	10	10 ²
Foelgastell	SC34/h4	Adjacent to Meadow's Edge	1	14	41	55 ²
Llannon	SC34/h5	Land north of Clos Rebecca	0	38	0	38 ²
Maesybont	SC34/h6	Land adjacent to Maesybryn	0	6	0	6
Milo	SC34/h7	Land adj. Nant yr Allt	2	0	5	5
		Total	3	68	71	139
SC35						
Ystradowen	SC35/h2	Adj. y Goedlan	0	11	0	11
	SC35/h3	Land off Pant y Brwyn	0	5	0	5
	SC35/h4	Land at New Road	0	9	0	9
	FCM/SC35/b	Former Ystradowen Primary School	0	9	0	9
		Total	0	34	0	34
SC36						
Llanedi	SC36/h1	Land to r/o No 16 Y Garreg Llwyd	0	7	0	7
		Total	0	7	0	7
SC37						
Five Roads	SC37/h1	Clos Y Parc	3	31	3	34
	SC37/h2	Llygad y Ffynnon	12	0	14	14
	SC37/h3	Land adj. Little Croft	0	25	0	25
		Total	15	56	17	73
SC39						
Llangydeyrn	SC39/h1	Adj. Maes y Berllan	0	12	0	12
		Total	0	12	0	12
SC40						
Carway	SC40/h1	Carway Farm	2	6	2	8
	SC40/h2	Brynseilo	2	1	4	5
	SC40/h3	Ffos Las	102	234	246	480
		Total	106	241	252	493
SC41						
Llanfynydd	SC41/h1	Adj. Valley View	0	2	12	14
		Total	0	2	12	14
SC42						

Carmarthenshire Local Development Plan

Settlement	Map Reference	Site Name	Completed	Non Committed Allocation	Committed Allocation (Inclusive of Completions)	Total Allocation
Brechfa	SC42/h1	Adj. Maesygroes	0	14	0	14
		Total	0	14	0	14

Note: The completed (or partially completed) sites listed within the table are as of 1st April 2012 as identified within the Joint Housing Land Availability Study 2012.

¹Reflects committed technical start as at 24th January 2013.

² Regard should be had to the provisions of policy EQ7 and the SPG in relation to the Caeau Mynydd Mawr SAC.

Key – Affordable Housing Viability Target figures



Note: The above table represents a new insertion into policy H1 and has been amended from that previously set out in Appendix 3 of the Deposit LDP and Focused Changes. It incorporates changes emerging in light of the matters arising as part of the examination.

