**CARMARTHENSHIRE**

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

**EXAMINATION**

**Inspectors Initial Questions**

The following seeks to respond to the Inspectors Note in response to the Council’s letter dated 6 September 2024 and sets out proposed amendments in light of Inspectors Initial Questions. The matters below relate to the structure and referencing of policies and are listed as action points as per the Inspectors note.

It should be noted that in those instances where a subsequent hearing session has resulted in a proposed action point which requires a substantive change to any policy listed below, the changes to the structure and referencing of the policy will be set out as part of the Council’s response to the specific action point from that hearing session. These are reflected in the Council’s response below.

Council Amendments have been included within the table below. Deleted policy text is presented in **red strikethrough** and new proposed text presented in **green.**

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| Action Point | Council Response / Proposed MAC | Inspector’s Comments |
| AP0/1 (a) | **HOM3: Homes in Rural Villages**  **In those settlements identified as rural villages under Policy SP3, proposals for 1 to 4 dwellings will be permitted for the following:**   1. **minor infill of a small gap between the existing built form; or,** 2. **logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape; or** 3. **conversion or the sub-division of large dwellings.**   **Such proposals will be subject to other detailed planning considerations set out within LDP policies.**  **Reference made to the guidance on acceptable plots in the County's rural villages (see below).**  **Proposals which exceed the 10% cap above the number of existing homes in the settlement, as at the LDP base date, will not be permitted except where they conform to Policy AHOM1 in relation to the provision of affordable homes.** | Change superseded by AP2/8. |
| AP0/1 (b) | **HOM7: Renovation of Derelict or Abandoned Dwellings**  **Proposals for the renovation of derelict or abandoned dwellings outside the Development Limits of a defined settlement (Policy SP3) will be permitted where:**   1. **It can be demonstrated that a significant part of the original structure is physically sound and substantially intact requiring only a limited amount of structural remedial works;** 2. **The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure;** 3. **There are no adverse effects on the setting or integrity of the historic environment.**   **In exceptional instances where it can be demonstrated that the original dwelling played a recognised and significant role in the history, culture, and development of Carmarthenshire, the use of photographic or documentary evidence may be accepted as a means to illustrate the original details of the dwelling.** | Change Agreed. |
| AP0/1 (c) | **HOM8: Residential Caravans**  **Proposals for temporary residential caravans will be permitted where:**   1. **The caravan is required to house an essential worker, in agriculture, forestry or other appropriate employment undertaking who must live on site rather than in a nearby settlement; or,** 2. **The caravan is required in conjunction with the construction of a single dwelling on a self-build plot, or during the construction of a replacement dwelling; and,** 3. **The caravan or mobile home will be located close to other buildings where possible and will not cause significant access, parking, infrastructural or amenity problems; and,** 4. **They will not have an unacceptable adverse impact on wider landscape or nature conservation objectives.** | Change Agreed. |
| AP0/1 (d) | **AHOM1: Provision of Affordable Homes**  **On-site Contributions**  **An on-site contribution towards affordable housing will be required on all market housing allocations and windfall sites of 10 or more homes to meet the affordable housing target set out in Policy SP5. The percentage target level for affordable housing is based on the scale of development:**   1. **sites comprising 10 – 19 homes will be required to provide an affordable housing contribution of 10%;** 2. **sites comprising 20 - 50 homes will be required to provide an affordable housing contribution of 12%;** 3. **sites comprising 51 – 100 homes will be required to provide an affordable housing contribution of 20%;** 4. **sites of 101 homes or more will be required to provide an affordable housing contribution of 25%.**   **The affordable housing target percentage noted is a target to be used as a starting point for affordable housing negotiations.**  **Where adjacent and related residential proposals result in combined numbers meeting or exceeding the above thresholds, the Council will seek an element of affordable housing based on applying the above target percentages to the aggregate number of dwellings.**  **Proposals will be required to ensure that the dwelling remains affordable for all subsequent occupants in perpetuity.**  **Commuted Sums**  **A commuted sum towards affordable housing will be required from proposals comprising 1 – 9 dwellings. Commuted sum charges will be based on floor space (cost per sq.m).**  **Proposals for single dwellings categorised as 3-bed, 4-person dwellings or smaller, and less than 88 square metres will be exempt.**  **Where the above requirements cannot be achieved due to their impacts upon a proposal's financial viability, a variation may be agreed on a case-by-case basis.** | Change superseded by AP3/2. |
