

CARMARTHENSHIRE
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

SCHEDULE OF MATTERS, ISSUES AND QUESTIONS

Important Notes:

- The purpose of the examination is to determine whether the Carmarthenshire Revised Local Development Plan 2018 – 2033 (RLDP) is sound in accordance with the Development Plan Manual, Edition 3, 2020 (The Manual). **To be sound the Plan must meet the tests set out in the Manual. These are: (1) Does the plan fit? (is it clear that the LDP is consistent with other plans), (2) Is the plan appropriate? (is the plan appropriate for the area in the light of the evidence), and (3) Will the plan deliver? (is it likely to be effective).**
- In addition, the RLDP must have been prepared in compliance with legal and regulatory procedural requirements.
- Participants should only respond to the questions below which directly relate to their previously submitted written representations on the Plan. Please clearly indicate in your statement(s) the question(s) you are answering.
- Further statements should be proportionate in length to the number of questions being answered and should not, in total, exceed 3,000 words per matter.
- We are examining the RLDP as submitted by the County Council. Therefore, we will not, at this stage, be considering the merits for development of sites not included in the plan.
- PEDW issued some preliminary questions (PQs) about the RLDP and its preparation. The Council's detailed answers to the PQs are on the website and may be of interest to participants. For clarity, where the PQs have been replicated in this document, the Council will not be required to provide an additional response, a reference to the earlier answer will be sufficient.
- If you have questions in respect of this document or any aspect of the examination please contact the Programme Officer, Corinne Sloley, on 01267 228624 or by email at LDPExamination@carmarthenshire.gov.uk

Matter 1: Plan Preparation and RLDP Strategic Framework

Issue – Is the RLDP legally compliant, and is the Plan's Strategy justified and likely to be effective in ensuring that the development needs of Carmarthenshire can be met in a way that contributes to the achievement of sustainable development?

Plan Preparation

1. Has the RLDP been prepared in accordance with the requirements of:

- a) The approved Delivery Agreement, including the Community Involvement Scheme?
 - b) The Well-being of Future Generations Act (Wales) (2015)? and
 - c) The Equality Act (2010)?
2. Has the Plan been subject to a robust Sustainability Appraisal/Strategic Environmental Assessment? and have all the 'likely significant environmental effects' of the Plan and all 'reasonable alternatives' been identified, described and evaluated?
 3. Has the Plan been subject to a robust Habitats Regulations Assessment (HRA)? Where 'likely significant environmental effects' have been identified, has an adequate Appropriate Assessment been undertaken?
 4. Does the HRA take account of National Resources Wales advice regarding phosphate levels in Riverine Special Areas of Conservation?
 5. Is the Plan consistent with Future Wales: The National Development Framework?
 6. Has the Plan had regard to the requirements of the Well-being of Future Generations Act (Wales) 2015 with regard to the well-being goals and ways of working?
 7. Have there been any significant changes in national policy or local circumstances since the RLDP was placed on deposit? If there have, what are the implications of these changes for the Plan? Do they need to be addressed through the preparation of new evidence and/or revisions to the Plan and what is the intended timescale for this work?

Vision, Objectives and Strategy

8. Is the Plan's Vision sufficiently aspirational and locally specific to form the basis for planning to 2033? And how will they be delivered?
9. Are the Plan's objectives SMART and capable of delivering on the identified Vision?
 - a) Should strategic objectives S02, SO4 and SO11 include a reference to housing?
10. Does the Plan's Spatial Strategy represent an appropriate approach for delivering, managing and distributing growth over the Plan period?
 - a) How has the Spatial Strategy been derived and is it based on robust evidence?
 - b) What are the key components of the Spatial Strategy and how do they interact?
 - c) Does the Strategy represent a sustainable approach to planning over the Plan period? And does it effectively link transportation, employment and residential growth?
 - d) Does the Spatial Strategy maximise the use of previously developed land and adopt the sequential approach to the release of land as set out in Planning Policy Wales?
 - e) Are the Spatial Strategy and anticipated levels of growth consistent with those of neighbouring authorities? what are the main cross boundary issues and how have these been addressed?

