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# Revised 2018-2033 Local Development Plan

## Draft Position Statement Regional Collaboration

April 2024

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## 1. Introduction

1.1 This Position Paper provides an overview of cross boundary, strategic planning matters for the south-west Wales region. It has been produced by the local planning authorities within the region to demonstrate how their respective Local Development Plans (LDP) where under review are being prepared with regard to an agreed understanding of the issues, requirements within the South West Wales region as defined within Future Wales: The National Plan 2040. It will also outline collaborative working in relation to evidence gathering both in terms of informing the preparation of the replacement LDPs but also the forthcoming Strategic Development Plans (SDP) to be prepared under the auspices of the Corporate Joint Committee for South West Wales (CJC).

1.2 The local authorities directly engaged in this Statement are:

- Carmarthenshire County Council
- Neath Port Talbot Council
- Pembrokeshire Coast National Park Authority
- Pembrokeshire County Council
- Swansea Council

1.3 This statement has been prepared to support those replacement LDPs being progressed by the constituent authorities across the region and consequently reflects the different stages of Plan preparation. Given the different stages of the plan making process which the constituent authorities are at, the data for this paper has not been available for each planning authority. However, future updates and iterations of this Position Paper will be prepared as appropriate in relation to the progress of respective Plans and any development work in respect of the SDP for the region.

1.4 It contains a position statement for each authority in terms of the preparation of their respective replacement LDP along with an outline of any key evidential collaborative work undertaken. It also sets out agreed strategic matters and where signatories agree are set out in the following sections, with links to the evidence base developed.

## 2. Conformity with Future Wales

2.1 This Paper reflects the requirement for LDP's to conform with the provisions of Future Wales as set out under Section 7(1) of the Planning (Wales) Act 2015 inserts section 62(3A) into the PCPA 2004 and as identified in the Development Plans Manual Ed. 3 (2020).

2.2 Where an SDP is adopted, the constituent LPAs will be required to prepare an LDP Lite (LDPL), in 'General Conformity' with the SDP and Future Wales: The National Plan 2040. In the absence of an adopted SDP the constituent authorities are required to prepare an LDP for their plan area. It is noted that in respect of Future Wales, the Welsh Government is the plan making authority, and it will make representations regarding general conformity issues for an SDP.

2.3 In those areas without an SDP it will make representations on general conformity issues for LDPs.

## 3. Strategic Context

3.1 This Paper covers the South-West Region as defined by the administrative area of the CJC and as set out in Future Wales. Formally constituted in January 2022, the CJC for South-West Wales was created through the provisions of the Local Government and Elections (Wales) Act 2021. The Committee is made up of representation from Carmarthenshire Council, Neath Port Talbot Council, Pembrokeshire Council and Swansea Council, as well as the Bannau Brycheiniog National Park Authority and the Pembrokeshire Coast National Park Authority. The Committee has a pivotal strategic role within the region in improving the regional planning, co-ordination and delivery of transport, land use planning, economic development and energy and reflects the wider focus on regional working and collaboration across what is a diverse region consisting of extensive rural areas and urban areas all of which are set in and around some of Wales's most important natural and built historic environments.

3.2 The South West Wales Corporate Joint Committee has published its [Corporate Plan for 2023-2028](#), setting out its Well-being objectives. The production of a Strategic Development Plan and Regional Transport Plan for the region is referred to, whilst the South West Wales Regional Economic Delivery Plan are cited. From a governance perspective, it is noted that the South West Corporate Joint Committee has established a Strategic Planning Sub-Committee.

3.3 Future Wales recognises that across the region there are a range of strategic issues, many of which have national, regional, and local dimensions and will need to be delivered through a coordinated approach. In this respect it cites that housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned based on the whole region. The management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic

decisions on locations for growth and new infrastructure. Decarbonising society and responding to the threats of the climate emergency should be central to all regional planning.

3.4 Future Wales states that clear decisions on the scale and location of growth across the region should be made through the preparation of the SDP to ensure all parts of the region are working together to achieve the region's goals. The SDP will need to focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions, including for employment centres, strategic housing growth and services, will need to be focused on the most sustainable and accessible locations across the region, address congestion, reduce car-based commuting and improve air quality.

3.5 Policy 19 requires SDPs to embed placemaking as an overarching principle and establish for the region (and where required constituent LDPs): a spatial strategy; a settlement hierarchy; the housing provision and requirement; the gypsy traveller need; the employment provision; the spatial areas for strategic housing, employment growth and renewable energy; the identification of green belts, green corridors and nationally important landscapes where required; the location of key services, transport and connectivity infrastructure; a framework for the sustainable management of natural resources and cultural assets; ecological networks and opportunities for protecting or enhancing the connectivity of these networks and the provision of green infrastructure; and a co-ordinated framework for minerals extraction and the circular economy, including waste treatment and disposal.

3.6 In the absence of a SDP, Future Wales provides the regional framework for identifying key strategic spatial issues that require a larger than local policy response. In the absence of SDPs, Future Wales says that LDPs will need to demonstrate how Future Wales's regional policies have been taken into account and demonstrate how they conform with Future Wales and Planning Policy Wales.

3.7 Future Wales states 'Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution policies that create the conditions for Welsh to thrive and remain as the community language.' Future Wales reflects the importance of the Welsh language within the region with the 2021 Census indicating that Carmarthenshire has the second highest number of people aged 3 years or older able to speak Welsh (72,838) in Wales.

3.8 Policy 28 in Future Wales identifies the Swansea Bay and Llanelli National Growth Area (NGA) stating that this will be the main focus for growth and investment in the South West Region. SDPs and LDPs are required to recognise the NGA as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure. The supporting text notes:

- In accordance with policy 19, the preparation of a SDP must ensure the region manages growth in a planned and co-ordinated way, to support the needs of the National and Regional Growth Areas and

the wider region. Strategic decisions on the location of key services and infrastructure should support existing settlements and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations, support actions to address inequality and deprivation and improve links to adjoining regions.

- Policy 7 sets out the national strategic approach to delivering affordable housing and ensures the focus of funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new housing to meet identified needs is an important task for the regional planning process. Under the Welsh Government central estimates 25,600 additional homes are needed in the region until 2039 and over the initial five years (2019-20 to 2023-24) 44% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for SDPs can be based and should be considered at the regional scale. Understanding and managing different development pressures across the region will be a key issue for SDPs. Strategic housing issues must be considered at the regional level and not on the basis of the individual local planning authorities.