Appendix 6 – MAC160

LDP Appendix 1 – Settlement Hierarchy – Role and Function of Settlements

Settlement: Carmarthen		Hierarchy: Growth Area	Settlement Ref: GA1
<p>Description: Carmarthen is a vibrant and thriving market town, whose sustainable location at the junction of the A48 and A40 and on the London – Fishguard rail link ensures that it functions as the strategic gateway in West Wales. As the major administrative centre for Carmarthenshire, the town is both a major employer in the County and a regional retail centre serving a wide rural hinterland. The sustainable nature of Carmarthen and its capacity for growth underlines the town’s importance and will ensure its continued role as a centre for employment, retail, housing, health and leisure provision. The prominence of Carmarthen is reinforced in the WSP which recognises the town’s role across the three Spatial Plan areas of Swansea Bay, Pembrokeshire - The Haven and Central Wales. <u>Whilst it is categorised at a level comparable to Llanelli it is not capable or indeed appropriate for a comparable level of release. In this regard, its position within the Tywi Valley with the natural constraints emerging from its position and topography, together with scale and traditional role within an agricultural context, required a level of provision which reflected these considerations.</u></p>			
<p>Role: Highly sustainable centre Strategic employment provision Strategic location Residential provision Regional Retail offer – Principal Centre Strategic sites contribution (see policy SP4 below) Accessibility Tourism Recreation and Leisure</p>		<p>Considerations: Flooding Natura 2000 sites <u>European and / or International Sites</u>, Surface Water Biodiversity Built Conservation and Heritage</p>	
<p>Levels of Growth: Residential – 1,793 <u>854</u> dwellings Employment Allocation - 39.9 <u>25.33</u> hectares</p>		<p>Related Settlements: SC18: Cwmffrwd, Peniel, Bronwydd, Idole/Pentrepoeth, Whitemill, Bancycafel, Cwmdwyfran, Llanllwch, Nantycaws, Croesyceiliog and Llangain</p>	
Settlement: Llanelli (inc. Llangennech & Pwll)		Hierarchy: Growth Area	Settlement Ref: GA2
<p>Description: Strategically located close to the M4 transport corridor as well as on the London – Fishguard rail link, Llanelli is a significant service centre and waterfront location situated in the south east of the County. Traditionally a centre for heavy industry and manufacturing, the town remains a key centre of administration and employment, whose sustainable location affirms its suitability to accommodate a proportionally high level of growth over the plan period. The area also benefits from considerable tourism/leisure potential, with the Millennium Coastal Park a key attraction. <u>Llanelli has the largest population base within the County</u></p> <p>Future opportunities include the holistic regeneration of the town centre and waterfront, thus enabling the town to fulfil its potential as a modern and vibrant destination that drives socio-economic improvements and enhances accessibility to homes, services and employment across the South East of Carmarthenshire and beyond. The prominent role of Llanelli is recognised through the WSP as a hub and primary key settlement within the Swansea Bay - The Waterfront and Western Valleys Area. <u>The ongoing investments into the area (both through the Council and its partners in respect of the Welsh Government (WG)) have been successful in regenerating areas left derelict through industrial decline. The settlement is developing a more diverse economic base with a decline in ‘old fashioned’ manufacturing activities. Also recognised is the need to allocate growth which reflects the high levels of deprivation within parts of the settlement. This supports the need for the Plan to provide for economic growth whilst also reflecting the affordable housing need which has manifested in the area.</u></p>			

Recreation and Leisure	
Levels of Growth: Residential – 2,412 552 dwellings Employment Allocation - 80.72 <u>37.24</u> hectares	Related Settlements: SC34: Carmel, Cwmgwili, Foelgastell, Derwydd, Maesybont, Temple Bar, Milo, Pentregwenlais, Heol Ddu, Stag And Pheasant, Pantyllyn, Capel Seion and Llannon

Settlement: Burry Port/Pembrey Hierarchy: Service Centre Settlement Ref: T2/1	
<p>Description: The settlement is located on the sustainable transport corridor within close proximity to the growth area of Llanelli and on the main Fishguard - London Great Western Railway. The settlement has a history of industrial activity (focused on the harbour) which has now evolved to reflect the tourism potential offered by a waterfront location and high amenity value. Burry Port harbour offers regeneration potential, with an adopted SPG in place. Pembrey Country Park and the Millennium Coast are major attractions that will continue to be important for tourism in the area. The settlement is recognised as a key settlement in the WSP Swansea Bay – Waterfront and the Western Valleys Area. Whilst the settlement consists of Burry Port and Pembrey, it is important to note that the two are distinctive and separate and therefore coalescence should be avoided.</p>	
<p>Role: Employment provision; Strategic Location; Residential provision; Localised education and healthcare; Town centre with local retail service offer - defined as a Town Centres (Service Centres); Harbour focused regeneration (non vulnerable uses); Accessibility (including access to Millennium Coastal park); Tourism and Recreation; Community Service provision.</p>	<p>Considerations: Flooding; Natura 2000 sites Loughor estuary/Burry Inlet - European and / or International sites.; Surface Water; Biodiversity; Avoidance of coalescence between Burry Port and Pembrey; Special Landscape Area; Coastal management/protection; Built Conservation and Heritage.</p>
<p>Levels of Growth: Residential - 693413 dwellings Employment Allocation - 4.84 3.28 hectares</p>	<p>Related Settlements:</p>
Settlement: Llandeilo (inc. Ffairfach, Rhosmaen and Nantyrhibo) Hierarchy: Service Centre Settlement Ref: T2/2	
<p>Description: A rural market town strategically located on sustainable transport corridor linking South Wales with Central Wales and the Midlands. Llandeilo performs an important role in service terms across a wider hinterland. It is recognised as a key settlement with cross boundary importance within the WSP. The settlement is in close proximity to the Brecon Beacons National Park.</p>	
<p>Role: Employment provision Residential provision Town centre and local retail service offer - defined as a Town Centres (Service Centres) Accessibility through strategic highway and Heart of Wales Rail links Tourism Recreation and Leisure Community service provision</p>	<p>Considerations: Localised flooding Natura 2000 site European and / or International sites. Biodiversity Built Conservation and Heritage Sewerage Infrastructure Highways Infrastructure (Proposed bypass route)Air Quality Management Area</p>
<p>Levels of Growth: Residential - 257263 dwellings Employment Allocation - 4.63 2.33 hectares</p>	<p>Related Settlements: SC30: Cwmifor, Golden Grove, Penybank, Salem, Broad Oak, Manordeilo, Llangathen and Trapp</p>