- f) Will the Spatial Strategy support national growth areas and the wider region?
 - g) What is the purpose of Policy SP13? Does it provide an appropriate framework for managing development in rural communities?
11. Is the level of growth contained in Policy SP1 realistic and based on robust and credible evidence?
 - a) What is the purpose of Policy SG1? And have the requirements of the allocated sites listed in the policy been clearly expressed?
 - b) Is the inclusion of reserve sites contained in Policy SG2 appropriate and consistent with national planning policy?
 12. How have the Settlement Hierarchy and Clusters contained in Policy SP3 been defined? And are they based on robust and credible evidence?
 - a) What is the purpose of the Settlement Hierarchy? Will it guide new development to the most sustainable locations, and is it clear what types and amount of development, other than housing, will be appropriate in each tier of the hierarchy?
 13. Are the requirements of Policy SD1 clearly expressed and consistent with the requirements of national planning policy? and are the defined settlement boundaries flexible enough to allow the anticipated level of growth to be delivered?
 14. Is the approach to site selection sufficiently clear and transparent, and is it founded on robust and credible evidence?
 - a) Are the allocated sites based on a robust site assessment methodology that takes into account all potential constraints?
 - b) Have all infrastructure requirements been considered to ensure the timely deliverability of allocated sites?
 - c) Do all of the site allocations accord with the requirements of national planning policy relating to Flood Risk?
 15. Has Best and Most Versatile (BMV) land been considered throughout the plan making process? Particularly in relation to the preparation of the ISA, the Spatial Strategy and site allocations?
 - a) Does the Plan propose the development of BMV land? If so, how much land, where, and is this approach supported by robust and credible evidence?
 16. How will the Plan apply the principles of sustainable placemaking contained in Policy SP12?
 - a) Are the requirements of Policy PSD1 and PSD3 clearly expressed and consistent with national planning policy?
 - b) Are the requirements of Policy PSD4 clearly expressed and consistent with national planning policy?
 17. Are the requirements of Policy SP2 clearly expressed and consistent with national planning policy?
 18. Does Policy INF1 provide a clear and consistent framework for securing planning obligations? And how will competing priorities be managed?
 19. Is Policy SP8 based on robust evidence and consistent with national planning policy in respect of Welsh language and Culture?

- a) Do the findings of the Welsh Language Impact Assessment allow for growth in the provision of housing and employment related development that exceeds the levels contained in the Plan?
 - b) Are the requirements of Policy WL1 clearly expressed and consistent with national planning policy? And should the provisions of Policy PSD9 in respect of Welsh Language be included in the policy?
20. Should the Plan include a policy which provides a context for the management of phosphate levels in Riverine Special Areas of Conservation? And are the requirements of Policy INF4 clearly expressed?

Matter 2: Prosperous People and Places – Housing and Community Infrastructure

Issue - Is the provision and distribution of housing soundly based, supported by robust and credible evidence and is it consistent with national policy? And will it be met during the Plan period?

Housing Provision

1. Is the housing requirement figure identified in Policy SP4 appropriate?
 - a) How has the requirement figure of 8,822 been derived? And is it based on robust and credible evidence?
 - b) In identifying the requirement figure, has adequate regard been paid to the most recent Welsh Government household and population projections?
 - c) Have alternative housing growth scenarios been considered? If so, why have they been discounted, and why has the preferred option been chosen?
 - d) Has the requirement figure been informed by a robust assessment of the main local influences on housing demand in Carmarthenshire including, household formation size, migration levels, and vacancy rates?
2. Is the housing land supply figure identified in Policy SP4 appropriate?
 - a) How has the supply figure of 9,704 been derived? And is it based on robust and credible evidence?
 - b) What is the make-up of the housing supply? should this be outlined in the reasoned justification of Policy SP4 and, where appropriate, do all the components have the same base date?
 - c) Is the estimated yield of units from committed and windfall sites realistic and based on robust evidence? And has a non-delivery allowance been defined and applied?
 - d) How many dwellings will be built in Tier 4 settlements? And is this analysis based on robust and credible evidence?
 - e) Should details of the housing allocations and committed housing sites be included in the Plan?
 - f) How has the flexibility allowance of 10% been defined? And is it based on robust and credible evidence?

3. Is the rate of delivery contained in the housing trajectory realistic, based on robust and credible evidence and consistent with the requirements of the Manual?
4. Will the Plan deliver the housing requirement?
 - a) Are the site allocations available and deliverable within the anticipated timescales? Are the allocations supported by a robust and comprehensive site assessment methodology, free from significant development constraints and demonstrated to be economically viable?
 - b) Should committed sites be allocated?
 - c) Is the Plan's housing strategy sufficiently flexible to respond to changing circumstances?

