

CARMARTHENSHIRE
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Action Points - Hearing Session 1 – Plan Preparation and Revised LDP Strategic Framework

Tuesday, 15 October 2024 between 10:00 and 17:00

Action Point	Council Response / Proposed MAC	Inspectors Comments
AP1/1	<p>Insert the following text after paragraph 4.23 and Figure 4: Swansea Bay City Deal.</p> <p>Future Wales: National Plan 2040 Future Wales: National Plan 2040 is set in the context of a vision that will help deliver sustainable places across Wales by 2040, by supporting placemaking and ensuring that development is directed to the right places, making the best use of resources, creating and sustaining accessible healthy communities, protecting our environment and supporting prosperity for all. The Revised LDP aligns with the provisions of Future Wales and its 11 outcomes (as set out in Chapter 3 of Future Wales) and supports its role in driving sustainable growth and combating climate change by guiding strategic development over the next 20 years.</p> <p>The policies and provisions of the Revised LDP form the framework for implementing and delivering the vision and its strategic objectives, as well</p>	<p>Change agreed.</p>

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>as the corporate and strategic priorities of the Council. These policies and provisions include the embedding of sustainable development principles in the Revised LDP, ensuring it makes a positive contribution towards aligning with the content of Future Wales. Consequently, it supports the delivery of the 11 outcomes including sustainable growth, sustainable management of natural resources and reduced pollution, the Welsh language, biodiverse and connected ecosystems and vibrant rural places with access to homes, jobs and services etc.</p> <p>There are various provisions in Future Wales that directly relate to Carmarthenshire, with Llanelli and Ammanford/Cross Hands falling within the broadly defined Swansea Bay National Growth Areas. Policy 28 of Future Wales identifies the Swansea Bay and Llanelli National Growth Area (NGA) as an area that, will be the main focus for growth and investment in the South West Region. The LDP recognises the as a focus for growth and investment through the identification of its settlements within the top tier of the settlement hierarchy.</p> <p>Similarly, Carmarthen is identified as a Regional Growth Centre through and Newcastle Emlyn forms part of the mid-Wales Regional Growth Area in accordance with (Policy 25).</p> <p>Future Wales makes provision for managed growth in these area which relates to their important sub-regional functions and strong links across the South West Wales region. It also identifies the need: for the management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape importance and that they 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; and recognises the</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>potential Carmarthenshire has of this location for new renewable and low carbon energy-related development, innovation and investment.</p> <p>The role of placemaking flows through national planning policy and the Revised LDP embeds it as a central component within it. Future Wales, as part of this agenda, also sets out a number of strategic placemaking principles, including enabling urban areas to support ecosystem resilience as well as increasing the population density of towns and cities which are intended to create sustainable and socially inclusive places.</p>	
AP1/2	<p>Insert the following text after the change proposed above in response to AP1/1.</p> <p>Strategic Development Plans (SDP) The SDP for the South West Region is defined by the administrative area of the Corporate Joint Committee (CJC) and 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.</p> <p>The Committee has a pivotal strategic role within the region in improving regional planning, the coordination and delivery of transport, land use planning, economic development and energy. This role 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.</p>	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>Future Wales requires future SDPs to accord with the requirements of Policy 19. In this respect, they must consider and respond to the national sustainable placemaking outcomes set out in Future Wales which, in combination, seek to create a more sustainable, healthy, equitable and fairer Wales. SDPs will be expected to demonstrate how the spatial framework they develop, and the key choices they make, will contribute to delivering the Outcomes. The future role of SDPs and the relationship with the Revised LDP has been a consideration in the development of this Plan, with regional collaboration as an important component. In this regard, specific reference is made to the spatial definition of the NGA prepared jointly by the authorities across the region. This has been used to inform the provisions of the Revised LDP and will form part of the evidence for the forthcoming SDP. It demonstrates the aligning of the spatial strategies and settlement hierarchies of the Revised LDP and the SDP with the provisions of Future Wales and its outcomes.</p> <p>Carmarthenshire has, and will continue to, work collaboratively with authorities across the South West Wales region, and those within the mid Wales region, on the future provisions and content of the SDP. Whilst the SDP is in its initial stages, the Council has worked proactively with neighboring authorities on the governance arrangements and formative requirements for its preparation. The Council has also developed shared evidence which will support the preparation and delivery of the Revised LDP and will help to inform and underpin the content of a future SDP. This includes evidence in relation to Development Viability, Local Housing Market Assessments, Population and Household projections, the Swansea Bay and Llanelli National Growth Area Definition Project, Two County Economic Study for Carmarthenshire and Pembrokeshire, and the South West Wales Stage 1 Strategic Flood Consequence Assessment.</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
AP1/3	<p>Amend Strategic Objective SO4 as follows:</p> <p>SO4 To ensure that the principles of equal opportunities and social inclusion are upheld by promoting access to a high quality and diverse mix of housing, public services, healthcare, shops, leisure facilities and work opportunities, as well as vibrant town centres.</p>	Change agreed.
AP1/4	Amend the content of the Plan to reflect the publication of Planning Policy Wales Edition 12. Reference should be made to the Matters Arising Changes (and the composite version of the Plan) which consider the updated reference to Planning Policy Edition 12.	Change agreed.
AP1/5	<p>Amend policy SP13 as follows.</p> <p>Strategic Policy – SP 13: Rural Development</p> <p>The Plan supports development proposals which will contribute towards the sustainability of the County's rural communities. Development proposals in rural areas should demonstrate that they support the role of the rural settlements in the settlement hierarchy to meet the housing, employment, and social needs of Carmarthenshire's rural communities.</p> <p>Development proposals in the countryside beyond identified settlements will be supported where it accords with the policies of this Plan and national planning policy.</p>	Change agreed.
AP1/6	Reference is made to Appendix 1 and 2 below	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
AP1/7	<p>Delete of Policy SG2 - Reserve Sites and its reasoned justification from the Plan, with a consequential amendments of Policy SG3 – Pembrey Peninsula taking its place as the new Policy SG2.</p> <p>In addition, all other subsequent cross referencing amended accordingly throughout the Plan.</p>	Change agreed.
AP1/8	<p>Amend policy SD1 as follows:</p> <p>SD1: Development Limits</p> <p>Development Limits are defined on the proposals map for those settlements identified as Principal Centres, Service Centres and Sustainable Villages within Strategic Policy SP3.</p> <p>Proposals within defined Development Limits will be permitted, subject to policies and proposals of this Plan, national policies, and other material planning considerations. In rural settlements and Outside defined development limits there will be a presumption against inappropriate development. New housing in Tier 4 settlements will be considered against Policy HOM3.</p> <p>New Paragraph Number: Development limits are a key mechanism for helping to manage future growth by defining the area within which development would normally be permitted, subject to material planning considerations. The development limits have been applied to the Principal Centres, Service Centres and Sustainable Villages as defined in Strategic Policy SP3: Sustainable Distribution – Settlement Framework. The development limits are shown on the Proposals Map.</p>	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>11.75 In preparing this Plan, development limits have been defined across all settlements within Tiers 1, 2, and 3, in order to:</p> <ul style="list-style-type: none"> • Prevent inappropriate development in the countryside and provide certainty and clarity as to where exceptions proposals (adjacent to limits) may be considered appropriate; • Prevent coalescence of settlements (or separate parts of the same settlement), unacceptable ribbon development or a fragmented development. • Identify those areas within which development proposals would be permitted (see above); and, • Promote effective and appropriate use of land concentrating growth within defined settlements. <p>New Paragraph Number: In rural settlements (Tier 4) and outside the defined development limits proposals for development will be strictly controlled and will only be supported in accordance with Plan policies, and/or if a countryside location is deemed essential given the nature of the proposal, in-line with National Planning Policy and Guidance.