3.9 Policy 29 in Future Wales identifies Carmarthenshire and the Haven Towns as a Regional Growth Area (RGA), stating that the WG supports sustainable growth and regeneration in Carmarthen and Pembrokeshire Haven Towns (Haverfordwest, Milford Haven, Pembroke, and Pembroke Dock). These areas will be a focus for managed growth, reflecting their important sub-regional functions and strong links to the NGA of Swansea Bay and Llanelli. SDPs and LDPs should recognise the role of these places as a focus for housing, employment, tourism, public transport and key services within their continued function as focal points for sub-regional growth. The supporting text notes that:

- Development in Swansea Bay and Llanelli will support our national growth strategy and this will be complemented by additional growth in the Carmarthen and the Pembrokeshire Haven towns by policy 1. The sustainable growth of these places will be supported by policies 2, 3, 6 and 8 which will ensure development is located in a sustainable, accessible way which ensures good places are created to support communities where public land will be used to demonstrate best practice.
- Policies 4 and 5 will help to ensure that rural areas in the South West grow in an appropriate way, supporting rural economies and services. In accordance with policy 4, the Welsh Government believes the future for rural areas is best planned at the regional and local level. SDPs and LDPs will plan positively for the rural communities in the region and consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. Gaps in digital or mobile connectivity will be addressed through policies 13 and 14 to ensure that services are improved.

3.10 Future Wales recognises that the South West Wales region supports a large and diverse tourism industry and the sector is important to the region's economy, and the national parks are a major asset for the region attracting visitors from across the world. LDPs and SDP should consider the main existing and potential new tourism areas, the type of visitors they attract and the infrastructure required to support growth.

3.11 LDPs and SDPs should provide a positive framework to enable growth and ensure that communities across all parts of the region are able to benefit from their landscapes, natural and historic environment, heritage assets and visitor attractions to grow their economies.

## **4. LDP Position Statements and Key Strategic Themes**

### **Carmarthenshire County Council**

4.1 Carmarthenshire County Council having commenced preparation of its replacement Revised LDP has progressed through to the publication of a second Deposit version of the Plan with submission scheduled for early 2024.

4.2 The delays in plan preparation are attributed to the impacts of Covid and its associated public health lockdowns on the ability to undertake identified consultations in a manner consistent with the Delivery Agreement and regulatory requirements. It was also necessary to re-evaluate and where appropriate update the evidence base to reflect these impacts.

4.3 The delay in plan preparation can also be directly attributed to the publication of the Natural Resources Wales Guidance on Phosphate levels in protected riverine Special Areas of Conservation (SAC). Whilst not isolated to Carmarthenshire the publication of the guidance had a direct impact on the LPA's ability to progress the Plan and has required significant additional evidence as well as further work in relation to the Habitat Regulations Assessment.

4.4 Carmarthenshire's current adopted LDP will remain extant until such time that it is superseded by the Revised Plan.

### **Revised Carmarthenshire LDP – Key Strategic Themes:**

#### **Spatial Strategy and Distribution of Growth**

4.5 The Revised LDP recognises the diversity that exists within the County and the need to reflect this in its strategic approach. The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement framework grouped under six clusters. These clusters, and the distribution of growth will focus on sustainable principles, but will also recognise the respective role, function, and contribution each settlement has within its clusters. The Plan sets out to distribute growth across the settlement hierarchy but in manner which reflects their respective sustainability credentials. Noting the rural context of the County the role of smaller settlements to deliver local and sustainable growth is also noted.

4.6 The strategic growth areas reflect the current urban form in the shape of Llanelli and, Ammanford/Cross Hands noting their relationship to and as part of the National Growth Area<sup>1</sup> and Carmarthen and its recognition as a regional growth area within Future Wales. This conforms with the provisions of Future Wales and reflects their respective sustainability credentials and strong economic drivers from a market demand and delivery perspective. These three growth areas are designated as principal centres and whilst they will receive an appropriate proportion of the anticipated growth, there will be a balanced approach to distribution.

4.7 Other areas will include a focus on Local Growth and Diversification. These areas are those where growth reflects the community, whilst understanding those wider delivery expectations associated with Plan making (e.g., national policy and guidance). Often incorporating areas which are more rural in character play an integral role not only for the everyday life of their communities but are essential to a vibrant and thriving Carmarthenshire.

4.8 Regeneration and job creation are important components across the County. Allocated sites and the use of policies provide a framework for the provision of employment and job creation opportunities. This seeks to provide a positive approach to help these areas meet their full potential and build on the opportunities within all of Carmarthenshire's communities. The Strategy is therefore firmly rooted within the "One Carmarthenshire" ethos as set out within the Revised LDP's Vision.

#### **Provision of New Homes**

4.9 The Revised LDP provides the opportunity to deliver 8,822 homes over the Plan period. This is the equivalent of 588 homes per year from 2018 to 2033. This would allow for new homes to be provided in a sustainable manner which supports the aspirations of the communities and responds to the Council's and Welsh Government's affordable housing objectives.

4.10 In formulating this requirement regard was had to the Welsh Government's Development Plans Manual, which emphasises the importance of balancing housing and job growth to reduce the need for commuting. This is underpinned by a comprehensive assessment of housing and economic growth options, which build upon existing studies and looks to provide up-to-date evidence to inform the Revised Local Development Plan<sup>2</sup>. It also has full regard to the provisions of PPW and the need for planning authorities to assess whether the various elements of the projections are appropriate for their area, and if not, undertake modelling, based on robust evidence, to identify alternative options<sup>3</sup>.

#### **Regeneration and the Economy**

4.11 Carmarthenshire places regeneration and economic growth as an integral part of its strategic ambitions. Its track record in driving and attracting investment has enabled a series of significant strategic developments to be attracted to the County, not least the most recent in the form of the Life Sciences Village at Pentre Awel,

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<sup>1</sup> Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (January 2023)

<sup>2</sup> Housing and Economic Growth Report - Carmarthenshire County Council: November 2022

<sup>3</sup> Planning Policy Wales. Ed 11 (paragraph 4.2.7)



Llanelli and Yr Egin S4C development in Carmarthen. These opportunities have not just driven enhancements within the traditional centres of employment, they have also contributed to significant commercial developments, new placemaking opportunities, building enhancements and new infrastructure, and improving the offer and fabric of the County's communities.

4.12 The Revised LDP provides opportunities to deliver a minimum of 4,140 new jobs in the County contributing to the regeneration and strategic economic and employment ambitions within the County and region. This includes sufficient land has been allocated for the provision of 71.21 hectares of employment provision.

4.13 This employment land provision is focused on the Revised LDPs Principal Centres which not only reflects their sustainability credentials but also their historic legacy as well as national planning policy and their status as National Growth Areas and Regional centres in Future Wales.

### **Neath Port Talbot Council**

4.14 Neath Port Talbot Council commenced a review of its LDP. Following public consultation January-March 2020, the LDP Review Report was approved for publication in July 2020.

4.15 Following approval of the Delivery Agreement (DA) for the Replacement LDP (RLDP) by Council in December 2021, and subsequent agreement by Welsh Government (WG) in January 2022, the Council began preparing its RLDP. In line with the DA, a Call for Sites (CfS) was held between 1st March 2022 to 31st May 2022. In total, 229 sites were submitted.

4.16 Preliminary findings from the CfS, alongside information obtained from the Council's Annual Monitoring Reports (AMRs) and growth projections, indicated that there was a requirement for additional housing to be identified in addition to existing infrastructure and viability matters that required additional time to overcome.