Settlement: Llandovery		Hierarchy: Service Centre	Settlement Ref: T2/3
<p>Description: This market town is located in the rural north east of the County, along a sustainable transport corridor to Central Wales and the Midlands. Llandovery performs an important role in service terms across a wider hinterland. It is recognised as a key settlement within the WSP: Central Wales Area. The settlement is in close proximity to the Brecon Beacons National Park. Scope for future development needs to be balanced against the potential flooding constraints.</p>			
<p>Role: Employment provision Residential provision Town centre with local retail service offer - defined as a Town Centre (Service Centres) Accessibility through strategic highway and Heart of Wales Rail links Tourism. Recreation and Leisure Community service provision</p>		<p>Considerations: Extensive flooding Flood Risk Natura 2000 site European and / or International sites. Built Conservation and Heritage</p>	
<p>Levels of Growth: Residential – 448 111 dwellings Employment Allocation – 2.34 hectares Employment Allocation – N/A</p>		<p>Related Settlements: SC26: Llansadwrn, Llanwrda; SC27: Cilycwm; SC28: Cyngordy; SC29: Rhandirmwyn</p>	
Settlement: Newcastle Emlyn		Hierarchy: Service Centre	Settlement Ref: T2/4
<p>Description: The market town of Newcastle Emlyn is situated in the rural north west of the County, part of the town (Adpar) is located within the neighbouring authority of Ceredigion. Newcastle Emlyn performs an important role in service terms across a wider hinterland. The settlement is recognised as a key settlement with cross boundary importance within the WSP. Opportunities for housing and employment exist, but future expansion is constrained by the topographical nature of the settlement.</p> <p>The majority of the settlement, particularly the town centre and services, falls within Carmarthenshire. Whilst separated from the town by the River Teifi, the area known as Adpar lies in Ceredigion. Both the town and Adpar function as one settlement as a whole and depend upon one and another.</p>			
<p>Role: Employment provision Cross border location Residential provision Town centre and local retail service offer - defined as a Town Centre (Service Centres) Accessibility through highway network Community service provision</p>		<p>Considerations: Localised flooding Natura 2000 site European and / or International sites. Built Conservation and Heritage Topography</p>	
<p>Levels of Growth: Residential – 89 dwellings Employment Allocation - 1 hectare</p>		<p>Related Settlements: SC6: Cenarth and Pentrecagal Cross Border: Adpar</p>	