</p> <p>New Paragraph Number: The presumption against any inappropriate proposals outside defined settlement boundaries provides clarity as to the appropriate locations for future development and will ensure growth is strategically managed. The consideration of potentially appropriate housing beyond settlement boundaries will be made having regard to the policies of the plan (specific reference should be had to AHOM2) and National Planning Policy and Guidance.</p> <p>New Paragraph Number: National Planning Policy and Guidance and the policies of this Plan recognise that local employment opportunities within rural settlements are important to sustain and improve communities. Reference is made to Policy EME 4 which makes provision for appropriate employment proposals outside the development limits, as well as EME2 in relation to the expansion of existing rural enterprises. In this respect the Plan in-line with National Planning Policy</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>recognises that small-scale enterprises have a vital role to play in the rural economy and contribute to both local and national competitiveness and prosperity. In this respect many commercial and light manufacturing activities can be appropriately located in rural areas without causing unacceptable disturbance or other adverse effects allowing for diversification of the rural economy. This is particularly relevant to the County's rural areas where the Plan supports rural employment and enterprises.</p> <p>11.76 Not all land on a Proposals Map and Inset Maps is identified for a particular development, or the subject of a specific policy. Significant areas of land can appear as unannotated land in the Plan. Proposals for development will be considered on their individual merits against the provisions of this LDP, and other material considerations.</p>	
AP1/8	<p>Rationale</p> <p>In relation to the component of the action point on the background information, the review of development limits was conducted with a comprehensive approach, utilising various sources of information including the delineation of existing development limits within previous development plans, candidate site submissions and relevant data within, planning application history and local Member input. This was undertaken in accordance with the methodology set out in the topic paper Development Limits (Dec 2018) and follows the criteria set within all iterations of the Site Assessment Methodology (whilst also adhering to national planning policies and principles of placemaking.</p> <p>In defining boundaries, the process included the use of detailed aerial photographs, electronic maps, and other relevant geographic information systems (GIS). These sources provided an up-to-date and precise visual representation of the terrain, existing structures, and land use patterns. The latest available Aerial photographs were used as well as the most up to date constraints mapping including the Council's internal GeoDiscover system and the LDP Constraints Map, along with other sources including national and local environmental designations and flooding data in the form of Development Advice Maps (and</p>	Agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>subsequently FMfP). All these data points were accessed and utilised electronically and where appropriate, overlaid onto the settlement GiS layer.</p> <p>In addition to electronic data, the expertise and local knowledge of planning officers played a crucial role. Where appropriate, officers conducted site visits, which allowed for on-the-ground verification and assessment of the areas under consideration.</p> <p>The review also utilised officer knowledge in interpreting and applying national and local planning policies. This included understanding the strategic policy frameworks and the role and status of the settlements within Tiers 1, 2, and 3.</p> <p>In undertaking the exercise of defining the development limits this commenced with a review of the current development limits and their continued appropriateness.</p> <p>It is important to note that the review of development limits was undertaken strictly in accordance with the established methodology. This methodology ensured the application of a consistent approach, guiding the definition of development boundaries to manage growth effectively, prevent inappropriate development, and promote the sustainable use of land.</p> <p>By integrating electronic sources, site-specific observations, and professional expertise, the review process provided a robust foundation for defining development limits that align with the policies of both the Revised LDP, national planning policy and objectives, as well as the needs of the community.</p>	
AP1/9	Amend Policy PSD1 as follows.	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>PSD1: Effective Design Solutions: Sustainability and Principles of Placemaking</p> <p>Development proposals shall demonstrate effective delivery of site-specific design and sustainability objectives the principles of placemaking. Development shall deliver quality design solutions which are appropriate to the specific site, local area, and nature of development.</p> <p>Proposals shall clearly demonstrate:</p> <ol style="list-style-type: none"> a. That the development reflects local context through consideration of landscape; built environment; and historic and cultural characteristics, including the: <ol style="list-style-type: none"> 1. layout and landscape design scheme; 2. form, scale, massing dimensions, materials and detailing of all built elements and surfaces. <p>To ensure that development proposals retain a connection to, and complement, the local 'sense of place'.</p> <ol style="list-style-type: none"> b. High-quality design solutions which deliver: <ol style="list-style-type: none"> 1. built form which effectively integrates sustainable building design principles to maximise opportunities for carbon reduction, energy efficiency and flexibility in use. 2. efficient use of site area, whilst maximising the retention, protection and integration of existing landscape and ecological elements and features, as Green and Blue Infrastructure assets. 3. effective, safe, and inclusive site layout which promotes the health, well-being and amenity of residents, users, and visitors. 	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>4. positive contribution to an effective and attractive public realm through the integration of built form with adequate and clearly defined private and public amenity space</p> <p>c. That the development will not result in significant adverse impacts to the amenity of adjacent land uses, properties, residents, or the community; and that any potential adverse impacts have been avoided, minimised, and mitigated.</p> <p>d. Quality landscapes design solutions which:</p> <ol style="list-style-type: none"> 1. maximise opportunities for; enhancement to the quality and extent of existing; and the creation of new, landscape and ecological elements and features, as Green and Blue Infrastructure assets. 2. enhance visual amenity and landscape character to establish a clear and legible sense of place and contribute to an attractive public realm 3. minimise, and mitigate against potential adverse landscape and visual impacts. <p>e. Effective design solutions which take account of existing ground conditions and utilise existing site topography to address ground stability; minimise excavation and filling; optimise delivery of Policy PSD5 (Development and the Circular Economy); and minimise landscape and visual impacts.</p> <p>f. That the development delivers or contributes to:</p> <ol style="list-style-type: none"> 1. safe and efficient connections to existing access networks including Active Travel and the public transport network; 2. appropriate access routes and surfaces which promote effective accessibility for all and ease of movement into and through the site; 	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>3. provision of appropriate onsite highway standards including parking and servicing.</p> <p>g. That the development delivers sustainable and resilient measures for the treatment and disposal of surface and foul water; which are fully integrated into the site layout and maximise opportunities for the provision of additional value through functions which deliver landscape, ecological and green and blue infrastructure policy objectives.</p> <p>h. That design solutions are deliverable for the lifetime of the proposed development through effective maintenance and management proposals</p> <p>i. It includes, where applicable, provision for the appropriate management and eradication of invasive species.</p> <p>Consequential amendments within the Plan resulting from the change of policy title will be set out as part of the matters arising changes.</p>	
AP1/10	<p>It is considered that the word 'waste' is not required here. Reference is made to HS1 where the Council agreed to discuss this matter at HS6 (which was later cancelled). PPW12 (para. 5.12.4) refers to 'natural material management plan'. The objective of Policy PSD5, and indeed of a natural material management plan, is to avoid the creation of waste in the first instance – consequently the material onsite won't be classed as a waste at that point. The only time it will become a 'waste' is if it cannot effectively be re-used, and that is the objective of a natural material management plan - to indicate how the material can avoid becoming a waste.</p> <p>NB this is notwithstanding the amendments to Policy PSD5 as required in the actions to HS6 i.e. AP6/15 - Policy PSD5</p>	<p>Agreed. No change required subject to the amendments required in accordance with AP6/15.</p>