4.17 Given this, the Council decided to stop the preparation of the RLDP and start again. The Council approved a new DA in October 2023 which was subsequently approved by the WG. The new DA outlines the timeframes for the preparation of the new RLDP which will cover the plan period of 2023-2038. In line with the new DA, the Council undertook a CfS in November-December 2023.

4.18 The Council has worked jointly with Swansea Council to prepare a Housing and Economic Needs Assessment, see below.

## Pembrokeshire Coast National Park Authority

4.19 Pembrokeshire Coast National Park Authority adopted Local Development Plan 2 on 30<sup>th</sup> September 2020. Two full Annual Monitoring Reports have been submitted to Welsh Government and Plan Review commences in September 2024.

### **Spatial Strategy**

4.20 LDP 2 built on the strategy for LDP1 which provided a 'rural strategy' which sought to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park whilst having regard to the need to foster the economic and social wellbeing of the communities. The over-arching strategy of LDP2 combines the need for environmental protection with a balanced and sustainable approach to the delivery and distribution of new development.

4.21 The growth element of the Plan's Strategy is based on an assessment of a number of factors including: evidence of need, key issues and considerations, and the national, regional and local policy context. The growth strategy will seek to ensure that Tenby, Saundersfoot, St. Davids and Newport maintain their position, relative to one another and larger centres outside the area. The Plan's settlement hierarchy comprises:

- Tier 1 – Service and Tourism Centres, which provides services to the wider hinterland and services an employment and tourism function;
- Tier 2 – Local Centres, are principally local centres with some being significant tourism centres;
- Tier 3 – Rural Centres, include many of the smaller settlements in the Plan area and offer only limited opportunities for growth and
- Tier4 – The Countryside, where development will be strictly controlled.

### **Provision of New Homes**

4.22 The Plan provides for a dwelling requirement figure of 960 which, subject to viability, would result in the provision of 362 new affordable homes. The provision of affordable housing will be supported by policies which prioritise provision in the reuse of redundant community / employment buildings and agricultural buildings and through the development of rural exceptions sites.

4.23 New housing is focused in the higher tiers of the settlement hierarchy particularly in terms of allocations. Centre boundaries are used to define the extent of a developable area of settlements, the exception to this is where policies specify where edge of Centre sites are acceptable in principle and where the dispersed pattern of identified Centres has rendered it impractical to define a boundary.

### **The Economy and Employment**

4.24 To enhance the economic well-being of the National Park the strategy is to provide a policy framework which supports the visitor economy and the employment sector. The policy approach for the visitor economy will be to attract an optimal number of tourists all year round while ensuring that the National Park environment continues to hold its attraction as a landscape of national and international importance. This will

be achieved by carefully managing the provision of new and existing tourism accommodation and facilities in the Park. In terms of employment, the Plan makes no specific allocation for the provision of new land for class B1, B2 or B8 use but provides a framework which seeks to manage existing employment uses and allows for the provision of new small-scale provision. This approach will assist in meeting need and enhance the socio-economic well-being of Park communities.

4.25 Annual Monitoring Reports have measured the Plan indicators to assess the performance of the individual planning policies and overall strategy of the Plan and show that the Plan is performing well. Review of LDP2 will commence in September 2024.

### **Pembrokeshire County Council**

4.26 The review of the Pembrokeshire County Council LDP commenced on 5th May 2017 and reached the Deposit stage public consultation stage in early 2020, with formal consultation on the Deposit Plan running from 15th January 2020 to 18th March 2020.

4.27 Subsequently, the restrictions and impacts of the Covid-19 pandemic resulted in slippage to the Plan preparation timetable for the PCC replacement LDP (LDP 2). Hence a revised Delivery Agreement was prepared in autumn 2020, endorsed by Welsh Government on 30th October 2020. A LDP 2 Covid Impact Assessment was published at the same time.

4.28 Timetable delays were further compounded by the publication of new guidance on Phosphate levels within Riverine Special Areas of Conservation (SACs) by NRW in January 2021 (with several subsequent updates). More recently further information about other parameters relating to river water quality in affected river catchments (including the Cleddau and Teifi catchments) has been published by NRW and some of these further matters also affect Pembrokeshire County Council's planning area.

4.29 Other matters that the authority has had to respond to in the same general timeframe included a variety of matters raised in LDP 2 Deposit Plan 1 representations, the changes brought about through Brexit, the publication by Welsh Government of Future Wales and new editions of Planning Policy Wales and other key planning guidance documents in Wales and the success of the joint Pembrokeshire and Neath-Port Talbot Celtic Freeport bid.

4.30 Full Council at PCC received a report on the 9th December 2021, outlining delays that had arisen to the LDP timetable and at that meeting a recommendation was approved to prepare a further amended Delivery Agreement and to return to the Deposit Stage of the plan preparation process. Hence, a second Deposit Plan is currently being prepared and this will be published for public consultation in the future, this to be a revised document updated to reflect the many changes that have arisen since early 2020.

4.31 The Further Revised Delivery Agreement was endorsed by Welsh Government on 20th June 2023 and is available to view on the PCC website. This includes a revised timetable anticipating consultation on Deposit Plan 2 commencing in January 2024, submission to Welsh Government by September 2024, examination in winter 2024/25, publication of the Inspector's Report in August 2025 and Adoption in October 2025.

4.32 Unfortunately, there has subsequently been further slippage to the timetable, so consultation on Deposit Plan 2 is unlikely to commence until later in 2024, with the other remaining stages of the Plan process consequently also delayed. Pembrokeshire County Council has discussed this matter with Welsh Government and a fourth iteration of the Delivery Agreement is expected to be prepared in 2024 setting out further revisions to the timetable.

4.33 PCC's LDP 2, Deposit Plan 1 from 2020 sets out the last published position with regard to the direction of travel on policies and proposals for inclusion in LDP 2. However, PCC is not intending to take this iteration of the Plan any further and will, during 2024, present Deposit Plan 2 to its Cabinet and Council, which while continuing to be set in the context provided by the 2018 LDP 2 Preferred Strategy, will reflect all that has happened in the period since early 2020.

4.34 Presenting the Deposit Plan 1 position on key strategic themes, provision of new homes and regeneration and the economy in this paper would be misleading, so instead these themes are discussed in the context of what might be included in Deposit Plan 2, but accepting that the latter has not been formally approved by PCC as a basis for public consultation at the time of writing and that consequently it might change.

#### **Key Strategic Themes:**

4.35 The key issues and drivers for Pembrokeshire County Council's LDP 2 are based on the Pembrokeshire Well-being Plan of 2018. These were embedded in the Review Report and were subsequently carried forward into the LDP 2 Preferred Strategy and the first Deposit Plan. They are grouped under the headings of:

- Living and Working
- Resourceful Communities
- Tackling Rurality
- Protecting Our Environment

4.36 For the second Deposit Plan, it is anticipated that these themes will be carried forward, but that reference will also be made to the Well-being Objectives incorporated into the 2023 version of the Pembrokeshire Well-being Plan, which are as follows:

- Support growth, jobs and prosperity and enable the transition to a more sustainable and greener economy.
- Work with our communities to reduce inequalities and improve well-being.