| AP0/1 (e) | **Strategic Policy – SP 7: Employment and the Economy**  **Sufficient land has been allocated for the provision of 71.21 hectares of employment provision for the Plan period in accordance with the Plan’s Settlement Framework (Policy SP3) and sustainability principles.**  **The sustainable approach to the provision of employment land reflects the following:**  **~~1.~~a) The allocation and delivery of:**  **1.Pentre Awel, Llanelli and**  **2. Yr Egin – Creative Digital Cluster, Carmarthen ;**  **~~2.~~b) Allocating employment land in sustainable location which accords with the sustainability principles of the Plan;**  **~~3.~~c) Safeguard existing employment sites – recognising their contribution as part of the employment portfolio in meeting ongoing need;**  **~~4.~~d) Supporting small scale sustainable employment developments and enterprises in lower tiered settlements.**  **~~5.~~e) Ensuring support is provided to entrepreneurship as part of the creation of a diverse and growing economy;**  **~~6.~~f) Allow appropriate small scale employment opportunities and rural enterprises in the countryside to support rural communities and to deliver a diverse and sustainable rural economy** | Change superseded by AP4/1. |
| AP0/1 (f) | **EME1: Employment- Safeguarding of Employment Sites**  **Sites identified for employment purposes through policy SP7 and existing employment sites will be safeguarded for such uses (B1, B2, B8 and those identified through relevant policy provisions).**  **Exceptionally, proposals which result in their loss will only be permitted where it can be demonstrated that:**   1. **The site or premises is no longer required or suitable for employment use;** 2. **The proposed use could not reasonably be located elsewhere in accordance with the policies of this Plan;** 3. **There is sufficient quantity, quality and variety of employment land or premises that can be brought forward to meet the employment needs of the County and the local area;** 4. **There are no economically viable industrial or business employment uses for the site and premises;** 5. **An employment use is incompatible with adjoining/surrounding uses;** 6. **Where applicable the proposed uses are complimentary to the primary employment use of the surrounding area and will not cause an unacceptable impact on the operations of existing businesses** | Change superseded by AP4/3. |
| AP0/1 (g) | The policy requires substantive changes. These will be considered within the Action Point set out within Hearing Session 4. The amendment to the policy to reflect the predominant structure of the policies will be considered in light of the Action Point in relation to Policy VE1 within Hearing Session 4. | Change superseded by AP4/7. |
| AP0/1 (h) | **VE2: Holiday Accommodation**  **~~1.a)~~ Proposals for high quality serviced accommodation, including appropriate extensions to existing accommodation, will be permitted where they are located within, or directly related to a defined settlement (Policy SP3).**  **~~2. b)~~ Proposals for serviced and self-catering accommodation that are located outside the of the above locations will only be permitted where they consist of the re-use and adaptation (including conversion) of existing buildings in conjunction with policy RD4.**  **All proposals set out above should reflect and respect the role and function and sense of place of the area, most notably in terms of scale, type, character, design, layout and appearance - as well as those uses already located in the vicinity of the site.** | Change superseded by AP4/8. |
| AP0/1 (i) | **PSD3: Green and Blue Infrastructure Network**  **Development proposals shall demonstrate effective Green and Blue Infrastructure (GBI) design solutions which:**  **~~1.~~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;**  **~~2.~~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;**  **~~3.~~c) Deliver effective integration and maximise connectivity with existing GBI assets adjacent to the development site boundaries and with the wider GBI network;**  **~~4.~~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,**  **~~5.~~ e) Include long-term management and maintenance proposals to ensure that effective GBI design solutions are deliverable for the lifetime of the proposed development.**  **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.**  **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.** | Change superseded by AP1/11. |