Action Point	Council Response / Proposed MAC	Inspectors Comments
AP1/11	<p>Amend Policy PSD3 as follows (incorporating AP0/1 (i)):</p> <p>PSD3: Green and Blue Infrastructure Network</p> <p>Development proposals are required to shall demonstrate effective Green and Blue Infrastructure (GBI) design solutions which:</p> <ul style="list-style-type: none"> a) Maximise retention, protection, and integration of existing GBI assets and prioritise those of highest value, quality, and condition within and on the development site boundaries; b) Deliver overall enhancement to the value, quality, and condition; and extent, diversity, and connectivity of the GBI network within and on the development site boundaries; c) Deliver effective integration and maximise connectivity with existing GBI assets adjacent to the development site boundaries and with the wider GBI network; d) Maximise opportunities to achieve multi-functionality by integrating GBI functions to deliver combined objectives which benefit Biodiversity, Climate Change and Sustainability, Health and Wellbeing, Sense of Place, and Economy; and where this will not compromise the purpose of the GBI; and, e) Include long-term management and maintenance proposals to ensure that effective GBI design solutions are deliverable for the lifetime of the proposed development; and, f) Avoid illumination of GBI provided for the purpose of wildlife conservation. 	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to establish a baseline for GBI design solutions.</p> <p>All planning applications for major developments will be required to submit a Green Infrastructure Statement to demonstrate how GBI design solutions have been considered and accommodated as part of the proposed development.</p>	
AP1/12	<p>Amend the reasoned justification for Policy PSD4 as follows. Paragraph numbers will be subject to change as consequential amendments elsewhere in the Plan.</p> <p>11.306 New trees planted should be of a species native to, and of a maturity respective to the site. to the Council's satisfaction. In regards the reference in the policy to unavoidable loss, the Council will expect the applicant will be expected to make every reasonable effort to retain existing features, and as such their retention should (where appropriate) be considered integral to the design of the proposed development site from the outset. Paragraph 6.4.42 of Planning Policy Wales (edition 12) provides additional guidance.</p>	Change agreed.
AP1/13	<p>Amend Policy SP2 as follows:</p> <p>Strategic Policy – SP 2: Retail and Town Centres</p> <p>Proposals for retail and other town centre use development will be considered in accordance with the following retail hierarchy and the provisions below:</p> <p>Sub Regional – High Order Town Centre Carmarthen</p>	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>Mid Order Town Centres</p> <p>Lower Order Town Centres</p> <p>Llanelli Ammanford Burry Port Llandeilo Llandovery Newcastle Emlyn St. Clears Whitland</p> <p>a) Proposals for retail and other appropriate town centre uses within the Carmarthen town centre boundary (including leisure, civic, cultural, education, business, health and residential (on upper floors)) which support the growth of Carmarthen as a sub-regional retail town centre will be permitted where they maintain and enhance the vitality, viability and attractiveness of Carmarthen Town Centre. Proposals should not:</p> <ol style="list-style-type: none"> 1) undermine the retail function of the centre, or have a detrimental effect upon the vitality or viability of the area; and 2) create a concentration of non-retail ground floor frontage detrimental to the retail character and function of the area. <p>b) The vitality, viability and attractiveness of our the retail centres will be maintained and enhanced along with the range of their existing uses, including local markets. Proposals within the town centre boundaries, which widen the range of uses and encourage convenient and accessible shopping, services, public services and facilities, and employment/business opportunities will be supported.</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>c) Proposals for convenience stores outside of the defined town centre boundary will be subject to:</p> <ul style="list-style-type: none"> 1) The submission of an impact assessment to demonstrate that the proposal would not have an adverse effect on the vitality and viability of the existing retail centre; 2) Evidence of a sequential test having been applied to the site selection; 3) Evidence of quantitative and qualitative need for the development; and, 4) Evidence of the site's accessibility to sustainable modes of transport. <p>dc) Proposals for retail and other town centre uses within the town centre boundary will be supported which, where applicable:</p> <ul style="list-style-type: none"> 1) Provide opportunities for independent retail and commercial sectors; 2) Support and do not undermine the continued retail function of the high and mid order town centres; 3) Promote and diversify the education, leisure, cultural facilities, and the night-time economy; 4) Provide for the creation of quality public spaces and environmental improvements including the preservation and enhancement of the distinctive local character of the historic built and natural environment, and a commitment to high quality design; 5) Improve places for pedestrians, cyclists and people with health conditions or impairments including enhancing public 	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>transport, accessibility, access to public facilities and conveniences, car parking, signage, and the street scene; and,</p> <p>6) Protect, enhance, and integrate with the Green and Blue Infrastructure network.</p> <p>d) Outside of the above town centre boundaries the following forms of retail provision and other town centre uses may be permitted in accordance with national policy:</p> <p>1) New non-food retail warehouse units (including garden centres, car showrooms and ancillary supporting facilities), appropriate leisure facilities on designated retail parks and trade centre uses on employment sites, where they are supported by the relevant evidence. noted below:</p> <p>i. an impact assessment demonstrating that the proposal would not cause harm to established town centres;</p> <p>ii. evidence that a sequential approach has been undertaken indicating that there are no suitable available and sustainable sites in locations within or immediately adjoining defined town centres;</p> <p>iii. evidence of quantitative, qualitative and/or other relevant need for the development;</p> <p>iv. evidence of the site's accessibility to sustainable modes of transport.</p> <p>2) Proposals for small local convenience shopping facilities in rural and urban areas within the development limits where they</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>are of a scale appropriate to that settlement. Rural retail proposals will be considered in accordance with policy RTC2.</p> <p>Amend paragraph 11.34 as follows:</p> <p>11.1 Carmarthen has a longstanding sub-regional role and has traditionally had a strong national presence on its high street as well as a variety of local stores. The nature of its retail offer has however been notably impacted by Covid-19 with a number of national operators having withdrawn in light of the financial challenges and realignment within the retail sector. Consequently, whilst the centre does and will continue to serve a range of needs for the population beyond its local community the nature of its offer and the range of uses within the traditional retail core must be adaptive whilst retaining that traditional retail base. The Policy therefore allows the flexibility to introduce uses other than retail into the town centre. In doing so, criterion a seeks to ensure that a mix of uses are not detrimental to the town centre's retail character and function. Proposals should not result in the over-concentration of non-retail units in Carmarthen Town Centre. Each proposal will be considered on its own merits considering its context and surrounding uses. The biannual Town Centre Retail Audit records the uses of each unit within the town centre boundary and will be used to inform the consideration of applications. The audit will enable the identification of clusters of non-retail use of units and monitor long term trends of vacant properties. An over-concentration of non-retail ground floor frontage may impact upon the town's retail character and proposals which result in the loss of a retail unit within an area may be required to provide a retail impact assessment demonstrating that the proposal would not negatively impact upon the town centre's retail function. The centre continues to be readily characterised as a higher order retail centre by the provisions above.</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>Insert new paragraph after 11.40 to explain the requirements for new convenience and comparison goods floorspace in the Plan area and how this will be met:</p> <p>The Retail Study indicates that there is no capacity for additional comparison goods retail floorspace in Carmarthenshire over the Plan period, and that proposals for additional comparison floorspace will therefore need to demonstrate that there is a need for the additional provision. Similarly, the Retail Study indicates that there is an oversupply of convenience floorspace in Carmarthenshire, however, this varies across the County and the Study suggests that there is some capacity for additional convenience floorspace in Zone 1 – Carmarthen and Zone 3 – Ammanford Cross Hands, as identified in the Study. Notwithstanding this, proposals for convenience floorspace will need to demonstrate that there is a retail need for additional convenience floorspace in accordance with Technical Advice Note 4 Retail and Commercial Development (2016).</p> <p>Amend paragraph 11.43 as follows to define small local convenience stores:</p> <p>Provision outside the sub-regional and mid order centres, including local village shops, make an important contribution to the retail function of Carmarthenshire. In this respect, those centres fulfilling a convenience retail need and smaller scale day to day shopping need provide diversity consistent with the objectives of sustaining communities and minimising the need to travel. These settlements and their retail offer can complement the established retail function of those higher up the hierarchy as well as contributing to the implementation of the Plan's Strategy. Proposals for convenience retail outside of the town centre boundary in such centres may be required to appropriately evidence the retail need to ensure the retailing activities within the town centres are not undermined. Their scale should be appropriate and proportionate to the relative settlement, but generally should not exceed 200 square metres gross of</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>floorspace. Proposals which exceed this threshold should demonstrate that there is a need for the level of retail floorspace identified.</p>	
AP1/14	<p>Amend Policy RTC1 as follows:</p> <p>RTC1: Protection of Local Shops and Facilities</p> <p>Proposals which would result in the loss of a local shop, service or community facility (including Public Houses) outside of the Town Centres identified within Strategic Policy SP2 will only be permitted where:</p> <ul style="list-style-type: none"> a) Its loss would not be detrimental to the social and economic fabric of the community; b) There is another shop or service of a similar compatible use available for customers within the settlement or within a convenient walking distance. <p>In the absence of an alternative provision, proposals resulting in the loss of the local shop, or service will only be permitted where all reasonable attempts have been made to market it can be demonstrated that the business for sale or let has been marketed for over a continuous 12 month period and have failed.</p>	Change agreed.
AP1/15	<p>Amend Policy INF1 as follows.</p> <p>INF1: Planning Obligations</p> <p>Where necessary, planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable. Contributions will be required to deliver or</p>	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>fund improvements to infrastructure, ecology, community facilities and other services and facilities to address requirements or impacts arising from new developments.</p> <p>Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision.</p> <p>In instances where there is a dispute regarding matters relating to the financial viability of delivering the requirements, the applicant will be required to meet the Council's costs of securing an independent financial viability appraisal / assessment.</p> <p>Amend paragraph 11.191 as follows:</p> <p>11.191 The requirements of planning obligations will take into consideration the financial viability of a proposed development. In instances where there is dispute regarding the impact which the requirements have upon the matters relating to the financial viability of the scheme in delivering the requirements, the applicant will be required to submit a Development Viability Appraisal of the site to understand its financial viability. The appraisal will be analysed by a third party with all costs covered by the applicant. Further information is provided within the Planning Obligations SPG.</p>	