- Promote and support initiatives to deliver decarbonisation, manage climate adaptation and tackle the nature emergency.
- Enable safe, connected, resourceful and diverse communities.

#### **Provision of new homes:**

4.37 For LDP 2, Deposit Plan 2, the provisional position is that the level of growth anticipated over the Plan period 2017-2033 will be for 5,840 new homes (365 per annum), which is derived from Welsh Government's Household Projections from 2018. A 10% flexibility allowance had been applied to this figure, giving a total of 6,425 dwellings over the 16-year plan period.

4.38 During the first six years of the Plan period there has been an under-delivery of new homes (2016 homes completed, at an average annual completion rate over the 6 year period of 336 dwellings).

4.39 That adjusts the housing requirement over the residual 10 year period to 3824 homes (382 dwellings per annum), which with a 10% uplift applied requires provision to be made for 4206 homes.

4.40 The affordable housing target of the plan is for a minimum of 2000 dwellings (125 per annum), which will be an element of the overall housing provision and is based on historic and anticipated levels of delivery of affordable housing rather than on the level of need.

4.41 With regard to apportionment, it is envisaged that new housing will be provided based on a 60% urban and 40% rural split. The Settlement Hierarchy of the Plan will provide a basis for a settlement-by-settlement apportionment and will in part be a reflection of the Regional Growth Areas identified in Future Wales and in part the functional characteristics and availability of services and facilities in settlements, as set out in the LDP 2 evidence base.

4.42 The settlements with Regional Growth Area status in the Council's planning area are Haverfordwest, Milford Haven, Pembroke and Pembroke Dock.

#### **Regeneration and the Economy:**

4.43 Based on economic forecasting, it is estimated that LDP 2 will support a delivery of about 1,970 jobs across Pembrokeshire to support prosperity and economic growth during the Plan period. It is anticipated that there will be allocations for employment land uses (in the B-category use classes and similar) on about 167 hectares of land across the Plan area, although this figure may be subject to further refinement prior to re-Deposit in 2024. This figure does not include the existing employment sites that are safeguarded by the Plan, and within whose boundaries other opportunities for economic development may arise.

4.44 In addition to the above, the recent success of the Celtic Freeport bid provides an expectation that there will be further job growth over and above that based on previous economic forecasting. In the Plan period, it is anticipated that a further 1,000 jobs might be delivered to 2033, although the Freeport proposals are

currently at too early a stage in their development to provide a more accurate estimate, or to differentiate between construction and operational phase jobs.

## **Swansea Council**

4.45 Work is underway on production of the replacement Swansea LDP 2023-2038. The Council formally approved the DA for the new LDP in July 2023, which was subsequently accepted by the Welsh Government.

4.46 The 'Call for Candidate Sites' period commenced in August 2023 and ended on 31st October 2023. The Council are now undertaking the Stage 1 Assessment (initial sift) of submitted sites, in line with the published Candidate Sites Assessment Methodology. This Stage 1 sift will determine whether sites will progress to detailed Stage 2 and 3 Assessments and will inform the process of preparing the draft Preferred Strategy.

4.47 Stakeholder and public engagement is scheduled to be undertaken between March and May 2024 to inform the formulation of key issues, vision and objectives that will feature in the Preferred Strategy. The steer provided by the Swansea Well-being Plan and its 'One Swansea' ethos, together with other relevant strategic/corporate drivers (as well as Future Wales and national planning policy) are playing a key role in informing this initial work. At the same time the Council is also engaging with stakeholders and partners on a range of growth options, which have been formulated using the Welsh Government projections as the starting point. These growth options ensure economic and housing growth requirements are considered in tandem, including the findings of a new Local Housing Market Assessment.

4.48 Draft options for housing and employment growth are highlighted in later sections of this document, however these are subject to change as the LDP process proceeds and having regard to the final recommendations of relevant technical assessments.

4.49 A range of assessments and evidence base work is also being progressed, which includes a county wide GI assessment and comprehensive assessments of existing housing and employment landbanks.

4.50 Consultation exercises are expected to commence later in 2024 on the draft Preferred Strategy for the Swansea LDP 2023-2038, and in the Autumn of 2025 on the Deposit Plan. Consultation has also been undertaken on the Draft Integrated Sustainability Appraisal and the ISA continues to play an important iterative role in the Plan making process.

## **5. Regional Themes**

5.1 The following reflect the key regional themes highlighted in Future Wales together with agreed issues with cross border impacts.

- Strategic Geography: Scale and location of growth
- Housing
- Economic Growth
- Climate Emergency and Decarbonising
- Management of natural resources
- Flood Risk
- Digital and transport connectivity infrastructure

5.2 Spatial planning has a vital role to play in enabling and encouraging the transition to a competitive and resilient low-carbon society that also supports the environment and human health and wellbeing<sup>4</sup>. This Position Paper acknowledges, as an overarching importance, the role of the planning system in responding to the challenges of the climate change crisis and the need to reduce carbon emissions in order to meet national, regional, and local net zero carbon targets. In so doing it recognises the declaration of emergencies at a national level and local level in relation to Climate Change and nature.

5.3 It recognises that tackling the climate emergency, supporting sustainable development and transport solutions, and delivering environmental improvements and a net biodiversity benefit are cross-cutting and cross boundary in nature. Whilst such themes require incorporation in LDPs they will be integral considerations in the preparation of the SDP and through other responsibilities of the CJC in relation to energy and transport.

### **Strategic Geography and Scale and Location of Growth**

5.4 Future Wales Policy 1 'Where Wales will grow' says that the Welsh Government supports sustainable growth in all parts of Wales and identifies the following three National Growth Areas (NGA) where it says that there will be a growth in employment and housing opportunities and investment in infrastructure:

- Cardiff, Newport, and the Valleys;
- Swansea Bay and Llanelli; and
- Wrexham and Deeside

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<sup>4</sup> The Climate Crisis: A Guide for Local Authorities on Planning for Climate Change. TCPA & RTPI. January 2023

5.5 Policy 1 says that these national growth areas are complemented by Regional Growth Areas (RGAs) in the following three regions which Future Wales states will grow, develop, and offer a variety of public and commercial services at a regional scale:

- The South West;
- Mid Wales; and
- The North

5.6 Future Wales does not define the extent of the Swansea Bay and Llanelli NGA, rather it includes a broad visual representation of its boundary, see below.



Figure 1: Regional Strategic Diagram taken from Future Wales the National Plan 2040

5.7 In addition to the above growth areas, Policy 1 says that development and growth in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

5.8 The Region covers one city, several large towns, thriving smaller and market towns, other semi-urban areas, rural settlements, and villages many of the latter set in a significant rural surrounding area. It contains one National Growth – Swansea Bay and Llanelli (Future Wales Policy 28) and two Regional Growth Areas – Carmarthen and the Haven Towns (Haverfordwest, Milford Haven, Pembroke, and Pembroke Dock) (Future Wales Policy 29) as identified in Future Wales.