| AP0/1 (j) | **PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows**  **Development proposals ~~development~~ will be required to ~~shall~~:**  **~~1.~~a) Maximise retention, protection, and integration of existing trees, woodlands and hedgerows and prioritise those of highest value, quality, and condition within and on the development site boundaries through iterative site layout design which avoids potential impacts;**  **~~2.~~ b) Minimise potential impacts to retained trees, woodlands and hedgerows through site specific design, method statements and protection measures;~~.~~**  **~~3.~~ c) Provide appropriate compensation planting for unavoidable loss of trees, woodlands, and hedgerows to deliver overall enhancement to extent and cover. Opportunities for translocation of existing hedgerows should be considered where feasible;**  **~~4.~~ d) Provide sufficient space and rooting volume within site layout and in relation to adjacent land uses to enable effective growth of existing and newly planted trees, woodlands, and hedgerows to maturity and to avoid potential challenges to retention for the lifetime of the development;**  **~~5.~~ e)Identify and deliver management works to improve the value, quality and condition of existing trees, woodlands, and hedgerows within and on the development site boundaries; and**  **~~6.~~ f) Deliver additional planting of trees, woodlands, and hedgerows appropriate to the site and development type that will deliver both long term landscape benefits and net benefits for biodiversity.** | Change agreed. |
| AP0/1 (k) | **PSD5: Development and the Circular Economy**  **Development proposals will be required to demonstrate, via the submission of a natural materials management plan, how the generation of waste has been minimised and any waste generated managed in order to keep resources in use for as long as possible in:**   1. **the layout and design of the development;** 2. **any demolition and construction phase;** 3. **respect of any opportunities for utilising waste for re-use and recycling;** 4. **respect of any opportunities for utilising residual waste as a source of fuel.** | Change superseded by AP6/15. |
| AP0/1 (l) | **RD3: Farm Diversification**  **Development ~~P~~proposals for farm diversification ~~developments~~ which strengthen the rural economy will be permitted where:**   1. **It is compatible with, complements and supports the principal agricultural activities of the existing working farm;** 2. **It is of a scale and nature appropriate to the existing farm operation;** 3. **It has appropriate regard to the highways and transport infrastructure; and** 4. **It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape.**   **Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified, new buildings will be permitted where they are integrated with or linked to the existing working farm complex and not detrimental to the respective character and appearance of the area and surrounding landscape.** | Change is agreed. |
| AP0/1 (m) | **NE1: Regional and Local Designations**  **Development proposals that will result in adverse effects to a Local Nature Reserves (LNR), Site of Importance for Nature Conservation (SINC), and/or Regionally Important Geological/Geomorphological Site (RIGS), will only be permitted where it can be demonstrated that:**  **~~i.~~ a) All adverse impacts are addressed in accordance with the mitigation hierarchy;**  **~~ii.~~ b) Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impacts upon these sites resulting from the proposal; or**  **~~iii.~~ c) In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard conservational interests of the site.**  **Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.** | Change superseded by AP5/2. |
| AP0/1 (n) | **NE2: Biodiversity**  **Development proposals must maintain and enhance biodiversity in accordance with Section 6 of the Environment (Wales) Act 2016.**  **Proposals will not be permitted where they would result in an adverse impact on priority species and habitats, and features of recognised importance to the conservation of biodiversity, except where it can be demonstrated that:**  **~~i~~. a) All adverse impacts are addressed in accordance with the mitigation hierarchy;**  **~~ii~~ b) Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impact upon biodiversity resulting from the proposals; and**  **~~iii~~ c) In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.**  **Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.** | Change superseded by AP5/3. |
