**CARMARTHENSHIRE**

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

**EXAMINATION**

**Hearing Session 4 – Employment, the Visitor Economy and Infrastructure**

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| **Action Point** | **To be completed by** |
| **AP4/1** – Policy SP7* Remove ‘sufficient’ from the first sentence.
* Include reference to per annum or overall job figure (baseline and target) in the reasoned justification to Policy SP7.
* Clarify not all the Pentre Awel development will be for B class uses.
 | 12 December 2024 |
| **AP4/2** – Policy EME 3 * Include a column in table 7 indicating which sites include committed land. This could indicate the area of committed land (based on the latest Employment Land Review – specifying in the reasoned justification that the ELR was used).
* Include a schedule in the Plan appendices summarising the employment sites included in Policy EME3 – providing brief site descriptions and summaries of site constraints and key infrastructure issues.
* Consider adding para 11.161 to the end of Policy EME 3 rather than keeping as reasoned justification. Also, replace ‘where appropriate…’ in the first sentence with ‘where it can be demonstrated…’.
 | 12 December 2024 |
| **AP4/3** – Policy EME1* Provide a schedule of existing employment sites which includes those delineated as ‘existing employment areas’ on the Proposals Map.
* Remove ‘exceptionally’ from the beginning the second paragraph.
* Provide an explanation in the reasoned justification as to how the Council would determine proposals under criterion a of the policy. Does this include undertaking marketing? If so, define scope and parameters of any marketing exercise.
* If the intention is for all criteria to be met, include ‘and’ after criterion e.
* Remove ‘existing’ from the first sentence of para 11.153.
 | 12 December 2024 |
| * Include explanation in the reasoned justification to the town centre first approach in national planning policy, in respect of change of use proposals to B1(a) on safeguarded employment sites.
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| **AP4/4** – Policy EME 2* Amend criterion a wording – ‘not likely’ – clearer wording.
* Clarify the policy applies to both urban and rural areas.
* Clarify where the policy applies - relating to existing enterprises (i.e. extensions to buildings and sites) – consider policy and reasoned justification.
 | 12 December 2024 |
| **AP4/5** - Policy EME 4* First para – clarify that it refers to tiers 1-3 of the settlement hierarchy.
* Include ‘and’ after criterion b, assuming criteria a-c must all be satisfied.
* Second para – clarify where it applies (tier 4 and open countryside?) – consider within policy and the reasoned justification.
* Clarify if criteria d-f are read together, i.e. should either d and f or e and f be satisfied (assuming criterion f applies to both scenarios under d and e)?
* Criterion d – consider explaining the meaning of ‘directly related’ in the reasoned justification.
 | 12 December 2024 |
| * Include explanation in the reasoned justification to the town centre first approach in national planning policy, in respect of employment proposals that include B1(a) on non-allocated sites.
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| **AP4/6** - Policy SP11* Include ‘and’ after criterion c.
 | 12 December 2024 |
| **AP4/7** - Policy VE1* Para 2 – consider rewording ‘all other proposals…not considered under Point 1 above’ so that it refers to relevant tiers of the settlement hierarchy and open countryside.
* Para 2 - ‘demonstrably reliant’ is unclear – consider rewording.
* Para 2 – consider reformatting as sub-criteria.
* Para 4 – consider removing ‘where appropriate’ as it is unclear where it wouldn’t be appropriate for proposals to be accessible by various modes of transport. Consider whether any explanation in the reasoned justification is required, if the wording is retained.
 | 12 December 2024 |
| **AP4/8** - Policy VE2* Clarify spatial differences between paras 1 and 2 (reference to settlement hierarchy tiers and open countryside)
* Should para 2 also refer to high quality serviced accommodation? Similarly, should para 1 also refer to self-catering accommodation? If the nature of accommodation is anticipated to differ between parts 1 and 2 (i.e. related to, or separate from, a defined settlement) this should be explained in the reasoned justification.
* Para 2 - review the reference to Policy RD4 – should Policy RD2 (residential conversions) be referenced?
 | 12 December 2024 |
| **AP4/9** - Policy VE2* Clarify spatial differences between paras 1 and 2 (reference to settlement hierarchy tiers and open countryside)
* Should para 2 also refer to high quality serviced accommodation? Similarly, should para 1 also refer to self-catering accommodation? If the nature of accommodation is anticipated to differ between parts 1 and 2 (i.e. related to, or separate from, a defined settlement) this should be explained in the reasoned justification.
* Para 2 - review the reference to Policy RD4 – should Policy RD2 (residential conversions) be referenced?
 | 12 December 2024 |
| **AP4/10** - Policy VE3* Para 1 – include proposals for new ‘touring caravan, camping and non-permanent alternative camping accommodation...’ at the beginning, to clarify the policy scope and uses.
* Para 3 – clarify ‘over concentration’ in the reasoned justification text – what evidence would be considered and how would this criterion be assessed?
* Para 2 – is this national policy? Is it required within the policy or could it go in the reasoned justification?
 | 12 December 2024 |
| **AP4/11** - Policy VE4* Consider whether ‘and’ / ‘or’ is required under parts a and b, to aid with clarity.
 | 12 December 2024 |
| **AP4/12** - Policy RD5 * Criterion b – clarify what is meant by ‘intensity’ in the reasoned justification.
* Move ‘and’ to after criterion d
 | 12 December 2024 |
| **AP4/13** - Policy INF3* Parts of the policy are administrative (for example, paras 1 and 5). Consider what the policy is seeking to achieve, and whether some of the contextual parts could be placed in the reasoned justification.
 | 12 December 2024 |
| **Additional Action Point** **AP4/14** – Policy SP2* Include reference to B1(a) office use as an appropriate town centre use within the policy.
 | 30 June 2025 |

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.