5.9 The six authorities of the region are responsible for preparing LDPs for their respective Plan areas. It is noted that the Bannau Brycheiniog National Park Authority extends beyond the boundaries of the region and



interacts with other regional approaches across Wales. In preparing their respective replacement LDPs the Local Planning Authorities will have regard to the provisions of Future Wales and the content of PPW.

5.10 The proximity of major urban areas notably those forming part of the National Growth Area and the relative ease of commuting between them for work and leisure demonstrate strong linkages within and across much of the region. It is however noted that the administrative boundaries that cover the Region demonstrate the complexity of geography with its mix of urban and rural communities but also characteristic centred on industrial heritage but also the commonalities.

5.11 The City Region's cultural geography, landscapes and green and blue infrastructure has never been directly assessed in its totality but there are clear linkages and a shared recognition of the value these built and environmental qualities bring. These include the two national parks, Area of Outstanding natural Beauty, international environmental designations, and river networks as well as numerous historic and cultural assets.

5.12 However, relationships between areas do not stop at the regional boundary and we are committed to working with all neighbouring authorities and regions.

#### **Regional Collaboration - Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (January 2023)**

5.13 The authorities of Carmarthenshire, Pembrokeshire, Neath Port Talbot, and Swansea jointly sought to undertake a comprehensive assessment of the Swansea Bay and Llanelli National Growth Area. This looked to refine the spatial extent of the NGA to inform the preparation of the individual local authorities' replacement LDPs. The research would also form part of background evidence to support the formulation of policies and proposals for the South West Wales SDP.

5.14 In refining the NGA the research undertook an assessment of the constraints and opportunities across the area. This will in turn inform not only the production of replacement LDPs but also the work of the CJC in defining the extent of the NGA as part of the preparation of the SDP.

5.15 The preparation of this research is in line with the supporting text to Future Wales Policy 19 'Strategic Policies for Regional Planning' which states that the growth of the NGA should be planned through the preparation of the SDP. The final definition of the NGA within the SDP will be important in framing this higher-level spatial planning between the authorities. The research recognises that it is a requirement of national planning policy and guidance that all SDPs and LDPs are in general conformity with themselves and with Future Wales. As a result, this joint work will also inform the work of individual local planning authorities in their development of replacement LDPs. This recognises that the definition of the NGA boundary and its spatial extent within each authority could have implications for the LDP's spatial strategy and therefore the distribution of housing and employment land.

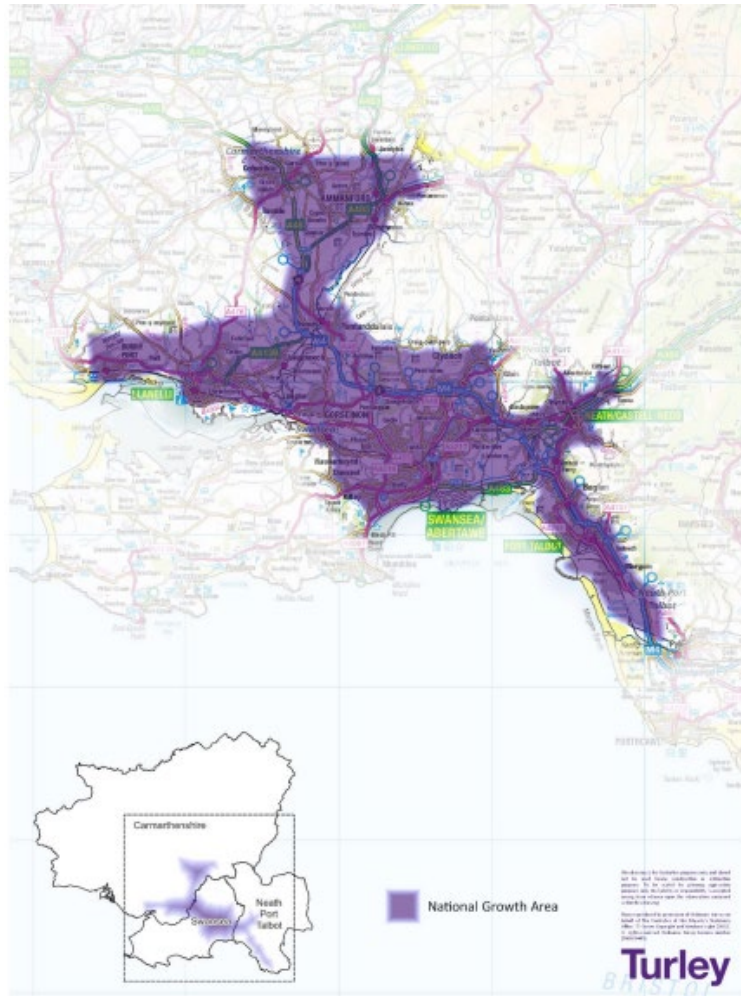


Figure 2: An indicative spatial presentation of a refined NGA spatial area taken from the Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (January 2023) by Turley.

## Housing

5.16 All Local Planning Authorities in the Region through their current adopted LDPs or replacement LDPs seek to ensure that their own housing needs are met within their Local Authority boundaries, where this is consistent with national planning policy. Planning Policy Wales sets out the sequence which should be followed when identifying sites to allocate: priority should be given to previously developed land and underutilised sites (within the authority or neighbouring authorities), followed by suitable and sustainable greenfield sites within or on the edge of settlements. The identification of sites in the open countryside, including new settlements, must only be considered in exceptional circumstances. In responding to their individual needs and evidence regard will be had to the provisions of Future Wales and PPW Ed. 12 recognising the relationship between housing requirements and population projections and component elements of those projections (i.e. births, deaths, migration etc) - 'planning authorities need to assess whether the various elements of the projections are appropriate for their area, and if not, undertake modelling, based on robust evidence, to identify alternative options' (paragraph 4.2.7 PPW ed.12).

5.17 The component level of housing growth planned and the relationship to employment and economic growth targets will be matters considered through respective evidence bases. Consideration will also need to be given to meeting the regional need for housing as detailed in Future Wales. Future Wales Policy 7 amplification contains national and regional estimates of need. It states that they do not reflect future policies or events and are not a Housing Requirement for Wales or the regions. However, the estimates do provide part of the evidence and context on which housing policy and requirements can be based. The estimates of market and affordable housing need should inform the housing requirements set out in Strategic and Local Development Plans and it is expected the housing requirements will differ from the estimates of housing need. Over the next 20 years (2019 – 2039) the estimate of the additional housing need in the region, under the central estimate, is around 25,600 (Policy 28). These figures are based on research undertaken in 2020 and have been taken into account in the formulation of growth options/targets for each LPA while also considering other up to date evidence.

5.18 Each local authority within the region has undertaken additional work to ascertain the appropriate level of growth within their respective local authority areas. The replacement LDPs being prepared within the region are following different timescales and as such the timescales for preparing the evidence base in support of the plans have not coincided. Nevertheless, the LPAs within the region have worked collaboratively on undertaking additional work to refine the NGA (as discussed above) and have adopted similar methodologies based on the guidance set out within PPW to identifying the appropriate level of growth within the respective authority areas.