| AP0/1 (o) | **NE3: Corridors, Networks and Features of Distinctiveness**  **Development proposals will be expected to maintain and enhance ecological corridors, networks, and features of distinctiveness. Proposals which include provision for the retention and appropriate management of such features will be supported.**  **Proposals that result in an adverse effect on the connectivity or integrity of ecological corridors, networks or features of distinctiveness will only be permitted where:**  **~~1.~~a) All adverse impacts are addressed in accordance with the mitigation hierarchy;**  **~~2.~~b) Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse effects upon biodiversity resulting from the proposals; and**  **~~3.~~c) In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.**  **Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.** | Change superseded by AP5/4. |
| AP0/1 (p) | **NE6: Coastal Development**  **~~1.~~a) Proposals in all coastal locations will only be permitted provided that:**  **~~a)~~ 1.They have considered matters associated with coastal change;**  **~~b)~~ 2.They will not unacceptably harm the landscape and seascape through inappropriate scale, mass, and design.**  **~~2.~~b) Development proposals in undeveloped coastal locations will only be permitted provided that:**  **~~c)~~ 3.It is necessary for them to be sited at a coastal location;**  **~~d)~~ 4.They are part of a necessary coastal management scheme;**  **~~e)~~ 5.They do not increase the risk of erosion, flooding, or land instability;**  **~~f)~~ 6.They would not result in the need for new coastal protection measures;**  **~~g)~~ 7.They conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity** | Change superseded by AP5/7. |
| AP0/1 (q) | The policy requires substantive changes. These will be considered within the Action Point set out within Hearing Session 5. The amendment to the policy to reflect the predominant structure of the policies will be considered in light of the Action Point in relation to Policy NE7 within Hearing Session 5  . | Change superseded by AP5/8. |
| AP0/1 (r) | The policy requires substantive changes. These will be considered within the Action Point set out within Hearing Session 5. The amendment to the policy to reflect the predominant structure of the policies will be considered in light of the Action Point in relation to Policy BHE1 within Hearing Session 5. | Change superseded by AP5/9. |
| AP0/1 (s) | **CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas**  **Proposals for large scale wind farms of 10MW and over will be permitted within identified Pre-Assessed Areas for Wind Energy, as identified in "Future Wales" subject to them meeting them meeting criteria set below.**  **Proposals for solar developments of 5MW and larger will be permitted in identified Local Search Areas, provided they do not have an unacceptable impact on visual amenity or landscape character and that they meet the criteria set below.**   1. **The development will not have an unacceptable impact on roads, rail or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;** 2. **Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public, and will not result in unacceptable loss of public accessibility to the area;** 3. **Proposals should be accompanied with appropriate mitigation measures where required, including satisfactory restoration of land following decommissioning.** | Change superseded by AP6/2. |
| AP0/1 (t) | **CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas**  **Proposals for renewable and low carbon energy development and associated infrastructure, will be permitted provided they accord with the following:**   1. **The development will not have an unacceptable impact on visual amenity or landscape character through the number, scale, size, design and siting of turbines and associated infrastructure;** 2. **The development will not have an unacceptable impact upon areas designated for their landscape value;** 3. **Wind turbine developments should not have unacceptable cumulative impacts in relation to existing wind turbines components, those which have permission or are proposed;** 4. **The development will not have an unacceptable impact on roads, rail, or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;** 5. **Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public, and will not result in unacceptable loss of public accessibility to the area;** 6. **Proposals should be accompanied with appropriate mitigation** **measures where required, including satisfactory restoration of land following decommissioning.** | Change superseded by AP6/3. |