Settlement: St. Clears (incl. Pwll Trap)		Hierarchy: Service Centre	Settlement Ref: T2/5
Description: Town located on sustainable transport corridor between Pembrokeshire and Carmarthenshire. St. Clears performs an important role in service terms across a wider hinterland. It is recognised as a key settlement within the WSP, fulfilling a local service centre, employment and tourism role.			
Role: Employment provision Strategically Located on Strategic highway network with accessibility benefits Residential provision Town centre and local retail service offer - defined as a Town Centres (Service Centres) Community service provision		Considerations: Limited Localised Flooding Natura 2000 site European and / or International sites. Built Conservation and Heritage	
Levels of Growth: Residential – 263 279 dwellings Employment Allocation - 6.6 1.92 hectares		Related Settlements: SC11: Meidrim, Llanddowror and Llangynin	
Settlement: Whitland		Hierarchy: Service Centre	Settlement Ref: T2/6
Description: The settlement is located on sustainable transport corridor between Pembrokeshire and Carmarthenshire. Whitland is located close to the County's boundary with Pembrokeshire and performs an important role in service terms across a wider hinterland. It is recognised as a key settlement within the WSP Pembrokeshire – The Haven Area as fulfilling a local service centre, employment and tourism role. Offers scope for future development and regeneration, particularly the former creamery site.			
Role: Local employment provision Strategically Located on Strategic highway and rail networks with accessibility benefits Residential provision Town centre and local retail service offer - defined as a Town Centres (Service Centres) Regeneration potential (Former Creamery site) Community service provision Gypsy and Traveller site		Considerations: Extensive flooding Flood Risk Built Conservation and Heritage	
Levels of Growth: Residential – 205 dwellings Employment Allocation - 1.34 3.04 hectares		Related Settlements: SC5: Llanfallteg and Cwmfelin Boeth and Henllan Amgoed	

Settlement: Laugharne		Hierarchy: Local Service Centre	Settlement Ref: T3/1
Description: The settlement is located at the mouth of the River Taf, on the A4066. It is recognised as a local centre in the WSP, which contributes as a significant centre for tourism. It serves as a local centre within the area.			
Role: Residential provision Local retail offer – Defined as a District Centres (Local Service Centres) Accessibility (including access to Millennium Coastal park) Tourism Recreation facilities Community service provision		Considerations: Localised flooding Natura 2000 sites European and / or International sites , Built Conservation and Heritage	
Levels of Growth: Residential – 82 dwellings Employment Allocation – N/A		Related Settlements: SC12: Broadway, Cross Inn and Llansadurnen	
Settlement: Ferryside		Hierarchy: Local Service Centre	Settlement Ref: T3/2
Description: The settlement is situated at the mouth of the River Towy along the main rail link to West Wales. Whilst not recognised within the WSP, it nevertheless fulfils a local centre role for outlying hamlets and villages. In noting its sustainability credentials, it should also be noted that the settlement is rural in context, scale and character as compared to the primarily urbanised south east belt / post industrial valleys. Whilst Ferryside is not identified in the WSP, it is noted that the WSP does identify the wider Towy estuary area as having coastal tourism potential.			
Role: Small scale employment provision Residential provision Local retail offer – Defined as a District Centres (Local Service Centres) Accessibility through rail links Tourism potential Recreation facilities Community service provision		Considerations: Localised flooding Natura 2000 site European and / or International sites , Highways Infrastructure	
Levels of Growth: Residential – 32 dwellings Employment Allocation – N/A			
Settlement: Kidwelly		Hierarchy: Local Service Centre	Settlement Ref: T3/3
Description: Kidwelly is situated on the main coastal transport link (A484) between Llanelli and Carmarthen and is also serviced by the main Fishguard – London Great Western Railway. It is recognised as a key settlement in the WSP and serves as a local centre within the area. The southern area of the town offers scope for appropriate employment and housing development, whilst the central area is designated as a conservation area and is constrained by recreation/amenity and flood risk considerations. The northern area is characterised by an attractive landscape (Special Landscape Area) and elevated terrain which affords panoramic views over the town and Carmarthen Bay. Kidwelly / Trimsaran is identified as a key settlement in the WSP, however the LDP, in recognising their importance as separate and distinctive Local Service Centres, classifies them as two separate (Tier 3) settlements. This does not downplay their contribution and simply takes into account their role, function and character/capacity for growth. Kidwelly plays an important local service			

settlements of Pontyberem and Pontyates (which have populations of 2,761 and 3,166 along with a host of facilities and provisions) within the LDP would result in inconsistencies in the Plan's strategy and would fail to recognise their important role and function as Local Service Centres.