5.19 The purpose of this Position Paper is not to act as a mechanism to consider the regional level of housing growth or to consider matters of apportionment across the region. Notwithstanding this, it is evident from considering the respective housing requirement figures in published Deposit Plans together with emerging housing need figures from the authorities in the table below that should these be adopted as future housing requirement this would ensure Swansea Bay and Llanelli National Growth Area *will be the main focus for growth and investment in the South West region* in line with Future Wales Policy 28. The numbers shown in Table 1 below broadly accord with the regional figure (25,600) in Future Wales ranging from 25K at the lower end to 29k at the higher end of the ranges being considered at this time.

**Table 1: Housing Requirement**

Authority	Housing Requirement	Annualised Requirement	LDP Status
Bannau Brycheiniog National Park Authority	Awaiting information	Awaiting information	Awaiting information
Carmarthenshire County Council *	8,822	588	Regulation 17 – 21

			Second Deposit Revised LDP
Neath Port Talbot Council **	2,940 to 4,680 housing need (not requirement)	196-312 pa (need, not requirement)	
Pembrokeshire Coast National Park Authority	960	60	Adopted September 2020 – Review commences September 2024
Pembrokeshire County Council *	5,840, but with a 10% uplift to 6,425	365	These are the figures that officers currently anticipate will be included in LDP 2, Deposit Plan 2 in 2024, but subject to agreement with PCC Cabinet and Council
Swansea Council **	7,710 to 9,510 over 2023-38  [Need not requirement - Flexibility allowance will need to be added on top].	514 - 634  [Need not requirement]	About to informally consult on strategic options – therefore these are draft options for consideration ahead of Preferred Strategy being produced later in 2024

*\*It is noted that both Carmarthenshire and Pembrokeshire County Councils had commenced the preparation of their Replacement LDPs and prepared and published their Preferred Strategies prior to the publication of the draft of Future Wales and as such had identified their growth and spatial strategies as part of the Plans' preparation and in accordance with the provisions of Planning Policy Wales.*

*\*\*These are working draft figures until relevant growth forecasting technical work is concluded*

#### **Regional Collaboration - Mid and South West Wales Housing Assessment**

5.20 Local Authorities have a requirement to consider the housing accommodation needs of their localities under Section 8 of the Housing Act 1985. To fulfil this requirement, Welsh Local Authorities must formulate LHMA's (Local Housing Market Assessments), which review housing needs. As part of this approach and in accordance with the requirements of PPW for the need for planning authorities to understand their local housing market and the factors influencing housing requirements in their area, the signatory authorities have worked collaboratively to produce LHMA's using consistent methodology.

5.21 The Mid and South West Wales Housing Assessment - Housing Market Evidence for: Mid and South West Wales 2019 was published in October 2020. This LHMA considered the state of the whole housing market, including assessment of the need for affordable homes of different tenures (such as social rent, affordable rent, low-cost home ownership, and specific local needs for affordable housing) and the differing needs of communities which should include the housing requirements of older people, students, people with disabilities, and local housing needs for market housing.

#### **Neath Port Talbot and Swansea Economic and Housing Growth Assessment and local Housing Market Assessment**

5.22 More recently, Turley, SQW and Edge Analytics were commissioned by NPT and Swansea to undertake an assessment of housing and economic growth for their administrative areas. A common methodology was used to consider the strategic functional housing and economic relationships between the authorities. This methodology was consulted on with authorities within the South West region. This included consideration of the geographical extent of functional economic market areas, with more localised Housing Market Areas separately defined in the Council's Local Housing Market Assessment (LHMA).

5.23 The study provides an up-to-date baseline analysis of demographic, housing and economic datasets as well as a review of commercial market evidence and develops forecast scenarios of reasonable employment growth accounting for current economic conditions and identified planned and potential investment. This, in turn then resulted in a calculation of the amount and make-up of employment land that could be required to accommodate business investment and forecast employment growth; then used to provide an assessment of future household growth and levels of housing need accounting for demographic trends and the scale of labour force change required to support the presented forecasts of job growth.

#### **Economic Growth**

5.24 The importance of economic growth and job creation is recognised across the region. It is however acknowledged that the spatial variation and characteristics across the authorities, notably those with a rural context, will result in a degree of variation in the policy approaches and potentially the distribution of sites and notably smaller provision for indigenous businesses and startups. In this respect, patterns of economic activity vary from place to place. LPA's have had regard to the provisions of national planning policy and the need to

reflect the principles of sustainability in allocating employment sites. Nevertheless, Carmarthenshire, Pembrokeshire, Pembrokeshire Coast National Park and Bannau Brycheiniog National Park worked collaboratively to commission Arup to undertake a Two County Economic Study in 2021. This has since been supplemented by further work by the individual authorities, but the initial study ensured a common and consistent approach. Similarly, Swansea and Neath Port Talbot undertook a joint Economic and Housing Growth Assessment. The methodologies for both joint studies were shared with the Authorities within the region to ensure that they were compatible with the replacement plans underway.

5.25 The LDPs in the Region are at different stages of preparation and cover differing plan periods. They are being, or have been, prepared drawing on relevant and robust evidence to accommodate jobs growth.

5.26 In terms of travel-to-work areas, the figure below shows that the whole of the city and county of Swansea and the majority of NPT are within the Swansea TTWA, as defined based on the 2011 census. The Swansea TTWA also extends slightly further north, to the southwestern part of Powys, around Ystradgynlais. The Llanelli TTWA whilst including a small part of NPT covers most of Carmarthenshire, and includes Ammanford and Cross Hands, as well as extending westwards to cover Carmarthen and its hinterland. The Haverfordwest and Milford Haven as well as Pembroke and Tenby form the TTWA's in Pembrokeshire.