AP1/16	<p>Amend Policy SP8 as follows.</p> <p>Strategic Policy – SP 8: Welsh Language and Culture</p> <p>The Plan supports d Development proposals which safeguard, promote and enhance the interests of the Welsh language and culture in the County will be supported. Development proposals which have a detrimental impact on the vitality and viability of the Welsh</p>	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>language and culture will not be permitted unless the impact can be mitigated. All development proposals subject to WL1, will be expected to identify measures which enhance the interests of the Welsh language and culture.</p> <p>Amend Paragraph 11.173 as follows.</p> <p>Carmarthenshire in its entirety is considered to be an area of linguistic sensitivity. The 2011 Census indicates that 19.0% of the Welsh population are able to speak Welsh, whilst the correlating figure for Carmarthenshire stands at 43.9%. In terms of the geographical breakdown of the proportion of speakers across the County, this is lowest in the Glanymor electoral ward where 19.2% speak Welsh, and highest in Quarter Bach where 68.7% speak Welsh. The proportion of Welsh speakers is higher than the national average across each ward in the County, and it is largely for this reason Carmarthenshire in its entirety is considered to be linguistically sensitive. Additionally, the most recent Census data has shown a substantial decrease in the number of Welsh speakers across the County illustrating the language's vulnerability in Carmarthenshire.</p> <p>Carmarthenshire in its entirety is considered an area of linguistic sensitivity. The 2021 Census indicates that 17.8% of the Welsh population can speak Welsh, whilst the correlating figure for Carmarthenshire stands at 39.9%. In terms of the geographical breakdown of the proportion of speakers across the County, this is lowest in the Tyisha ward where 18.9% speak Welsh, and highest in Pontyberem where 60.7% speak Welsh. The proportion of Welsh speakers is higher than the national average across each ward in the County, and it is largely for this reason Carmarthenshire in its entirety is considered to be linguistically sensitive. Additionally, the most recent Census data has shown a substantial decrease in the number of Welsh speakers across the County illustrating the language's vulnerability in Carmarthenshire.</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
AP1/17 & AP1/18	<p>Amend Policy WL1 and the reasoned justification to clarify the requirements of criterion b in proposed paragraph 11.181 below; retain 'unanticipated' in relation to residential windfall sites and referring to information available in relation to anticipated sites which are listed in Appendix 6 of the Topic Paper on Growth and Spatial Distribution Part 1 – Housing and will be replicated in the SPG; remove the term 'work flow' but provide additional guidance in proposed paragraph 11.182 below; and, incorporate the requirements of PSD9 in relation to bilingual signage.</p> <p>WL1: Welsh Language and New Developments</p> <p>All development proposals throughout Carmarthenshire will be required to safeguard, promote and enhance the Welsh language.</p> <p>The following development proposals will be required to submit a Language Action Plan, setting out the measures to be taken to safeguard, promote and enhance the Welsh language:</p> <ul style="list-style-type: none"> a. Residential developments of 5 or more dwellings which will individually or cumulatively provide more than the indicative housing provision set out for the settlement site in Policies Policy HOM1 and HOM3; or b. Residential development of 5 or more dwellings on allocated or windfall sites that do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence; or, c. Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare. <p>Proposals on unanticipated windfall sites for large scale housing development or and all large scale employment development that would lead to a significant workforce flow are required to submit a Welsh</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>Language Impact Assessment which will set out how the proposed development will protect, promote and enhance the Welsh language.</p> <p>Proposals which do not accord with the Plan's housing trajectory (Appendix 7) will be required to provide a phasing plan outlining the timescales for delivering the homes proposed on the site and demonstrate that they would not have a negative impact upon the Welsh language which cannot be mitigated.</p> <p>Proposals for advertisements (which are subject to planning control) will be strictly controlled and will be expected to safeguard, and positively enhance the Welsh language in the County by providing bilingual signage. New developments and streets will be expected to have Welsh names.</p> <p>11.178 The Welsh Language Action Plan sets out the measures to be taken to safeguard, promote and enhance the Welsh language. The Welsh Language Action Plan should also outline how the development proposes to make a positive contribution towards the community's Welsh language groups. This could, amongst others, include providing support and funding towards organisations and bodies that provide activities, facilities and education for Welsh speakers and learners, and support and funding towards Welsh language classes. Further guidance is set out within Appendix 4 of the Welsh Language Supplementary Planning Guidance which outlines the matters which the Action Plan should consider. Welsh Language Impact Assessments (WLIA) will be required to outline the anticipated impacts of the proposed development upon the Welsh language in the County. The Welsh Language Supplementary Planning Guidance⁶⁰ provides further guidance on when a WLIA is required, clarifying what constitutes a large scale development, as well as how to produce a WLIA.</p> <p>11.179 Whilst support for projects can be provided through financial contributions, they may also be provided through other means. Planning permission will be subject to conditions or legal agreements to secure the implementation of the mitigation and enhancement measures proposed within the Action Plan. Further</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>guidance on the content of Welsh Language Action Plans will be provided through Supplementary Planning Guidance.</p> <p>New Paragraph: It is important that the housing provided in Carmarthenshire meets the local housing need. As such, criterion b of the policy requires that proposals for residential developments of 5 or more dwellings which do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence should provide a Language Action Plan. Evidence such as the Local Housing Market Assessment identifies important components of housing need such as tenure, affordability and house type or size. Residential developments which do not meet the local need or demand for housing could result in providing homes to meet the needs and demands of people from outside of the local area, potentially resulting in additional people moving into the county and local people moving elsewhere in search of suitable housing options. Additional information will be required to support proposals on large windfall sites in the form of a Welsh Language Impact Assessment (WLIA).</p> <p>New Paragraph: Additional information will be required to support proposals on unanticipated windfall sites in the form of a Welsh Language Impact Assessment (WLIA). A WLIA will be required to outline the anticipated impacts of the proposed development within the County upon the Welsh language. The Welsh Language Supplementary Planning Guidance provides further guidance on when a WLIA is required, clarifying what constitutes a large-scale development, as well as how to produce a WLIA. The evidence prepared to support the LDP identifies anticipated residential windfall sites and as such the scale of their contribution and impact on the Welsh language were considered. These are identified in the SPG for information. The LDP's evidence did not identify the anticipated employment windfall sites, and their impact therefore not assessed. The policy therefore requires that all large-scale retail, industrial or commercial development employing more than 50 (part-time and full-time) employees on a windfall site are required to submit a Welsh Language Impact Assessment.</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>11.180 The LDP's housing trajectory is outlined in Appendix 7 of the Plan. The impacts of the scale, location and rate of development have been assessed in accordance with the agreed trajectory. Proposals for developments which do not accord with the timescales of the trajectory are consequently not fully assessed. Such proposals will therefore be required to be supported by a phasing plan outlining the number of dwellings to be delivered within each financial year. In such cases, planning permission may be subject to a condition to secure the agreed phasing of delivery where considered necessary. Applicants may also propose to mitigate anticipated impacts through methods other than phasing the development, further information and guidance on mitigation measures will be outlined through Supplementary Planning Guidance.</p> <p>11.181 The Plan's Strategy provides for organic growth on a small scale within the Rural Villages and policies HOM1 and HOM3 build upon this allowing development of appropriate scale and in appropriate locations. It is considered that incremental development on this scale can make a positive contribution towards the sustainable growth of the Welsh language in rural communities, and any negative impacts are likely to be absorbed by the community. Unforeseen development of significant scale which is not allowed for in the Plan's policies may not be compatible with the Plan's Strategy, and their impacts are therefore unassessed and unknown. In the event that such proposals are presented for consideration, they will need to be accompanied by a full assessment of their likely effects upon the Welsh language.</p> <p>New Paragraph: The LDP's evidence did not identify employment related windfall sites, and their impact was therefore not assessed. Consequently, the policy requires that all large-scale retail, industrial or commercial development employing more than 50 (part-time and full-time) employees on a windfall site are required to submit a WLIA.</p> <p>New Paragraph: Further guidance in relation to the need for a WLIA is contained in the Welsh Language SPG.</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>11.182 The ISA of the LDP is required to assess the likely effects of the LDP upon the Welsh language. This is done iteratively at key stages throughout the Plan's production. The likely anticipated effects are presented in the ISA report, and further information is available within the LDP's evidence base.</p> <p>11.183 The LDP provides further guidance on the provision of bilingual advertisements in Policy PSD9 – Advertisements. In order to promote the cultural identity and to safeguard the local linguistic character of Carmarthenshire, the Council will encourage bilingual marketing of new housing and commercial developments as well as encourage Welsh street and development names. Additional guidance on providing Welsh street names is provided in Carmarthenshire's Street Naming and Numbering Policy.</p> <p>New Paragraph: The provision of Welsh and English bilingual information signs, notice and information boards, displays and advertisement signs for tourist attractions and facilities will be supported to promote Carmarthenshire's cultural identity. Private developers of tourism and leisure facilities will also be encouraged to publicise their business ventures through both the Welsh and English languages. Advertisements will not be required to provide the branding or company name bilingually, however, all ancillary or additional wording provided on signage in the public domain proposed in a planning application will be required to be provided bilingually.</p> <p>New Paragraph: Bilingual signage and advertisement proposals which seek to combine several essential advertisements within one sign will be encouraged. SPG will be prepared to supplement Policy PSD9.</p> <p>Further guidance is provided by the Advertisements SPG.</p> <p>Delete Policy PSD9.</p> <p>PSD9: Advertisements</p> <p>Proposals for advertisements (which are subject to planning control) will be strictly controlled and will be expected to comply with the following:</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>a. That their design, scale, materials, and siting have full regard to the building, structure, and/or land on which they are displayed;</p> <p>b. There are no adverse effects on the landscape / townscape, or the setting and integrity of the historic environment;</p> <p>c. That they do not constitute a hazard to public safety especially when sited on roads;</p> <p>d. That they safeguard, and positively enhance the Welsh language in the County by providing bilingual signage. Regard should also be had to the provisions of Policy SP8 – The Welsh Language.</p> <p>Proposals for poster hoardings and advertisement signs should not lead to the proliferation or concentration of individually acceptable signs within the countryside.</p> <p>New developments and streets will be expected to have Welsh names.</p> <p>334. 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. Advertisements will not be required to provide the branding or company name bilingually, however, all ancillary or additional wording provided on signage in the public domain proposed in a planning application will required to be provided bilingually.</p> <p>335. Bilingual signage and advertisement proposals which seek to combine several essential advertisements within one sign will be encouraged. SPG will be prepared to supplement Policy PSD9.</p>	
AP1/19	<p>Amend Policy INF5 as follows.</p> <p>INF5: Rural Allocations outside Public Sewerage System Catchments</p>	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	Proposals for the delivery of sites of 5 or more dwellings in settlements where there is no connection to the public sewer will be supported where they are served by a single private system. Such proposals will be permitted where it does not have a detrimental effect on the natural environment, surrounding uses or local amenity and Such infrastructure will only be permitted if it can be demonstrated that there will be is no adverse effect on the integrity of phosphorus sensitive riverine Special Area of Conservation.	
AP1/20	Reference is made to Appendix 3 below which provides a briefing note which considers the impact of the requirements of PPW 12, Chapter 6 on the delivery of the allocated housing sites.	Change agreed.
AP1/21	Amend criterion i) Policy SP12 as follows Strategic Policy – SP 12: Placemaking and Sustainable Places Criterion i) i) Be accessible and integrated allowing permeability and ease of movement which promotes the interests of pedestrians, cyclists, equestrians and public transport which ensures ease of access for all;	Change agreed.
AP1/22	Amend Policy INF4 INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal	Change agreed.