| AP0/1 (u) | **Policy CCH3 – Electric Vehicle Charging Points**  **Proposals for development will be required to include the installation of an electrical socket suitable for charging electric vehicles**  **~~1.~~ a) Residential Development**   |  |  | | --- | --- | | **Houses** | **Where houses are provided with a garage, driveway or dedicated parking bay, one standard EV Charging Unit\* should be provided per dwelling.** | | **Flats (non-dedicated parking bays)** | **Where flatted development has integrated parking bays (under croft or parking court) proposals should include at least one dedicated bay with Fast EV Charging Unit (as a minimum) to service the development.** |   **~~2.~~ b) Non-Residential Development**  **For non-residential developments where car parking is provided, at least 10% of those bays should have ULEV charging point. Rapid charging points for electric vehicles, should be provided where the local electricity network is technically able to support this.** | Change Agreed. |
| AP0/1 (v) | **Strategic Policy – SP 17: Transport and Accessibility**  **Sustainable and deliverable development requires an integrated, accessible, reliable, efficient, safe, and sustainable transport network to underpin delivery. The Plan therefore contributes to the delivery of a sustainable transport system and associated infrastructure through:**  **~~1.~~ a) Reducing the need to travel, particularly by private motor car;**  **~~2.~~ b) Addressing social inclusion through increased accessibility to employment, services, and facilities;**  **~~3.~~ c) Supporting and, where applicable, enhancing alternatives to the motor car, such as public transport (including park and ride facilities and encouraging the adoption of travel plans) and active travel through cycling and walking;**  **~~4.~~ d) Re-enforcing the function and role of settlements in accordance with the settlement framework (Policy SP3);**  **~~5.~~ e) Promoting the efficient use of the transport network;**  **~~6.~~ f) Enhancing accessibility to places of employment, homes, services, facilities, and other significant trip generating proposals at locations with access to appropriate transport infrastructure;**  **~~7.~~ g) The incorporation of design and access solutions within developments to promote accessibility;**  **~~8.~~ h) Providing walking and cycling routes, linking in with active travel and green and blue infrastructure networks;**  **~~9.~~ i) Providing for new technological solutions through Ultra Low Emission Vehicles Charging Points in new developments; and,**  **~~10.~~ j) Adopting a sustainable approach to the design, function, and layout of new development, including providing appropriate levels of parking.** | Change Agreed. |
| AP0/1 (w) | **MR1: Mineral Proposals**  **Proposals for mineral extraction will be permitted where there is a proven national, regional or local need for the mineral which cannot be met from existing sources or from secondary or recycled material, and where: ~~they would not result in any significant adverse impacts upon public health, the environment, local amenity and the local transport network. Applications for minerals proposals will be assessed against the following criteria:~~**   1. **Suitable access and transport routes have been identified and the potential for minerals to be transported by means other than road has been adequately assessed;** 2. **Noise is demonstrated to be within acceptable levels;** 3. **The best practicable means are identified to control dust, smoke, fumes and to ensure that operations do not cause a deterioration in local air quality or an unacceptable impact on public health;** 4. **Blasting is controlled within acceptable levels;** 5. **Potential impacts on groundwater resources, surface water resources and water supplies are identified and demonstrated to not cause adverse effects and be within acceptable levels;** 6. **There are no unacceptable adverse impacts upon sites of nature conservation importance and ecological features, and adverse impacts upon sites of historic, cultural and landscape importance are identified and demonstrated to be minimal;** 7. **Effective mitigation measures proposed to minimise any potential effects from subsidence or land instability have been identified and demonstrated. ~~to the Council's satisfaction~~;** 8. **Adverse impact on landscape character and visual amenity is not significant;** 9. **Opportunities for the re-use and/or recycling of mineral waste are maximised;** 10. **Satisfactory proposals have been submitted for restoration, landscaping, after use, and after care of the site; and** 11. **Effective measures should ensure that utilities infrastructure is protected.** | Change is agreed. |
| AP0/1 (x) | **MR3: Mineral Safeguarding Areas**  **Planning permission will not be granted for development proposals where they would permanently sterilise resources of aggregate identified within the mineral safeguarding areas on the proposals map unless:**   1. **The applicant can demonstrate that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable (including compromising amenity and social considerations); or** 2. **The mineral resource has already been extracted; or** 3. **The mineral can be extracted satisfactorily prior to the development taking place; or** 4. **The development is of a temporary nature and can be completed and the site restored within the timescale that the mineral is likely to be needed; or,** 5. **The nature and location of the development would have no significant impact on the potential working of the resource.** | Change Agreed. |