<p>Role: Residential provision; Accessibility through highway network and the Gwendraeth Valley connectivity corridor; Small scale retail offer – Defined as a District Centre (Local Service Centre); Community service provision; Localised education and healthcare; Recreation and leisure provision.</p>	<p>Considerations: Flooding; Topography; Special Landscape Area (Meinciau); Linguistic considerations.</p>
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<p>Levels of Growth: Residential – 239 dwellings Employment Allocation - N/A</p>	<p>Related Settlements: SC40: Cynheidre, Pontantwn and Carway</p>
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Settlement: Pontyberem/Bancffosfelen **Hierarchy: Local Service Centre** **Settlement Ref: T3/6**

Description: The settlement is situated along the B4317 within the post industrial Gwendraeth Valley equidistant between Carmarthen and Llanelli. It has a wide range of local facilities and fulfils a local centre role within the area. Consideration will be required to the topography of the area when developing land use planning proposals, with due thought required to locating development as close as possible to the central hub of the villages. The settlement contributes to a wider Gwendraeth Valley 'sense of place' in terms of social, economic and linguistic considerations as well as the community/recreational facilities available. Given the area's mining past, there is land that is classified as previously developed. Whilst they are not identified in the WSP, the non identification of the locally important Gwendraeth Fawr valley settlements of Pontyberem and Pontyates (which have populations of 2,761 and 3,166 along with a host of facilities and provisions) within the LDP would result in inconsistencies in the Plan's strategy and would fail to recognise their important role and function as Local Service Centres.

<p>Role: Local employment provision; Residential provision Accessibility through highway network and the Gwendraeth Valley connectivity corridor; Small scale retail offer – Defined as a District Centre (Local Service Centre) Community service provision; Localised education and healthcare (including life long learning resource centre at Coalbrook Road); Recreation and leisure provision.</p>	<p>Considerations: Flooding; Topography; Previously developed land; Linguistic considerations.</p>
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<p>Levels of Growth: Residential – 140 dwellings Employment Allocation - N/A</p>	<p>Related Settlements: SC39: Crwbin, Mynyddcerrig and Llangyndeyrn</p>
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Settlement: Hendy/Fforest **Hierarchy: Local Service Centre** **Settlement Ref: T3/7**

Description: The settlement is located adjacent to the M4, north east of the Growth Area of Llanelli. It has a wide range of local facilities and fulfils a local centre role within the area. The settlement boasts a wide range and mix of housing types that are clustered around the Gwili river valley. There are constraints to development in the centre of Hendy (flood risk and recreation considerations) whilst there are also challenges in terms of topography and landscape/amenity impact in Fforest (Loughor Valley SLA). In spite of these challenges, the area's development/market potential is confirmed by its proximity