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>Proposals that drain to Llanelli Waste Water Treatment Works and are defined as major under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 will be subject to a requirement to remove a quantifiable amount of surface water from the combined sewer system, as set out within the Burry Inlet Supplementary Planning Guidance.</p> <p>In order to protect the water quality of the Carmarthen Bay and Estuaries European Marine Site, proposals for major development that would drain directly into the Llanelli Waste Water Treatment Works will be required to remove a quantifiable amount of surface water from the combined sewer system.</p> <p>New paragraphs added after paragraph 11.205 As part of granting planning permission for relevant developments, Carmarthenshire LPA requires the removal of a quantifiable amount of surface water from the combined system as expressed in l/s. Such credits will then be entered onto the register of surface water removal</p> <p>Removal of surface water is likely to involve bespoke solutions, dependant on the size and location of the development. In terms of the l/s credit, the actual betterment figure achieved may be negligible. Notwithstanding this, there should be no detriment in terms of flows, with the credits achieved quantifiable and measurable.</p> <p>There will be a requirement to submit a drainage report to Carmarthenshire LPA that demonstrates that betterment can be achieved and that the required sequential search has been followed.</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	<p>Appendix 1 of the SPG provides information on flow calculations along with an illustrative example for a residential unit factoring in a x2 betterment factor</p> <p>Whilst the submission of the drainage report is not a validation requirement, developers are strongly advised that early and timely consideration should be implicit within development proposals. Timely engagement with key stakeholders – particularly DCWW - is strongly advised in this regard. It should be noted that relevant developments will be those that are subject to Pre-application consultation and as such this provides an early opportunity to consider the requirements</p> <p>Those developments subject to the betterment requirement are those which drain to Llanelli WWTW and are defined as major under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO).</p> <p>The quantifiable amount of proposed new foul flows identified within Policy INF4 is calculated as 0.013 litres / second for 1 residential property. Further detail is considered within the Burry Inlet SPG.</p>	