| AP0/1 (y) | **Strategic Policy – SP 19: Sustainable Waste Management**  **Provision will be made to facilitate the sustainable management of waste**  **through:**   1. **The allocation of adequate, appropriate land to provide for an integrated network of waste management facilities;** 2. **Supporting proposals for waste management which involve the management of waste in accordance with the ranking set out within in the waste hierarchy;** 3. **Supporting proposals which have regard to the nearest appropriate installation concept and principles of proximity and self-sufficiency;** 4. **Supporting proposals for new in-building waste management facilities at existing and allocated industrial sites (B2 use) which are suitable for waste management facilities;** 5. **Acknowledging that certain types of waste facility may need to be located outside the development limits of settlements;** 6. **Ensuring that provision is made for the sustainable management of waste in all new development, including securing opportunities to minimise the production of waste.**   **Development proposals must ensure that:**  **~~i.~~ 1. There are no significant, adverse effects upon public health, the environment, local amenity and the local** **transport network;**  **~~ii~~. 2. The proposal is compatible with any neighbouring uses or activities.**  **The co-location of waste management facilities to enable the development of heat networks will be supported, subject to the above criteria; and Waste related proposals must be supported by an appropriate Waste Planning Assessment.** | Change Agreed. |
| AP0/1 (z) | **WM2: Landfill Proposals**  **Proposals for new landfill sites will only be permitted where ~~they can accord with the following~~:**   1. **Additional capacity is required within the Mid and South West Wales region (evidence must be provided to show where the material will be sourced):** 2. **The proposal conforms with the waste hierarchy, the concept of the nearest appropriate installation and self-sufficiency;** 3. **There would be no significant adverse impact on:**   **~~i.~~ 1. The natural heritage, cultural and historic environment;**  **~~ii.~~ 2. The geology and hydrogeology of the site;**  **~~iii~~.3. Controlled waters, including water quality and quantity;**  **~~iv~~.4. The amenities of neighbouring occupiers, including the effects of traffic movement and the generation of noise, dust, fumes and odours;**  **~~v.~~ 5. The local highway network, including access, and highway safety;**  **~~vi~~. 6. Public safety, health and well-being;**  **~~vii~~ 7. The visual amenity of the site and its environs;**  **~~viii~~ 8. Public utilities infrastructure and services; and**  **~~ix~~. 9. Good quality agricultural land (Grades 1, 2 or 3a)**  **The method of restoration and aftercare, and the proposed after use will need to form part of the landfill proposal and be completed within the lifetime of any permission granted.** | Change agreed. |
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| AP0/2 (a) | **Strategic Policy – SP1: Strategic Growth**  **The LDP will provide for the future growth of a sustainable economy and housing requirement through the provision of:**   1. **9,704 new homes to meet the identified housing requirement of 8,822.** 2. **A minimum of 71.21ha of allocated employment land.**   **The focus on regeneration and growth reflects the Council's core strategic ambitions with development distributed in a sustainable manner consistent with the spatial strategy and settlement framework (Policy SP3).** | Change agreed subject to the requirements of AP2/1. |
| AP0/2 (b) | **Strategic Policy – SP4: A Sustainable Approach to Providing New Homes**  **In order to ensure the overall housing requirement of 8,822 homes for the plan period is met, provision is made for 9,704 new homes in accordance with the settlement framework (Policy SP3) in order to promote the creation and enhancement of sustainable communities.**  **The sustainable approach to the provision of new homes reflects the following principles:**   1. **Creating places through the identified settlement framework reflecting the character and context of that cluster or settlement;** 2. **Allocating sites for new homes in established settlements;** 3. **Supporting windfall residential development on appropriate sites within settlements, with a focus on the re-use of previously developed land;** 4. **Provision of appropriate affordable housing opportunities to meet identified local need.**   **Proposals within the defined development limits will be permitted subject to the policies and proposals of this Plan. There will be a presumption against inappropriate housing development outside of the defined limits except where they are subject to other policies of this Plan.** | Change superseded by AP2/1 |
