**CARMARTHENSHIRE**

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

**EXAMINATION**

**Hearing Session 5 – Natural, Built and Historic Environment**

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| **Action Point** | **To be completed by** |
| **AP5/1** – Policy SP14* Include references to ‘Ecosystem resilience’ and ‘resilient ecological networks’ within the policy.
* Para 3 – insert ‘and irreplaceable natural resources’ and the end of the paragraph.
* Para 4 – delete reference to NRW Area Statement – its inclusion risks making this outdated when future revisions or new strategies are published during the Plan period. Consider removing the year reference (it could say ‘latest version) or place the entire reference in the reasoned justification.
* Parts of the policy (paras 3 and 5 in particular) repeat national planning policy. Consider whether they are required in the local context, and whether they should be placed in the reasoned justification if deemed necessary.
 | 12 December 2024 |
| **AP5/2** – Policy NE1* Include reference to the importance of maintaining ecological connectivity
* Include reference to peatlands given the revision to national planning policy (Planning Policy Wales Edition 12 - footnote 129 and paragraph 6.4.34)
* Criterion (i) - replace ‘mitigation hierarchy’ with ‘step wise approach’. Similar amendment for para 11.411 in the reasoned justification.
 | 12 December 2024 |
| **AP5/3** – Policy NE2* Criterion (i) – replace mitigation hierarchy with step-wise approach. Similar amendment for para 11.416 in the reasoned justification.
* Criterion (ii) – after ‘proposals’ add ‘and ensure a net benefit for biodiversity’.
* Criterion (iii) – clarify in the reasoned justification what ‘exceptional circumstances’ would include.
* Include reference to the need to consider information in the State of Nature Report, Area Statements, Local Nature Plans, Local Nature Recovery Action Plans, Local Biodiversity Action Plans, and information held by Local Environment Record Centres. (i.e. cross reference to para 6.4.3 of Planning Policy Wales).
 | 12 December 2024 |
| **AP5/4** – Policy NE3 * Criterion 1 – replace mitigation hierarchy with step-wise approach.
* Criterion 3 – clarify in the reasoned justification what ‘exceptional circumstances’ would mean.
* Include reference to the DECCA Framework within the reasoned justification text.
 | 12 December 2024 |
| **AP5/5** - Policy NE4* delete reference to the Habitat Regulations in the policy.
* Refer within the policy to the Proposals Map i.e. ‘the area as defined on the Proposals Map’.
* Consider the policy wording - similar to comments on Policy INF4, given the primacy of policy over any Supplementary Planning Guidance (SPG), consider the wording, including clarity on what the issue is and what is sought through this policy. Some of the details (such as para 2) could be left to the reasoned justification, including the policy cross references and the SPG.
* Clarify in the reasoned justification which developments would be affected by the policy approach. A brief summary of schemes/types would suffice.
* Para 11.423 – ‘which will be adopted…’ (insert ‘be’).
* Para 11.424 – review reference to ‘developers’ – include applicant as well?
* Confirm if land ref AS2/159/002 is already within the Caeau Mynydd Mawr SPG area.
 | 12 December 2024 |
| **AP5/6** - Policy NE5* Include ‘and’ after criterion d.
* Para 11.427 – replace ‘SP13’ with ‘SP14’.
 | 12 December 2024 |
| **AP5/7** - Policy NE6 * Include ‘and’ after criteria a and f.
* Clarify scale of development that would be considered, in the reasoned justification.
* Consider the wording of criteria 1b and 2g – is there some overlap where schemes would have to satisfy both criteria?
 | 12 December 2024 |
| **AP5/8** - Policy NE7* Consider whether the Costal Change Management Area could be included on the Proposals Map? If it is not feasible, consider clarifying in the reasoned justification where the mapping can be accessed (para 11.438 could be added to).
* Part 1 – change policy wording ‘will not be supported’ to ‘not be permitted’ in line with previous policies in this section.
* Consider dividing Policy NE7 in 2 – 1 policy dealing with residential development (parts 1 and 2 of the submitted version) and a second dealing with non-residential development (part 3 of the submitted version). Merge the requirements of part 4 (extensions to dwellings and infrastructure) under the 2 new policies.
* Criterion 2b – clarify how the policy for relocating dwellings would operate in tandem with spatial strategy – clarify in reasoned justification. Also clarify whether proposals would be directed to outside the CCMA.
 | 12 December 2024 |
| **AP5/9** - Policies SP15 and BHE1* Consider whether Policy BHE1 is required given that it repeats national planning policy. Part 3 which refers to ‘area special characteristics and features’ could be incorporated into Policy SP15, while the references to national planning policy could go in the reasoned justification for Policy SP15.
 | 12 December 2024 |
| **AP5/10** - Policy BHE2* Consider the revised wording of Policy BHE2 (the version in Appendix A of the Council’s Hearing Session 5 Statement) and whether revisions to the policy and reasoned justification would help in explaining the anticipated outputs from the ongoing landscape character assessment work, and how the Council would assess schemes under this policy (aided by SPG advice). It is important that the policy takes primacy and that SPG does not seek to introduce policy, but instead support the application of Policy BHE2.
 | 12 December 2024 |
| **AP5/11** - Policy PSD7 * Clarify the scope of the policy – should it refer to the designations on the Proposals Map as well as new allocations? Consider whether further explanation is required in the reasoned justification.
* Para 11.322 – check the definition of open space against the version in the glossary. Are they consistent with each other?
 | 12 December 2024 |
| **AP5/12** - Policy PSD8* Amend the policy to include the open space standards. Clarify the use of open space standards in the reasoned justification. What is the basis for the Council’s own standards? How do they differ from the national standards? Where are the standards available?
 | 12 December 2024 |

General note on Action Points (APs):

These will normally be agreed in principle by the Inspectors and the Council, and any other participant as required, at the end of the relevant hearing session. Where possible the AP will specify an agreed timeframe for completion. If it is not possible to determine the timeframe at the time of discussion, the Council will liaise with the Inspectors over this via the Programme Officer. The Inspectors will send the suggested form of wording for the APs to the Council via the Programme Officer as soon as practicable after the end of a hearing session. Once the Council is satisfied that the contents are accurate, they will be published to the Examination website as soon as possible in the interests of transparency. The Council will work on the schedule of Matters Arising Changes (MACs) in parallel with the APs and their AP responses, ensuring that MACs are accurately recorded at the earliest possible stage. The Inspectors will confirm when they expect to be sent an up to date MAC Schedule; this will normally be in advance of the final hearing session.