Settlement: Brynamman		Hierarchy: Local Service Centre	Settlement Ref: T3/9
<p>Description: The settlement is located in the upper Amman Valley on a strategic transport corridor with good transport links to Ammanford, Central Wales and the Swansea Valley. The Upper Amman Valley is recognised as a key settlement in the WSP. It serves as a local centre for the area. The settlement is in close proximity to the Brecon Beacons National Park. <u>Brynamman's identification as a Local Service Centre in the LDP is reflective of its role and function within the post industrial Amman Valley. Its spatial position is within close proximity to Ammanford and cross border links to Swansea Valley settlements which allows it to look to that settlement for certain provisions whilst also fulfilling an important localised role. Whilst Brynamman is not directly identified in the WSP, it should be noted that the Upper Amman Valley is identified as a key settlement.</u></p>			
<p>Role: Located on Strategic highway with accessibility benefits Local Employment provision Residential provision Local retail service offer – Defined as a District Centres (Local Service Centres) Community service provision</p>		<p>Considerations: <u>Localised</u> Flooding</p>	
<p>Levels of Growth: Residential – 107 dwellings Employment Allocation - 2.76 hectares <u>N/A</u></p>		<p>Related Settlements: SC35: Ystradowen, Rhosamman and Cefnbrynbrain Cross Border: Lower Brynaman</p>	
Settlement: Llangadog		Hierarchy: Local Service Centre	Settlement Ref: T3/10
<p>Description: A rural settlement situated just off the A40 between Llandeilo and Llandovery. It is recognised as a key settlement within the WSP. It performs an important role in service terms across a wider hinterland. <u>Llangadog is identified within the WSP as a key settlement within the Tywi Valley Cluster whilst the LDP classifies it as a Local Service Centre. This reflects the largely rural nature of the Central Wales Area and the role of the settlements within that context. In identifying the settlement as a Local Service Centre the LDP does not seek to downplay its contribution and takes into account its role, function and character/capacity for growth. It recognises and reflects the categorisation within the WSP having to regard the settlements character and context. It is noted that its WSP key settlement status is as part of a primary settlement cluster and not as a standalone settlement. The settlement plays an important Local Service Centre role in a rural part of Carmarthenshire which is entirely consistent with and reflective of its WSP categorisation and position within the Tywi Valley cluster.</u></p>			
<p>Role: Local employment provision Sustainably located near a Strategic highway and on the Heart of Wales rail network with accessibility benefits Residential provision Local retail service offer – Defined as a District Centres (Local Service Centres) Regeneration potential (Former Creamery site) Community service provision</p>		<p>Considerations: <u>Localised</u> Flooding Built Conservation and Heritage</p>	
<p>Levels of Growth: Residential – 37 dwellings Employment Allocation - 2.19 hectares <u>N/A</u></p>		<p>Related Settlements: SC26: Llanwrda, Llansadwrn, Ashfield Row, Felindre and Waunystad Meurig.</p>	

Settlement: Llanybydder	Hierarchy: Local Service Centre	Settlement Ref: T3/11
<p>Description: This rural settlement is located in the north of the County on the border with the neighbouring authority of Ceredigion. It is situated on a strategic transport corridor between Carmarthenshire and Central Wales. It is recognised as a key settlement within the WSP and serves as a local centre for the area. The small settlement of Ty Mawr which lies to the south-east is considered to be part of the settlement and offers local employment provision. <u>Llanybydder is identified within the WSP as a key settlement within the Teifi Valley Cluster whilst the LDP classifies it as a Local Service Centre. This reflects the largely rural nature of the Central Wales Area and the role of the settlements within that context. In identifying the settlement as a Local Service Centre the LDP does not seek to downplay its contribution and takes into account its role, function and character/capacity for growth and reflects its importance in cross border terms with the neighbouring Ceredigion Council. It recognises and reflects the categorisation within the WSP having to regard the settlements character and context. It is noted that its WSP key settlement status is as part of a primary settlement cluster and not as a stand alone settlement. The settlement plays an important Local Service Centre role in a rural part of Carmarthenshire which is entirely consistent with and reflective of its WSP categorisation and position within the Teifi Valley cluster.</u></p>		
<p>Role: Local employment provision Located on strategic highway with accessibility benefits Residential provision Local retail service offer – Defined as a District Centre (Local Service Centres) Community service provision</p>	<p>Considerations: Flooding Afon Teifi SAC (European and / or International sites)</p>	
<p>Levels of Growth: Residential – 98 dwellings Employment Allocation - 2.59 <u>0.51</u> hectares</p>	<p>Related Settlements: SC22: Pencarreg and Llanllwni Cross border: Alltyblacca, Highmead</p>	