Appendix 1 Action Point AP1/6

AP1/6 – Amend Policy SG1 to explain the proposed use and quantum of development.

SG1: Regeneration and Mixed-Use Sites

Site Ref.	Location and Proposed Uses
PrC1/MU1	West Carmarthen, Carmarthen Mix of uses proposed consisting of residential (an allowance for 700 new homes within this plan period), employment, community facilities (including a primary school) and amenity. A key deliverability indicator is the Carmarthen West Link Road which is now completed and open.
PrC1/MU2	Pibwrlwyd, Carmarthen Includes a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gâr and residential (an allowance is made for 247 new homes).
PrC2/MU1	Former Old Castle Works, Llanelli Mix of uses focused on the visitor economy, heritage and leisure, and associated infrastructure and landscaping across the 3.4ha site, including the renovation of the Grade 2 Listed Building known as the Tinchouse (750sqm). The site is previously developed land and part of a regeneration proposal consisting of less vulnerable uses. The site is within immediate proximity to the Millennium Coastal Park. No residential allowance has been made.
PrC2/MU2	Trostre Gateway, Llanelli Mix of uses including the development of a Class A1 Food store and a Drive-Thru Coffee Shop, with associated access, car parking and landscaping which has been developed in the early years of the Revised

	<p>LDP plan period. A small parcel of land remains on the western side which would support a small-scale retail led use of approximately 250m² gross floor space. reflecting its prominent location and planning history.</p>
PrC2/MU3	<p>Former YMCA Building, Stepney Street, Llanelli Town Centre</p> <p>A mix of uses at a town centre location, with an allowance for 8 residential units</p> <p>The site has been completed and comprises office / retail spaces on the ground floor. 8 residential units having been completed on the upper floors of the development.</p>
PrC3/MU1	<p>Emlyn Brickworks, Penygroes</p> <p>Provides for the regeneration of a previously developed site. A key deliverability indicator is the The recently completed Cross Hands Economic Link Road lies adjacent to the site's western boundary and provides convenient linkages to the A48 and M4 transport corridor which is under construction. Provision is made for the delivery of community focused development along with 177 new homes.</p>
SeC4/MU1	<p>Burry Port Waterfront</p> <p>Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. No residential allowance made.</p> <p>The mixed-use allocation is split into two separate areas of land.</p> <p>The northern element of the allocation includes the potential for a mix of uses focused on appropriate retail provision of up to 2,000m² gross floor space, along with commercial / tourism related uses. Any proposed development will need to consider the Plan's policies along with the provisions of TAN4.</p> <p>The southern part of the site is part of the Burry Port Masterplan area (Site 4) The site has outline planning permission for commercial leisure development comprising of a mix of retail, hotel, pub/restaurant and residential uses of up to 5,000m² gross floor space. No residential allowance has however been made within Policy HOM1 – Housing Allocations.</p>

SeC16/MU1	<p>Beechwood, Llandeilo</p> <p>The site includes Includes a mix of uses reflecting its strategic location and contribution to Llandeilo. Uses include a mix of appropriate B1 employment starter units and offices (approximately 3020sqm), commercial and retail (A1 and A3 of up to 1700sqm gross floor space). The site forms part of a larger area which has been included within development limits but has been identified as a C2 flood risk zone. Applications will need to satisfy all requirements in this respect.</p>
SeC20/MU1	<p>Laugharne Holiday Park</p> <p>The site consists of a mix of uses focused on tourism and leisure and associated with the re-development of Laugharne Holiday Park, which is now known as Dylan Coastal Resort. The allocated area is now mostly complete with a small area in the north of the site yet to be development.</p>
PrC1/MU3	<p>Nant y Caws Regeneration and Mixed-Use Site</p> <p>A strategically positioned site already utilised for the sustainable management of waste. It offers the future opportunity to potentially harness energy, and related employment-based activities. The consolidation of future opportunities on the site will be set out through the development of a masterplan.</p>

Appendix 2

New Appendix – Mixed Use and Regeneration Sites

Action Point AP1/6 - Add a schedule in the appendix which provides details of the regeneration and mixed-use sites, phasing requirements, constraints, infrastructure requirements and planning obligations. (New wording is also highlighted in yellow)

Site Ref.	Location and Proposed Uses
PrC1/MU1	<p>West Carmarthen, Carmarthen</p> <p>Identified as a strategic site in the adopted LDP, the West Carmarthen site continues to be identified as a mixed use site for a variety of uses including residential (with an allowance for 700 new homes within this plan period), new Primary School, amenity/recreation, employment and community facilities. A Planning & Development Brief was adopted for the site in 2010 and development is taking place in accordance with it. A major spine road has been completed and residential development has commenced and is continuing to be built on the site.</p> <p>Phasing Requirement Refer to the housing trajectory. Residential development has commenced and is expected to be delivered in every year of the remaining plan period. Delivery of the non-residential elements are expected towards the end of the plan period.</p> <p>Constraints</p> <ul style="list-style-type: none">• Flooding – elements subject to fluvial flooding have been excluded from the areas to be developed. A Site-specific Flood Consequences Assessment may be required.• Sand and gravel deposits underlie the site, however, the resource at this location is already largely sterilised as it is within 200m of sensitive development.• Part of the site lies adjacent to a Conservation Area.• Archaeological and Historic environment.• Ecological and biodiversity studies will be required to support planning applications.