Housing Distribution and Development

5. Is the spatial distribution of new housing development sustainable and coherent?
 - a) How will new windfall development within each tier of the settlement hierarchy be assessed and managed? Should the reasoned justification of Policy HOM2 be expanded to explain the approach to assessing proposals in accordance with the Plan?
 - b) Is the spatial distribution of housing allocations and windfall opportunities consistent with the identified settlement hierarchy? And are the tables contained in Appendix 7 accurate?
6. Are the requirements of Policy HOM3, in particular the 10% cap, clearly expressed, based on robust evidence and consistent with national planning policy?
7. Is Policy HOM4 consistent with the requirements of national planning policy?
8. Should the Plan include a policy which seeks to manage density levels on all sites proposed for residential development?
9. Is the approach taken to the delivery of specialist housing 'outside and not adjoining defined development limits' in Policy HOM6 clearly expressed and consistent with national planning policy?
10. Should the Plan include a policy which seeks to restricts the use of all new housing to a sole or main residence?

Community Infrastructure

11. Should the Plan include a policy which seeks to protect existing community facilities?
12. Are the requirements of Policy INF2 appropriate and clearly expressed?

Matter 3: Prosperous people and Places – Affordable Housing and Gypsy and Traveller Provision

Issue - Are the requirements for affordable housing and Gypsy and Travellers accommodation supported by robust and credible evidence and consistent with national policy? and will they be met during the Plan period?

Affordable Housing

1. Is the Local Housing Market Assessment for Carmarthenshire (LHMA) based on robust and credible evidence? And are the findings sufficient to inform the Plan's affordable housing strategy?
 - a) What scale of housing need has been identified in the LHMA?
 - b) What mix of tenure (e.g intermediate or social rented) and of dwelling type (bedroom size) are required?
 - c) Will the affordable housing target of 1,900 dwellings meet the local housing need, if not what other mechanisms are available?
2. Is the Financial Viability Assessment based on robust and credible evidence?
 - a) Does the study's methodology take account of variations in building costs, planning obligations, sustainable urban drainage systems, fire safety measures and other associated requirements?
3. Is the affordable housing target of 1,900 dwellings in Policy SP5 realistic and based on robust evidence and been clearly expressed in the policy?
4. How have the affordable housing targets and threshold in Policy AHOM1 been defined?
 - a) Is the threshold of 10 units or more for on-site contributions realistic and based on robust evidence?
 - b) Is the requirement for 25% affordable housing on sites of 101 dwellings justified and based on robust evidence?
 - c) How will the affordable housing target be delivered?
 - e) Should matters in relation to negotiations, adjacent / related sites, perpetuity and commuted sums be relocated to the reasoned justification?
5. How will off-site or commuted sum contributions for affordable housing be secured and managed? What mechanisms are in place to ensure that the level of contributions sought are appropriate?
6. Is the spatial distribution of affordable housing sound and does it adequately reflect local needs?
7. Are the requirements of Policy AHOM2 clearly expressed and consistent with national planning policy?

Gypsy and Traveller Accommodation

8. Is the Gypsy and Travellers Accommodation Assessment (GTAA) based on robust and credible evidence and sufficient to inform the Plan's strategy?
 - a) What is the status of the most recent GTAA?
 - b) How many new permanent Gypsy and Traveller pitches are needed over the Plan period? And how will this need be met?
9. Are the requirements of Policy SP10 clearly expressed and consistent with national planning policy?
 - a) How many new pitches will be provided on the Land at Penyfan, Trostre, Llanelli and Penybryn (Extension) Bynea, Llanelli sites?

10. Does Policy GTP1 provide a clear and consistent framework for assessing proposals for additional Gypsy and Travellers sites, and is it consistent with national policy?
11. Are the Gypsy and Traveller sites allocated under Policy SP10 at Land at Penyfan, Trostre, Llanelli and Penybryn (Extension) Bynea, Llanelli sound and capable of being delivered during the plan period?

Allocated Sites	PrC2/GT1 - Land at Penyfan, Trostre, Llanelli PrC/GT2 - Penybryn (Extension) Bynea, Llanelli
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- a) What are the current uses of the allocations?
- b) What are the proposed use of the allocations?
- c) What are the constraints affecting the sites, and are these constraints significant obstacles to development within the Plan period?
- d) Are the number of pitches proposed realistic and deliverable over the Plan period?
- e) What are the mechanisms and timescales for delivering the sites?
- f) Are the allocations essential to ensure the soundness of the Plan?

