**CARMARTHENSHIRE**

**REVISED LOCAL DEVELOPMENT PLAN (2018-2033)**

**EXAMINATION**

**AGENDA**

**for**

**Hearing Session 1 Tuesday 15 October 2024 10:00 – 17:00**

**Virtual Hearing**

 **Plan Preparation and LDP Strategic Framework**

*Issue – Is the RLDP legally compliant, and is the Plan’s Strategy justified and likely to be effective in ensuring that the development needs of Carmarthenshire can be met in a way that contributes to the achievement of sustainable development?*

1. **Introduction**
2. **Opening Statement by Carmarthenshire County Council**
3. **Procedural Matters**
4. **Questions**

***Plan Preparation***

1. Has the RLDP been prepared in accordance with the requirements of:
	1. The approved Delivery Agreement, including the Community Involvement Scheme?
	2. The Well-being of Future Generations Act (Wales) (2015)? and
	3. The Equality Act (2010)?
2. Has the Plan been subject to a robust Sustainability Appraisal/Strategic Environmental Assessment? and have all the ‘likely significant environmental effects’ of the Plan and all ‘reasonable alternatives’ been identified, described and evaluated?
3. Has the Plan been subject to a robust Habitats Regulations Assessment (HRA)? Where ‘likely significant environmental effects’ have been identified, has an adequate Appropriate Assessment been undertaken?
4. Does the HRA take account of National Resources Wales advice regarding phosphate levels in Riverine Special Areas of Conservation?
5. Is the Plan consistent with Future Wales: The National Development Framework?
6. Has the Plan had regard to the requirements of the Well-being of Future Generations Act (Wales) 2015 with regard to the well-being goals and ways of working?
7. Have there been any significant changes in national policy or local circumstances since the RLDP was placed on deposit? If there have, what are the implications of these changes for the Plan? Do they need to be addressed through the preparation of new evidence and/or revisions to the Plan and what is the intended timescale for this work?

*Vision, Objectives and Strategy*

1. Is the Plan’s Vision sufficiently aspirational and locally specific to form the basis for planning to 2033? And how will they be delivered?
2. Are the Plan’s objectives SMART and capable of delivering on the identified Vision?

a) Should strategic objectives S02, SO4 and SO11 include a reference to housing?

1. Does the Plan’s Spatial Strategy represent an appropriate approach for delivering, managing and distributing growth over the Plan period?
	1. How has the Spatial Strategy been derived and is it based on robust evidence?
	2. What are the key components of the Spatial Strategy and how do they interact?
	3. Does the Strategy represent a sustainable approach to planning over the Plan period? And does it effectively link transportation, employment and residential growth?
	4. Does the Spatial Strategy maximise the use of previously developed land and adopt the sequential approach to the release of land as set out in Planning Policy Wales?
	5. Are the Spatial Strategy and anticipated levels of growth consistent with those of neighbouring authorities? what are the main cross boundary issues and how have these been addressed?
	6. Will the Spatial Strategy support national growth areas and the wider region?
	7. What is the purpose of Policy SP13? Does it provide an appropriate framework for managing development in rural communities?
2. Is the level of growth contained in Policy SP1 realistic and based on robust and credible evidence?
	1. What is the purpose of Policy SG1? And have the requirements of the allocated sites listed in the policy been clearly expressed?
	2. Is the inclusion of reserve sites contained in Policy SG2 appropriate and consistent with national planning policy?
3. How have the Settlement Hierarchy and Clusters contained in Policy SP3 been defined? And are they based on robust and credible evidence?
	1. What is the purpose of the Settlement Hierarchy? Will it guide new development to the most sustainable locations, and is it clear what types and amount of development, other than housing, will be appropriate in each tier of the hierarchy?

13. Are the requirements of Policy SD1 clearly expressed and consistent with the requirements of national planning policy? and are the defined settlement boundaries flexible enough to allow the anticipated level of growth to be delivered?

14. Is the approach to site selection sufficiently clear and transparent, and is it founded on robust and credible evidence?

* 1. Are the allocated sites based on a robust site assessment methodology that takes into account all potential constraints?
	2. Have all infrastructure requirements been considered to ensure the timely deliverability of allocated sites?

c) Do all of the site allocations accord with the requirements of national planning policy relating to Flood Risk?

15. Has Best and Most Versatile (BMV) land been considered throughout the plan making process? Particularly in relation to the preparation of the ISA, the Spatial Strategy and site allocations?

* 1. Does the Plan propose the development of BMV land? If so, how much land, where, and is this approach supported by robust and credible evidence?

16. How will the Plan apply the principles of sustainable placemaking contained in Policy SP12?

* 1. Are the requirements of Policy PSD1 and PSD3 clearly expressed and consistent with national planning policy?
	2. Are the requirements of Policy PSD4 clearly expressed and consistent with national planning policy?

17. Are the requirements of Policy SP2 clearly expressed and consistent with national planning policy?

18. Does Policy INF1 provide a clear and consistent framework for securing planning obligations? And how will competing priorities be managed?

19. Is Policy SP8 based on robust evidence and consistent with national planning policy in respect of Welsh language and Culture?

1. Do the findings of the Welsh Language Impact Assessment allow for growth in the provision of housing and employment related development that exceeds the levels contained in the Plan?
2. Are the requirements of Policy WL1 clearly expressed and consistent with national planning policy? And should the provisions of Policy PSD9 in respect of Welsh Language be included in the policy?

20. Should the Plan include a policy which provides a context for the management of phosphate levels in Riverine Special Areas of Conservation? And are the requirements of Policy INF4 clearly expressed?