	<p>Infrastructure Requirements</p> <ul style="list-style-type: none"> • New Primary school. <p>Planning Obligations</p> <ul style="list-style-type: none"> • Affordable Housing. • Commuted payment towards community benefits consisting of community facilities and a primary school, as identified in the West Carmarthen Planning and Dev Brief, and the West Carmarthen Link Road. • Provision of a LAP / LEAP.
PrC1/MU2	<p>Pibwrlwyd, Carmarthen</p> <p>The site is allocated for a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gâr and residential (an allowance is made for 247 new homes).</p> <p>Phasing Requirement</p> <p>Refer to the housing trajectory. Residential development is expected to be delivered towards the end of the plan period. Other uses are also expected to be delivered towards the end of the plan period.</p> <p>Constraints</p> <ul style="list-style-type: none"> • Proximity to A48 – highway considerations. • Grade 3a agricultural land on part of the site. • Sand and gravel deposits underlie the site, however, the resource at this location is already largely sterilised as it is within 200m of sensitive development. <p>Infrastructure Requirements</p> <ul style="list-style-type: none"> • Highway connection. • Air quality assessment may be required.

	<p>Planning Obligations</p> <ul style="list-style-type: none"> • Affordable Housing in accordance with Policy AHOM1 • Contribution towards education facilities in the locality • Public open space provision • There may be a requirement to contribute towards Active Travel infrastructure
PrC2/MU1	<p>Former Old Castle Works, Llanelli</p> <p>Mix of uses focused on the visitor economy, heritage and leisure and associated landscaping across the 3.4ha site, including the renovation of the Grade 2 Listed Building known as the Tinhoose (750sqm). The site is previously developed land and part of a regeneration proposal consisting of less vulnerable uses. The site is within immediate proximity to the Millennium Coastal Park. No residential allowance has been made.</p> <p>Phasing Requirement: No phasing requirement identified.</p> <p>Constraints:</p> <ul style="list-style-type: none"> • Potential for contaminated land given its historic uses. • No significant ecology or habitat on the site. • Approximately 25% falls within the NRW Flood Zone Rivers (Zone 2). Approximately 30% falls within the NRW Flood Zone Seas (Zone 2). Approximately 15% falls within the NRW Surface Water and Small Water Courses (Zone 2&3). A detailed and robust FCA will be required to support any application demonstrating if, and how, the acceptability criteria can be met and demonstrating a sequential approach to flood risk across the site, with the highest vulnerability uses at the lowest risk of flooding. • Demolition, or potential integration of the vacant buildings on the site. <p>Infrastructure requirements:</p> <ul style="list-style-type: none"> • The site is immediately adjacent to the main B4304 road (Traeth Ffordd) • No issues relating to water and sewerage connections.

	<p>Planning obligations. Not applicable unless highway improvements are required as part of any scheme.</p>
PrC2/MU2	<p>Trostre Gateway, Llanelli</p> <p>Detail: Mix of uses including the development of a Class A1 Foodstore and a Drive-Thru Coffee Shop, with associated access, car parking and landscaping which has been developed in the early years of the Revised LDP plan period. A small parcel of land remains on the western side which would support a small-scale retail led use of approximately 250m² gross floor space, reflecting its prominent location and planning history.</p> <p>Phasing Requirement: Not phasing requirement identified.</p> <p>Constraints:</p> <ul style="list-style-type: none"> • Hedgerows and tree lines border the western element of the site which would reduce the remaining capacity / site area of the mixed-use allocation. • Retail proposals will need to accord with the Plan's retail policies and TAN4 Retail and Commercial Development and will be required to provide the relevant evidence to demonstrate that the development will not have an adverse effect on the vitality and viability of the existing retail centre. This may include evidence in relation to quantitative and qualitative need for additional retail provision, application of the sequential test during site selection and the retail impact of the proposal. <p>Infrastructure requirements:</p> <ul style="list-style-type: none"> • The main road infrastructure into the eastern part of the site has been completed serving the A1 retail and the Drive-thru Coffee Shop, with the road infrastructure to the western element ready to serve new development. • No issues relating to water and sewerage connections.

	<p>Planning obligations. Not applicable</p>
PrC2/MU3	<p>Former YMCA Building, Stepney Street, Llanelli Town Centre</p> <p>A mix of uses at a town centre location, with an allowance for 8 residential units</p> <p>The site has been completed and comprise of office / retail spaces on the ground floor. 8 residential units having been completed on the upper floors of the development.</p>
PrC3/MU1	<p>Emlyn Brickworks, Penygroes</p> <p>Provides for the regeneration of a previously developed site. A key deliverability indicator is the Cross Hands Economic Link Road which is under construction. Provision is made for the delivery of community focused development along with 177 new homes.</p> <p>A previously developed site which previously comprised a brickworks and coal mining activity but currently lies vacant. The site is to be developed for 177 new homes and a smaller portion of the site to be used for a community focussed development.</p> <p>Phasing The site has full planning permission for 70 dwellings along the northern part of the site on land between Norton Road and the Cross Hands Economic Link Road spur to Norton Road. This phase of the site will be the first to be delivered under the lifetime of the rLDP. The remainder of the site does not benefit from planning consent and its delivery will follow the first stage of development at the northern section of the site. Refer to the rLDP trajectory for further detail.</p> <p>Constraints</p> <ul style="list-style-type: none"> Land contamination and ground stability owing to previous land activities, including mining. Additional investigation recommended to support future planning applications.

	<ul style="list-style-type: none"> • The site falls within the Caeau Mynydd Mawr SPG area and therefore a contribution will be required towards the strategic mitigation scheme as identified. • The site comprises open mosaic habitat and there may be potential for dormouse habitat on parts of the site. Further survey work will be required at the planning application stage. • Sandstone deposits underlie the site, however, the resource at this location is already largely sterilised as it is within 200m of sensitive development. <p>Infrastructure Requirements</p> <ul style="list-style-type: none"> • The Cross Hands Economic Link road is now complete and this provides good highway linkages as well as access into the site. Access is also achievable from Norton Road to the north of the site. • There is scope for the site to facilitate the delivery of the Cross Hands to Llandybie shared use path which will deliver a cycle route segregated from vehicular traffic <p>Planning Obligations</p> <ul style="list-style-type: none"> • Affordable Housing in accordance with Policy AHOM1 • Contribution towards the strategic mitigation scheme outlined in Policy NE4 Development within Caeau Mynydd Mawr the Caeau Mynydd Mawr SPG • Contribution towards education facilities in the locality • The development may require a contribution to compensate for the loss of open mosaic habitat • Public open space provision • There may be a requirement to contribute towards Active Travel infrastructure
SeC4/MU1	<p>Burry Port Waterfront</p> <p>Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. No residential allowance made.</p> <p>The mixed-use allocation is split into two separate areas of land.</p> <p>The northern element of the allocation includes for the potential of a mix of uses focused on appropriate retail provision of up to 2,000m². gross floor space, along with commercial / tourism related uses.</p>

The southern part of the site is part of the Burry Port Masterplan area (Site 4) The site has outline planning permission for commercial leisure development comprising of a mix of retail, hotel, pub/restaurant and residential uses of up to 5,000m² gross floor space. No residential allowance has however been made within Policy HOM1 – Housing Allocations.