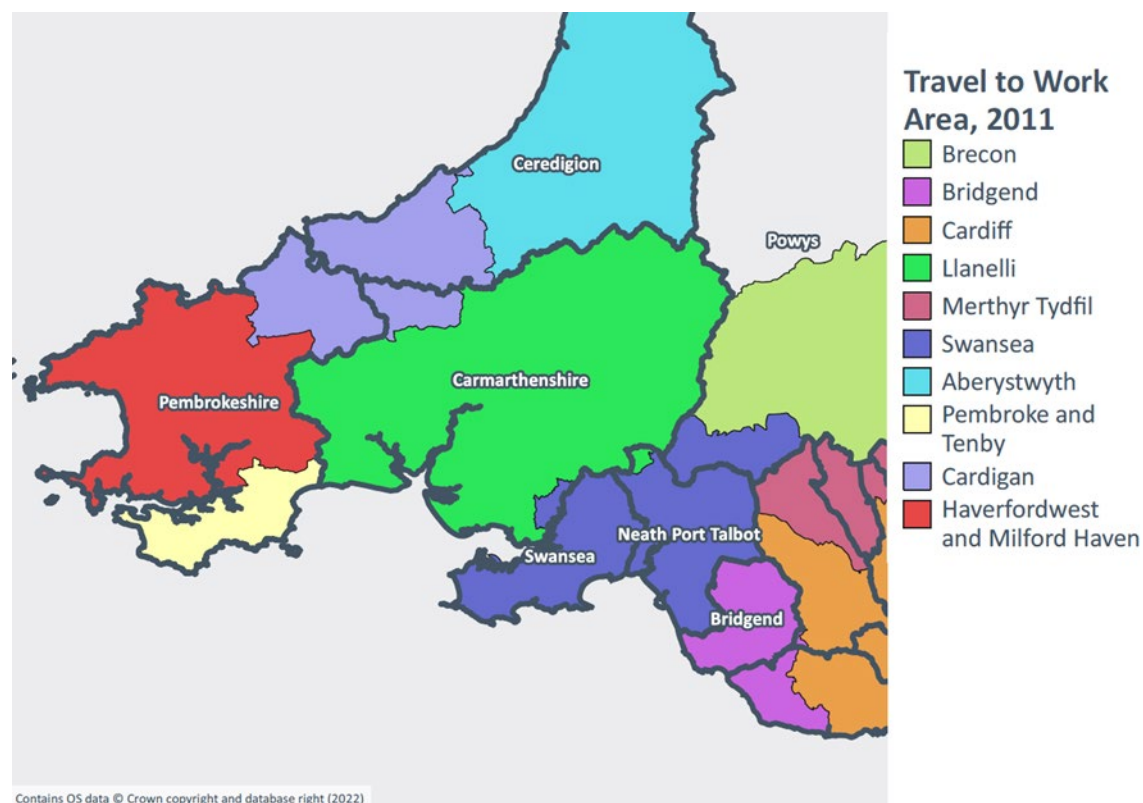


Figure 3: Travel to Work Areas 2011, taken from ONS

## Climate Emergency and Decarbonising

5.27 Climate change is a cross cutting topic and strategic planning has a key role to play in achieving sustainable development and tackling and adapting to climate change. A number of the topics covered in this Statement are instrumental in reducing and mitigating the effects of climate change, in particular biodiversity and natural environment and transport. This includes influencing where new housing, employment and other development is located which in turn affects the need to travel and access to more sustainable travel modes. As such, as well as the principles set out below, there will be further actions outlined in future iterations of this statement or as part of the regional agenda including the work of the CJs, which will build upon the South West Wales energy Strategy and the Local Authorities' local area energy plans.

5.28 The following details those authorities which have declared Climate Emergencies and their target dates.

**Table 2: Climate Emergency Declarations**

Authority	Date of Declaration	Target Date
Carmarthenshire County Council	20 Feb 2019	2030
Neath Port Talbot Council	28 Sept 2022	2030
Pembrokeshire Coast National Park Authority	Responding to the Climate Change Emergency Action Plan (linked to Management Plan)	2020-2030
Pembrokeshire County Council	May 2019	PCC action plan prepared to steer the Council towards becoming a net zero carbon local authority by 2030.
Swansea Council	June 2019	Swansea Council organisational net zero by 2030, noting the wider societal net zero target of 2050

## Management of Natural Resources

5.29 All authorities within the Region recognise the importance of conserving and enhancing the natural environment and are taking a range of actions as a result, both within and outside of the sphere of influence of the planning system. In addition, Carmarthenshire and Swansea (2021) Councils have declared nature or biodiversity emergencies which are complementary to climate emergency declarations, and which point towards the development of further actions and activities.

5.30 The Environment (Wales) Act 2016 (the Act) introduced an enhanced biodiversity and resilience of ecosystems duty (the section 6 or s6 duty) for public authorities (PAs) in the exercise of functions in relation to Wales. The s6 duty requires that public authorities 'must seek to maintain and enhance biodiversity as far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems'. To comply with the S6 duty, public authorities should embed the consideration of biodiversity and ecosystems into their early thinking and business planning, including any policies, plans, programmes, and projects, as well as their day-to-day activities. Under section 6(7) of the Act all public authorities must, before the end of 2019 and before the end of every third year after 2019, publish a report on what they have done to comply with the s6 duty.

5.31 The Minister for Climate Change Heads of Planning letter of the 11<sup>th</sup> October provided a policy update on revisions for inclusion in the next iteration of Planning Policy Wales (version 12). This included publishing updated chapter 6 of PPW with policy coming into force with immediate effect. The main changes as summarised below and the requirements on LPAs including through strategic collaboration are noted.

5.32 Green and Blue Infrastructure (GBI): stronger emphasis on taking a proactive approach to deliver GBI which addresses cross-boundary considerations and enhances the overall GBI network. Collaboration on identifying key GBI assets, particular those adjacent to or spanning boundaries, to best inform respective GBI assessments. In alignment with paragraph 6.2.12 of PPW, there has been ongoing discussions on the submission of proportionate GBI statements for all planning applications, in addition to signposting to relevant industry standards.

5.33 Net Benefit for Biodiversity and the Step-wise Approach: further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (which will be further refined in the consolidated version of PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.

5.34 Protection for Sites of Special Scientific Interest: strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape.' Other development is considered unacceptable as a matter of principle.



Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan.

5.35 Trees and Woodlands: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.

5.36 Nutrient Management - The region benefits from and is home to a number of nationally and internationally designated sites. The quality of the natural landscape and environment is worthy of protection for both its intrinsic beauty and its value in making the region an attractive place to live, work and study. In this respect its rivers and particularly those designated as Special Areas of Conservation support a wide range of habitats and species and whilst the implication of nutrients in rivers has become more pronounced this was brought into sharper focus with the publication of the NRW Guidance on Phosphate levels in riverine SACs.

5.37 In response to the NRW guidance and as a reflection of its impacts on the progress of development plans and the determination of planning applications and the wider community, social, economic, and environmental implication the region has led in developing proactive and progressive approaches all aimed at developing a further understanding of the issues but also a suite of interventions, policies, and approaches to address the issue. Whilst a number of these interventions have been at local authority level notably Carmarthenshire and Pembrokeshire Councils in conjunction with Ceredigion they have often been prepared for collective benefit or, as with the Carmarthenshire Nutrient Calculator and Carmarthenshire Mitigation Guidance, have been adapted and developed on a catchment basis for a wider sub region.

5.38 The issues associated with phosphates does not respect administrative boundaries and the extent of an affected catchment brings a necessity for cross border working – this approach is exemplified by the establishment of the first Nutrient Management Boards (NMBs) in Wales in respect of the Afon Tywi, Teifi and Cleddau. These are based on a principle of collaboration between Carmarthenshire, Pembrokeshire and Ceredigion and other partners and are centered on the preparation of Nutrient Management Plans.

5.39 Whilst not directly related to the issues raised in regards riverine SACs, a notable feature within the region is the Carmarthen Bay and Estuaries European Marine Site. Ongoing collaboration has taken place over the years between Carmarthenshire and Swansea Councils (together with partner agencies in the form of DCWW and NRW) in respect of balancing the need to deliver development with nature conservation interests – including by way of a multi-agency Memorandum of Understanding approach.