| AP0/2 (c) | **Strategic Policy – SP 13: Rural Development**  **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~~ framework (Policy SP3) to meet the housing, employment, and social needs of Carmarthenshire's rural communities.**  **Development proposals in the countryside beyond identified settlements will be supported where it accords with the policies of this Plan.** | Change superseded by AP1/5. |
| AP0/2 (d) | Reference is drawn to AP0/1/v where the change to include reference Policy SP3 has been made. | Noted. |
| AP0/2 (e) | **HOM2: Housing within Development Limits**  **Proposals for housing developments on unallocated sites within the development limits of a defined settlement in Tiers 1, 2 and 3 of the Settlement Framework (Policy SP3) will be permitted, provided they are in accordance with the principles of the Plan's strategy, policies and proposals.** | Change superseded by AP2/7. |
| AP0/2 (f) | **EME4: Employment Proposals on Non-Allocated Sites**  **Proposals for employment development on non-allocated sites, but within the development limits of a defined settlement (Policy SP3) will be permitted where:**   1. **it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal;** 2. **the development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/ landscape;** 3. **The development is compatible with its location and with neighbouring uses.**   **Employment proposals outside the development limits of a defined settlement (Policy SP3) will be permitted where:**   1. **The proposal is directly related to a settlement or hamlet; or** 2. **The proposal is supported by a business case which demonstrates that its location is justified; and** 3. **The proposal is of an appropriate scale, size and design**. | Change superseded by AP4/5. |
| AP0/2 (g) | **GTP1: Gypsy and Traveller Accommodation**   1. **Proposals for new Gypsy and Traveller sites, or extensions to existing authorised sites within the development limits of a defined settlement (Policy SP3) will be permitted where:**    1. **The necessary range of facilities and services, including existing community, social, and educational provisions, and public transport is accessible or can be readily provided;**    2. **The proposal will have no significant adverse impacts on the amenity of residents and adjoining land uses;**    3. **The site is capable of being serviced with water, electricity, sewage and waste disposal;**    4. **There is no adverse effect on its surroundings, landscape/townscape or the setting and integrity of the historic environment.** 2. **New, or extensions to existing authorised sites outside the development limits of defined settlements (Policy SP3) will be permitted in accordance with the above, where it can be demonstrated that there are no suitable pitches available on existing authorised sites, within the development limits of a defined settlement, or that there is no opportunity to appropriately extend those sites.**   **Proposals for a transit or touring site will be considered where they have good connections to the Strategic Road Network.** | Change superseded by AP3/5. |
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| AP0/3 (a) | **Strategic Policy – SP 10: Gypsy and Traveller Provision**  **The following ~~Local Authority~~ sites are allocated to meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller Households:**   |  |  |  | | --- | --- | --- | | Site Ref | Location | Type of Need | | PrC2/GT1 | Land at Penyfan, Trostre, Llanelli | Residential | | PrC2/GT2 | Penybryn (extension), Bynea, Llanelli | Residential |   Table 8: Gypsy and Traveller Provision | Change superseded by AP3/5. |
| AP0/3 (b) | Reference is drawn to Action Point AP0/1 (w) above which removes the reference to the Council in criteria g) of Policy MR1, in addition to the amendment to the structure of the policy. | Noted. |
| AP0/3 (c) | The policy requires substantive changes. These will be considered within the Action Point set out within Hearing Session 4. The amendment to remove reference to the Council / Authority will be undertaken within the Action Point for Hearing Session 4. | Change superseded by AP4/13. |
| AP0/3 (d) | **PSD8: Provision of New Open Space**  **All new residential developments of 5 or more homes will be required to contribute towards open space in accordance with the ~~Council’s~~ open space standards.**  **If the standards cannot be met on site, or where there is sufficient existing provision already available to service the development, then a commuted sum will be sought where appropriate.** | Change superseded by AP5/12. |