Phasing:

The northern element will have the potential for a scheme to come together towards the end of the plan period.

The southern element of the mixed-use site has outline planning permission with the application for the approval of Reserved Matters to be made to the Local Planning Authority by the 25th November 2027. It is considered that development will take place towards the end of the Plan period.

Constraints

- Approximately 60% falls within the NRW Flood Zone Rivers (zone 3); approximately 50% falls within NRW Flood Zone Seas (zone 2&3); Approximately 7% falls within the NRW Surface Water and Small Water Courses (zone 2). A detailed and robust FCA will be required to support any application demonstrating if, and how, the acceptability criteria can be met and demonstrating a sequential approach to flood risk across the site, with the highest vulnerability uses at the lowest risk of flooding.
- Development to be undertaken in strict accordance with the recommendations of the Ecological Appraisal Report.
- Requirement of a reptile and amphibian clearance, mitigation and translocation scheme to be submitted as part of any detailed application.
- The requirement to submit a number of assessments relating to the potential contamination on the site and the requirement of remediation measures if required.
- Retail proposals will need to accord with the Plan's retail policies and TAN4 Retail and Commercial Development and will be required to provide the relevant evidence to demonstrate that the

	<p>development will not have an adverse effect on the vitality and viability of the existing retail centre. This may include evidence in relation to quantitative and qualitative need for additional retail provision, application of the sequential test during site selection and the retail impact of the proposal.</p> <p>Infrastructure Requirements</p> <ul style="list-style-type: none"> • Full details of the surface water drainage system and separate foul water drainage system to be submitted. • The site is immediately adjacent to the bypass • The requirement of a Construction Management Plan. <p>Planning Obligations Not applicable.</p>
SeC16/MU1	<p>Beechwood, Llandeilo</p> <p>The site includes includes a mix of uses reflecting its strategic location and contribution to Llandeilo. Uses include a mix of appropriate B1 employment starter units and offices (approximately 3020sqm), commercial and retail (A1 and A3 of up to 1700sqm gross floor space). The site forms part of a larger area which has been included within development limits but has been identified as a C2 flood risk zone. Applications will need to satisfy all requirements in this respect.</p> <p>Phasing Not applicable</p> <p>Constraints</p> <ul style="list-style-type: none"> • Flooding – whilst the delineation of the allocation has been drawn to exclude any TAN15 flood risk zones, and NRW floodzone rivers, and small watercourses, these affected zones adjoin the allocation and would require due consideration in future proposals.

	<ul style="list-style-type: none"> • Ecology – mature trees surround the perimeter of part of the site and would need to be factored into future proposals in terms of root buffers. • Phosphates – the site lies within the catchment of the River Towy SAC. • If necessary, as part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to reduce phosphate levels associated with their development. • Retail proposals will need to accord with the Plan's retail policies and TAN4 Retail and Commercial Development and will be required to provide the relevant evidence to demonstrate that the development will not have an adverse effect on the vitality and viability of the existing retail centre. This may include evidence in relation to quantitative and qualitative need for additional retail provision, application of the sequential test during site selection and the retail impact of the proposal. <p>Infrastructure Requirements The site is located very close to the main A40 trunk road which connects West Wales with the Midlands. The site benefits from readily available utilities that service the existing employment operations on the well - established industrial estate to the east, through which this site is accessed.</p> <p>Planning Obligations Not applicable unless highway improvements are required as part of any scheme.</p>
SeC20/MU1	<p>Laugharne Holiday Park</p> <p>The site consists of a mix of uses focused on tourism and leisure and associated with the re-development of Laugharne Holiday Park, which is now known as Dylan Coastal Resort. The allocated area is now mostly complete with a small area in the north of the site yet to be development.</p> <p>.</p> <p>Phasing Not applicable</p> <p>Constraints</p>

	<p>Any constraints would have been considered and overcome as part of the planning application for the redevelopment of the site under planning permissions W/24265 and W/34546. There are no constraints to the development of the remaining allocated land.</p> <p>Infrastructure Requirements Any infrastructure requirements would have been considered as part of the planning application for the redevelopment of the site W/24265 and W/34546.</p> <p>Planning Obligations Not applicable</p>
PrC1/MU3	<p>Nant y Caws Regeneration and Mixed-Use Site</p> <p>A strategically positioned site already utilised for the sustainable management of waste. It offers the future opportunity to potentially harness energy, and related employment-based activities. The consolidation of future opportunities on the site will be set out through the development of a masterplan.</p> <p>Phasing To be considered as part of a potential masterplan for the site.</p> <p>Constraints Flooding - whilst not affected by TAN15 DAMs flood zones, there are NRW Floodzone small watercourse zones 2&3 on parts of site. Transport – potential highway/access improvements required. Peat – minimal amount on peripheral part of the site, should not impede future proposals.</p> <p>Infrastructure Requirements Potential for new road infrastructure (access improvements) to be undertaken. Main utilities already in place servicing the existing operations at the site.</p> <p>Planning Obligations Not applicable unless highway improvements are required as part of any scheme.</p>

Appendix 3 – Action Point AP1/4.

Amend the content of the Plan to reflect the publication of Planning Policy Wales Edition 12.

Paragraph Number	Amendment
3.1	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.15
3.2	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.15
Point 32 under the heading ‘A Globally Responsible Carmarthenshire’ on P.34	Amend Planning Policy Wales: Edition 11 to Edition 12, and amend ‘ was published in December 2018’ to ‘ February 2024’
6.1	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.35
9.35	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.62
Figure 7	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.62
11.66	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.93
11.78	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.99
11.193	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.148
11.198	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.151
11.236	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.161
11.266	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.169
11.340	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.191
11.342	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.191
11.345	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.192
11.350	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.193
11.361	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.195
11.384	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.199
11.453	Amend Planning Policy Wales: Edition 11 to Edition 12 in footnote 91 on P.218
11.453	Amend Planning Policy Wales: Edition 11 to Edition 12 in footnote 94 on P.218
11.474	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.223
11.492	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.231

11.494	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.231
11.522	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.238
11.524	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.238
11.551	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.247
11.554	Amend Planning Policy Wales: Edition 11 to Edition 12 in the footnote on P.247
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP1 Strategic Growth on P.319
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP2 Retail and Town Centres on P.320
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP4 A Sustainable Approach to Providing New Homes on P.320
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP5 Affordable Homes Strategy on P.321
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP6 Strategic Sites on P.322
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP7 Employment and the Economy on P.322
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP8 Welsh Language and Culture on P.323
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP9 Infrastructure on P.323
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP10 Gypsy and Traveller Provision on P.324
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP11 The Visitor Economy on P.325
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP12 Placemaking and Sustainable Places on P.325
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP13 Rural Development on P.326

Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP14 Maintaining and Enhancing the Natural Environment on P.326
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP15 Protection and Enhancement of the Built and Historic Environment on P.327
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP16 Climate Change on P.328
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP3 Sustainable Distribution – Settlement Framework on P.328
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP17 Transport and Accessibility on P.329
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP18 Mineral Resources on P.330
Appendix 6: Policy Assessment	Amend Planning Policy Wales: Edition 11 to Edition 12 under Strategic Policy: SP19 Waste Management on P.330