Matter 4: Prosperous People and Places – Employment, the Visitor Economy and Infrastructure

Issue - Is the economic strategy coherent and based on a clear and robust preparation process? Will it address the Issues and Strategic Objectives effectively and efficiently? Are the policies realistic and appropriate in the light of relevant alternatives and are they based on robust and credible evidence?

Employment

1. Is the Housing and Economic Growth Report based on robust and credible evidence? And are the findings sufficient to inform the Plan’s economic strategy?
2. What are the key drivers for change in Carmarthenshire’s employment market? And how has the Plan addressed these considerations?
3. How many new jobs are estimated to be created as a consequence of the Plan’s economic strategy? And in what sectors?
4. What is the cross-border employment relationship? What proportion of the existing jobs within Carmarthenshire are filled by employees from outside the County?
5. How many of Carmarthenshire’s residents travel to work outside the County? And how has this movement been accounted for in its employment forecasts?
6. Are the sites allocated under Policy SP6 based on robust and credible evidence? And should they be subject to specific policies which provide a clear framework for development?
7. Is the level of employment land provision identified in Policy SP7 appropriate?

- a) How has the overall figure of 71.21 hectares been derived? Is the level of employment land provision fully justified and supported by robust and credible evidence?
 - b) Does Policy EME 3 clearly differentiate between allocated and committed sites? Are the sites realistic and economically viable? And are they free from significant constraint and deliverable over the Plan period?
 - c) Is the hierarchy of employment sites appropriate and consistent with the requirements of national planning policy?
 - d) What is the Plan's strategy for the distribution of employment land? Does it have regard to the requirements of Future Wales – The National Plan and other regeneration initiatives?
 - e) Are all the sites allocated in Policies SP7 and EME3 intended to be developed for B1, B2 and B8 purposes only? If not, should the policies be amended to make clear the other intended / potential use(s)?
 - f) Should details of the non-strategic employment allocations be included in the Plan?
8. Does Policy EME1 provide an appropriate framework for the safeguarding of employment sites?
 9. What is the purpose of Policy EME2? Does it apply to development in rural and urban areas?
 10. Is the approach taken in Policy EME4 to employment development on non-allocated sites within and outside development limits, clearly expressed, sufficiently flexible to respond to changing circumstances, and consistent with national planning policy?

Visitor Economy and Equestrian Related Development

11. How will the Plan maintain and enhance the County's tourism, culture and leisure offer?
12. Will Policy VE1 provide an appropriate mechanism for the management of new visitor attractions and facilities in the County? And are the requirements of the policy clearly expressed?
13. Do Policies VE2, VE3 and VE4 provide an appropriate framework for the management of visitor accommodation in the County?
14. Should the Gateway Resort and Garnant Golf Club be designated as a tourism facility?
15. Does Policy RD5 provide an appropriate framework for assessing proposals for new equestrian facilities?

Infrastructure

16. Are the requirements of Policy INF3 for the provision of Broadband appropriate and consistent with national planning policy?

Matter 5: Healthy Habits – Natural, Built and Historic Environment

Issue: Does the Plan provide a framework for the management of the built, historic and natural environment that is soundly based, justified and consistent with the requirements of national policy?

Natural Environment

1. Does Policy SP14 provide a clear and consistent framework for maintaining and enhancing the natural environment? And is it consistent with national planning policy?
2. Are the requirements of Policies NE2 clear and consistent with national planning policy?
3. What is the purpose of Policy NE4? and is it consistent with the requirements of national policy and the Habitat and Species Regulations 2017 (as amended)?
4. Should the boundary of Caer Mynydd Mawr SPG area contained in Policy NE4 be amended to include part of the land off Heol Brown, Tycross (ref AS2/159/002)?
5. Does the framework provided by Policies NE5, NE6 and NE7 provide an appropriate mechanism for managing development in coastal locations?

Built and Historic Environment

6. Does Policy SP15 provide a clear and consistent framework for the protection and enhancement of the built and historic environment?
7. Is Policy BHE1 locally distinct or does it replicate the requirements of national planning policy?
8. Does Policy BHE2 provide an appropriate mechanism for the managing the impact of development on the landscape and visual qualities of the County?
9. Should the Plan contain a policy which designates special landscape areas?

Provision of Outdoor Space

10. Are the requirements of Policies PSD7 and PSD8 based on robust and credible evidence? Are the policies clearly expressed and consistent with national planning policy?
11. Should land in Glanamman (Ref AS2/064/005 and AS2/064/006) be identified as public and / or community space?

Matter 6: Strong Connections – Climate Change, Renewable Energy, Transportation, Minerals and Waste

Issue: Does the Plan provide a framework for the management of climate change, renewable energy and low carbon development and of sustainable transport and accessibility that is soundly based, justified and consistent with the requirements of national policy?

Climate Change and Renewable Energy

1. Does Policy SP16 provide an appropriate framework for ensuring that development proposals respond to, and minimise the causes and effects of climate change?
2. Is the Renewable Energy Assessment robust, based on credible evidence and consistent with the requirements of national planning policy?
3. Does the Plan provide an appropriate balance between realising the area's potential for renewable energy production and the protecting the landscape, natural and historic environment of the County?
4. Does Policy CCH1 provide an appropriate policy framework for realising Carmarthenshire's potential for renewable energy generation within pre-assessed area and local search areas?
 - a) Is the policy consistent with the requirements of national planning policy? And should its reasoned justification be amended to include an explanation of the requirements of Future Wales?
 - b) Are the requirements in relation to 'large-scale wind farms' necessary?
 - c) Should the local search areas for solar be listed in the policy?
 - d) How will the impact of development on BMV land and high carbon soils within local search areas be assessed?
5. Is the target for energy generation contained in Tables 9 and 10 appropriate or should it be more ambitious?
6. Does Policy CCH2 provide an appropriate mechanism for managing renewable energy development outside pre-assessed areas and local search areas? And how will the impact of development on BMV land and high carbon soils be assessed?
7. Are the requirements of CCH3 based on robust evidence and consistent with the requirements of national planning policy?
8. Is Policy CCH4 necessary and does it provide a clear and consistent framework for the management of water quality and the protection of water resources in the County?
9. Are the requirements of Policy CCH5 locally distinct or do they replicate the requirements of national planning policy?
10. Do Policies CCH6 and CCH7 provide an appropriate mechanism for the management of renewable and low carbon energy in new development and forest, woodland and tree planting? And are the requirements of the policies clearly expressed?

Sustainable Transportation and Accessibility

11. Does Policy SP17 provide a clear and consistent framework for the integration and co-ordination of sustainable transport measures and land use planning? and are the requirements of Policy TRA2 clearly expressed and consistent with national planning policy?
 - a) How will the provision of car parking be managed?

Minerals and Waste

- 12. Do Policies SP18, MR1, MR2 and MR3 provide an appropriate framework for the management of minerals resources in the County?
- 13. Should Policy MR2 be amended include a list of all mineral sites with extant planning permission and their respective buffer zones?
- 14. Should Appendix 4 – Active and Inactive Mineral Sites be amended to explain the likelihood of sites being reactivated and worked during the Plan period?
- 15. Does Policy SP19 provide a clear and consistent framework for sustainable waste management? And how and where will land be allocated for waste management facilities?
- 16. Should Policy PSD5 make reference to a ‘natural materials management plan’?

Matter 7: Prosperous People and Places – Site Allocations (Cluster 1 – Carmarthen)

Issue – Are the allocated sites soundly based and capable of delivering new residential, community and commercial development over the Plan period?

Allocated Sites	PrC1/h4 – Land off Parc y Delyn PrC1/MU1 – West Carmarthen PrC1/MU2 – Pibwrlwyd SeC1/h1 – Lime Grove SeC1/h4 – Cae Canfas, Heol Llanelli SuV1/h1 - Adjacent Fron Heulog SuV4/h1- Land at Troed Rhiw Farm SuV12/h1 – Adjacent to Gwyn Villa SuV17/h1 – Rear of former joinery, Station Road SuV18/h1- Land off A40, Pontargothen SuV20/h1 – Land adjacent to Llwynhenry Farm
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- a) What is the current use of the allocated site?
- b) What is the proposed use of the allocated site?
- c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
- d) In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?
- e) Are the number of residential units proposed realistic and deliverable over the plan period?
- f) What are the mechanisms and timescales for delivering the site?
- g) Is the allocation of the site essential to ensure the soundness of the Plan?

Matter 8: Prosperous People and Places – Site Allocations (Cluster 2 – Llanelli)

Issue – Are the allocated sites soundly based and capable of delivering new residential, community and commercial development over the Plan period?

Allocated Sites	PrC2/h1 - Beech Grove, Pwll PrC2/h4 - North Dock PrC2/h10 – Land adjacent to the Dell, Furnace PrC2/h16 - Ynys Las, Llwynhendy PrC2/h20 – Harddfán PrC2/h22 - Cwm y Nant, Dafen PrC2/h23 - Dafen East Gateway SeC6/h2 - Land between Clayton Road and East of Bronallt Road SeC7/h1 – Box Farm SeC7/h3 - Golwg Yr Afon SeC8/h2 - Golwg Yr Afon SeC8/h3 - Golwg Gwendraeth SuV23/h1 - Clos y Parc SuV23/h2 – Adjacent to Little Croft
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- a) What is the current use of the allocated site?
- b) What is the proposed use of the allocated site?
- c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
- d) In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?
- e) Are the number of residential units proposed realistic and deliverable over the plan period?
- f) What are the mechanisms and timescales for delivering the site?
- g) Is the allocation of the site essential to ensure the soundness of the Plan?

Matter 9: Prosperous People and Places – Site Allocations (Cluster 3 – Ammanford including Betws and Penyban)

Issue – Are the allocated sites soundly based and capable of delivering new residential, community and commercial development over the Plan period?

Allocated Sites	PrC3/MU1 - Emlyn Brickworks PrC3/h4 - Tirychen Farm PrC3/h6 - Land Adjoining Maes Ifan, Maesquarre Road PrC3/h19 - Land off Lllys y Nant PrC3/h22 - Adjacent to Pany y Blodau PrC3/h33 – Lllys Dolgader PrC3/h36 - Betws Colliery PrC3/h37 - Clos Felingoed
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	PrC3/E1 – Cross Hands East PrC3/E2 - Cross Hands West Food Park PrC3/E2 (i) – Land east of Calsonic PrC3/E2(ii) – Land west of Gestamp Tallent PrC3/E2(iii) – Land at Heol Aur PrC3/E3(i) - Heol Stanllyd (West)
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- a) What is the current use of the allocated site?
- b) What is the proposed use of the allocated site?
- c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
- d) In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?
- e) Are the number of residential units proposed realistic and deliverable over the plan period?
- f) What are the mechanisms and timescales for delivering the site?
- g) Is the allocation of the site essential to ensure the soundness of the Plan?

Matter 10: Prosperous People and Places – Site Allocations (Cluster 4 – Newcastle Emlyn) and (Cluster 5 – Llandovery)

Issue – Are the allocated sites soundly based and capable of delivering new residential, community and commercial development over the Plan period?

Allocated Sites	SeC12/h1 - Trem y Ddol SeC12/h3 - Land to rear of Dolcoed Sec13/h1 – Adjacent to Y Neuadd SeC14/h1 - Blossom Garage SeC14/h2 - Land adjacent to Maescader SuV38/h1 - Maes y Bryn SuV39/h1 – Adjacent to Yr Hendre SuV41/h2 - Cilgwyn Bach SeC16/h1 - Llandeilo Northern Quarter SeC17/h1 - Land opposite Llangadog C.P School
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- a) What is the current use of the allocated site?
- b) What is the proposed use of the allocated site?
- c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
- d) In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?
- e) Are the number of residential units proposed realistic and deliverable over the plan period?

- f) What are the mechanisms and timescales for delivering the site?
- g) Is the allocation of the site essential to ensure the soundness of the Plan?

Matter 11: Prosperous People and Places – Site Allocations (Cluster 6 – St Clears and Pwll Trap)

Issue – Are the allocated sites soundly based and capable of delivering new residential, community and commercial development over the Plan period?

Allocated Sites	SeC19/h1 – Land at Park View, Trevaughan SeC19/h2 – Land at Whitland Creamery SeC20/MU1 - Laugharne Holiday Park SuV61/h1 - Land at Nieuport Farm
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- a) What is the current use of the allocated site?
- b) What is the proposed use of the allocated site?
- c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
- d) In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?
- e) Are the number of residential units proposed realistic and deliverable over the plan period?
- f) What are the mechanisms and timescales for delivering the site?
- g) Is the allocation of the site essential to ensure the soundness of the Plan?

NG and IS
08/2024