#### **Regional Collaboration - Nutrient Credit Trading Study (NCTS): Feasibility and Toolkit**

5.40 As part of an integrated and solution focused response to the issues of nutrients and notably phosphate levels in protected riverine SACs the feasibility and potential for a nutrient credit trading system was subject to a specific regional commission. This sought to explore the potential for a nutrient credit trading market that would potentially incentivise landowners to implement measures designed to mitigate phosphate levels. This

sought to explore how through nutrient credit trading, landowners could generate nutrient reduction credits which could then be purchased to facilitate nutrient neutral development within failing SAC catchments.

5.41 Commissioned by Carmarthenshire County Council in conjunction with and on behalf of the other EARTH programme partners (Neath Port Talbot, Pembrokeshire, and Swansea Councils) and funded through WEFO European Social Fund the study sought to:

- assess the feasibility of a Nutrient Credit Trading System to supply nutrient mitigation in the South-West Wales region;
- develop a toolkit that sets out best practice in the market design, governance, and operation of a Nutrient Credit Trading System; and
- identify the next steps required to implement a NCTS in the Region.

5.42 A Nutrient Credit Trading System has been identified as being broadly feasible in line with the framework for high integrity environmental markets developed by the Financing Nature Recovery UK Initiative. This will, along with the other interventions identified through the sub regional partnership working through the NMBs and that undertaken by Carmarthenshire and Pembrokeshire County Councils, form part of the collective response to the issues within affected catchments.

## **Flood Risk**

5.43 The Local Planning Authorities await with interest the pending publication of the new TAN15 by the Welsh Government, however in the interim recognise the material planning status of the Flood Map for Wales in informing Plan preparation.

### **Regional Collaboration - South West Wales – Stage 1 Strategic Flood Consequence Assessment**

5.44 A Stage 1 Strategic Flood Consequence Assessment (SFCA) was commissioned on behalf of the Local Planning Authorities in South West Wales.

5.45 The SFCA provides a robust evidence base to inform the Councils' individual replacement LDPs and was intended to inform policy formulation and decisions on land to be allocated in the respective plans. The SFCA also formed part of the response to the Ministers requirements following the delay in the publication of TAN15 and its subsequent re-consultation.

5.46 The SFCA was carried out in accordance with the Welsh Government's development planning guidance, Planning Policy Wales (PPW), Technical Advice Note 15: Development, flooding, and coastal erosion (TAN-15)

and associated Welsh Government Chief Planning Officers letters and Welsh Government FCA Climate Change allowances.

### **Regional Viability Study**

5.47 The Regional Viability Study (RVS), covers the Mid and South West Wales region (Bannau Brycheiniog National Park Authority, Carmarthenshire County Council, Ceredigion County Council, Neath Port Talbot Council, Pembrokeshire Coast National Park Authority, Pembrokeshire County Council, Powys County Council and The City and County of Swansea). The region commissioned Burrows-Hutchinson Ltd consultants to produce:

- a) A Regional Viability Model and High Level Viability Assessment to provide an overview of viability at the Regional Level; and inform the plan making process, including:

- infrastructure planning;
- strategic and other site selection;
- affordable housing; and
- other planning policies with development cost implications.

and

- b) Deliver Site Specific Viability Testing Tool; (The 'DVM' Development Viability Model – there is one for Residential and one for commercial) to aid site selection and policies accompanying the sites to be allocated in LDPs and the SDP, which will:

- provide a site viability testing tool to allow officers to consider site specific viability;
- inform the suitability of Sites for inclusion in the Plan (based on the initial options and outputs from the regional strategic site selection process and other processes);
- be of a format that can be adapted by individual LPAs to inform Candidate Site testing and
- be used in the assessment of individual applications.

## **6. Governance**

6.1 This Statement of Common Ground has been prepared by the South West Wales Planning Group, which brings together senior planning officers and managers across all six local planning authorities.

6.2 The Group meets on a periodic basis and has responsibility for preparing the Position Paper alongside other pieces of collaborative work including the preparation of new evidence and developing a shared

planning approach on some service issues including feeding into the formative considerations in relation to the SDP. This Group will ensure that the Statement is consistent with local planning practice and is reviewed and updated as necessary to reflect any changes at a constituent authority level or at a regional scale.

6.3 The oversight of, and responsibility for the preparation of the SDP and where related regional evidence gathering will sit under the remit of the CJC and whilst referenced would be matters for subsequent agreement through the governance provisions of the CJC.

6.4 Where appropriate, there is scope for ongoing and proposed collaboration within the region to be reported through to the CJC Strategic Planning Sub-Committee. Such considerations would be subject to the Terms of Reference of the Committee and steer provided by the Committee and/or the CJC itself, however a framework for governance and accountability in respect of strategic planning and regional collaboration is now well-established in South West Wales.

## **7. Outline agreed principles and Next Steps**

- The Local Planning Authorities will, as part of the preparation of the Replacement LDPs, work together to review the evidence base and formulate a strategic approach in terms of housing need and employment land provision across the region.
- Each Local Planning Authority will as part of the preparation of their replacement LDPs, plan for identified housing and employment land needs, taking account of national planning policy, housing market geographies, individual local authority economic growth targets and agreements between individual authorities, as necessary. This position will be reviewed as the preparation of the SDP commences.
- Through the replacement LDPs, we will seek to ensure that the quantum of housing identified in Future Wales is delivered across the Region.
- Employment land needs will take account of alignment with housing growth proposals, economic and any future cross border agreements between individual authorities, as necessary. This position will be reviewed as the preparation of the SDP commences.
- The delivery of housing and employment land will be monitored, and where appropriate Local Planning Authorities will endeavour to ensure an appropriate supply of land in line with Future Wales.
- We will share local evidence as appropriate and where required strengthen our collective evidence base.
- To continue collaborative working and to consider further opportunities for joint working in matters relating to the climate emergency and decarbonisation.

- The Local Planning Authorities will continue to work individually and collaboratively in response to issues of nutrients in protected rivers and water environments including where appropriate through membership of the established Nutrient Management Boards for the Afon Cleddau, Tywi and Teifi.
- To consider the opportunities for joint working in matters relating to the protection of the natural environment including where appropriate identifying shared policy approaches and evidence base to inform respective replacement LDPs.
- The Local Planning Authorities will continue to review the relevant evidence base on a joint basis and will where appropriate formulate a strategic approach in terms of the management of the historic and natural environment.
- Ensure the preparation of our replacement LDPs and subsequent work on the SDP is appropriately informed by flood risk evidence which reflects the provisions of national planning policy.
- Ensure that the production of replacement LDPs and the SDP are informed by the region's functionality and movement patterns between the local authority areas using the most recent data relating to commuting patterns, transport links, and migration data.

## Key Signatories

<b>For and on behalf of Carmarthenshire County Council</b>	Signed:
	Title:
	Date:

<b>For and on behalf of Neath Port Talbot Council</b>	Signed:
	Title:
	Date:

<b>For and on behalf of Pembrokeshire Coast National Park Authority</b>	Signed:
	Title:
	Date:

<b>For and on behalf of Pembrokeshire County Council</b>	Signed:
	Title:
	Date:

<b>For and on behalf of Swansea Council</b>	Signed:
	Title:
	Date: