

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	Insert the following text after paragraph 4.23 and Figure 4: Swansea Bay City Deal. 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. The policies and provisions of the Revised LDP form the framework for implementing and delivering the vision and its strategic objectives, as well as the corporate and strategic priorities of the Council. These policies and provisions	Change agreed.

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	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. 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. 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). 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 potential Carmarthenshire has of this location for new renewable and low carbon energy-related development, innovation and investment.	

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	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.	
AP1/2	Insert the following text after the change proposed above in response to AP1/1. 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. 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. 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	Change agreed.

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	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. 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.	
AP1/3	Amend Strategic Objective SO4 as follows: 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,	Change agreed.

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	leisure facilities and work opportunities, as well as vibrant town centres.	
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	Amend policy SP13 as follows. 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 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 and national planning policy.	Change agreed.
AP1/6	Reference is made to Appendix 1 and 2 below	Change agreed.
AP1/7	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. In addition, all other subsequent cross referencing amended accordingly throughout the Plan.	Change agreed.
AP1/8	Amend policy SD1 as follows: SD1: Development Limits	Change agreed.

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	Development Limits are defined on the proposals map for those settlements identified as Principal Centres, Service Centres and Sustainable Villages within Strategic Policy SP3. 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 Qoutside defined development limits there will be a presumption against inappropriate development. New housing in Tier 4 settlements will be considered against Policy HOM3. 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. 11.75 In preparing this Plan, development limits have been defined across all settlements within Tiers 1, 2, and 3, in order to: • 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.	

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	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. 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. 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 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. 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.	
AP1/8	Rationale 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	Agreed.

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	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. 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 subsequently FMfP). All these data points were accessed and utilised electronically and where appropriate, overlaid onto the settlement GiS layer. 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. 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. In undertaking the exercise of defining the development limits this commenced with a review of the current development limits and their continued appropriateness. 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	

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	growth effectively, prevent inappropriate development, and promote the sustainable use of land. 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.	
AP1/8a	Council to clarify were made as a result if the settlement boundary review. Council's response: No formal review documentation was produced as part of the revisions to the delineation of development limits. Rather their review was undertaken as part of the preparation of the Revised LDP in accordance with the principles set out within Topic Paper: Development Limits (Submission Doc. CSD73) with any amendments incorporated directly in the proposals map for the Revised LDP. This approach reflected the significant number of settlements involved and the varying nature of the amendments undertaken. In this respect whilst the review of the development limits incorporated extensions to provide opportunities for development as well as the omission of land no longer considered appropriate it also enabled a 'tidying up' of the limits. For example, ensuring where possible that the limits were clipped to an established boundary, providing sufficient scope for development to occur (where the suitability of a site had already been accepted) and to reflect the curtilage of any new development that has taken place etc.	Agreed.

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	Specific reference was made to Chapters 7 and 8 of the Topic Paper in relation to the approach undertaken in reviewing and defining the limits and the principles used to ensure consistency and continuity (where practicable) of their application.	
AP1/9	Amend Policy PSD1 as follows. PSD1: Effective Design Solutions: Sustainability and Principles of Placemaking 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. Proposals shall clearly demonstrate: - That the development reflects local context through consideration of landscape; built environment; and historic and cultural characteristics, including the: - layout and landscape design scheme; - form, scale, massing dimensions, materials and detailing of all built elements and surfaces. To ensure that development proposals retain a connection to, and complement, the local 'sense of place'. - High-quality design solutions which deliver: - built form which effectively integrates sustainable building design principles to maximise opportunities for carbon reduction, energy efficiency and flexibility in use. - 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.	Change agreed.

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	3. effective, safe, and inclusive site layout which promotes the health, well-being and amenity of residents, users, and visitors. 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 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. d. Quality landscapes design solutions which: 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. 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. f. That the development delivers or contributes to: 1. safe and efficient connections to existing access networks including Active Travel and the public transport network;	

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	2. appropriate access routes and surfaces which promote effective accessibility for all and ease of movement into and through the site; 3. provision of appropriate onsite highway standards including parking and servicing. 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. h. That design solutions are deliverable for the lifetime of the proposed development through effective maintenance and management proposals i. It includes, where applicable, provision for the appropriate management and eradication of invasive species. Consequential amendments within the Plan resulting from the change of policy title will be set out as part of the matters arising changes.	
AP1/10	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. NB this is notwithstanding the amendments to Policy PSD5 as required in the actions to HS6 i.e. AP6/15 - Policy PSD5	Agreed. No change required subject to the amendments required in accordance with AP6/15.

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AP1/11	Amend Policy PSD3 as follows (incorporating AP0/1 (i)): PSD3: Green and Blue Infrastructure Network Development proposals are required to shall demonstrate effective Green and Blue Infrastructure (GBI) design solutions which: 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.

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	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.	
AP1/12	Amend the reasoned justification for Policy PSD4 as follows. Paragraph numbers will be subject to change as consequential amendments elsewhere in the Plan. 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.	Change agreed.
AP1/13	Amend Policy SP2 as follows: Strategic Policy – SP 2: Retail and Town Centres Proposals for retail and other town centre use development will be considered in accordance with the following retail hierarchy and the provisions below: Sub Regional – High Order Town Centre Carmarthen	Change agreed.

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	Mid Order Town Centres Lower Order Town Centres Llanelli Ammanford Burry Port Llandeilo Llandovery Newcastle Emlyn St. Clears Whitland 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: 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. 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. c) Proposals for convenience stores outside of the defined town centre boundary will be subject to:	

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	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. dc) Proposals for retail and other town centre uses within the town centre boundary will be supported which, where applicable: 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 transport, accessibility, access to public facilities and conveniences, car parking, signage, and the street scene; and, 6) Protect, enhance, and integrate with the Green and Blue Infrastructure network.	

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	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: 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: i. an impact assessment demonstrating that the proposal would not cause harm to established town centres; 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; iii. evidence of quantitative, qualitative and/or other relevant need for the development; iv. evidence of the site's accessibility to sustainable modes of transport. 2) Proposals for small local convenience shopping facilities in rural and urban areas within the development limits where they are of a scale appropriate to that settlement. Rural retail proposals will be considered in accordance with policy RTC2. Amend paragraph 11.34 as follows: 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	

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	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. 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: 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	

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	convenience floorspace in accordance with Technical Advice Note 4 Retail and Commercial Development (2016). Amend paragraph 11.43 as follows to define small local convenience stores: 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 floorspace. Proposals which exceed this threshold should demonstrate that there is a need for the level of retail floorspace identified.	
AP1/14	Amend Policy RTC1 as follows: RTC1: Protection of Local Shops and Facilities 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: a) Its loss would not be detrimental to the social and economic fabric of the community;	Change agreed.

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	b) There is another shop or service of a similar compatible use available for customers within the settlement or within a convenient walking distance. 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.	
AP1/15	Amend Policy INF1 as follows. INF1: Planning Obligations 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 fund improvements to infrastructure, ecology, community facilities and other services and facilities to address requirements or impacts arising from new developments. Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision. 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. Amend paragraph 11.191 as follows:	Change agreed.

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	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.	
AP1/16	Amend Policy SP8 as follows. Strategic Policy – SP 8: Welsh Language and Culture 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 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. Amend Paragraph 11.173 as follows. 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	Change agreed.

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	Census data has shown a substantial decrease in the number of Welsh speakers across the County illustrating the language's vulnerability in Carmarthenshire. 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.	
AP1/17 & 18	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. WL1: Welsh Language and New Developments All development proposals throughout Carmarthenshire will be required to safeguard, promote and enhance the Welsh language. 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: a. Residential developments of 5 or more dwellings which will individually or cumulatively provide result in housing development which exceeds than the	Change agreed.

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	indicative housing provision set out for the settlement in Policies SP4 and 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, e- b. Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare. Proposals on unanticipated windfall sites for large scale housing development or large scale employment development that would lead to a significant workforce flow are required to submit a Welsh Language Impact Assessment which will set out how the proposed development will protect, promote and enhance the Welsh language. Proposals for large scale housing development on large windfall sites which will individually and cumulatively exceed the annual windfall allowance within the Plan will be required to submit a Welsh Language Impact Assessment which will set out how the proposed development will protect, promote and enhance the Welsh language. Proposals for large scale employment development on windfall sites will be required to submit a Welsh Language Impact Assessment (WLIA) which will set out how the proposed development will protect, promote and enhance the Welsh language. 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.	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	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. 11.178 The indicative housing provision referred to in criterion (a) can be found in Appendix X. The figures set out within the housing supply table are formulated from the components of housing supply, including allocations and commitments. Where proposals would result in the overall development permitted within a settlement exceeding the indicative housing provision during the lifetime of the Plan, they will be required to provide a Welsh Language Action Plan. This includes windfall sites, the broad scale of which has been assessed through the LDP Welsh Language Impact Assessment, but the precise locations of individual sites are not known at this stage. 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 Guidance⁽⁶¹⁾ provides further guidance on when a WLIA is required, clarifying what constitutes a large-scale development, as well as how to produce a WLIA New Paragraph after 11.178 Proposals for large-scale housing development on windfall sites which cumulatively exceed the annual windfall allowance within the Plan will be required to submit a WLIA. The annual windfall allowance set for the plan area is 87 dwellings. The Council will monitor planning permissions and proposed new applications on windfall sites to identify	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	when a WLIA is required and provide this information to applicants. For the purposes of this policy, large-scale residential sites are those comprising 5 or more dwellings. New Paragraph: Large-scale employment sites, for the purposes of this policy, are defined as proposals where the floor space to be created is 1,000 square metres or more, or where the area of development carried out on site is more than 1 hectare (as per paragraph 3.2.3 of Technical Advice Note 20). Further guidance in relation to the need for a WLIA is contained in the Welsh Language SPG. Where appropriate the Council may consider it necessary to request the provision of a Welsh Language Action Plan and WLIA on allocated, committed and windfall sites. In such instances, the Welsh Language SPG will set out further advice on the information to be provided. 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 guidance on the content of Welsh Language Action Plans will be provided through Supplementary Planning Guidance. 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. 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	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	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. 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. 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. New Paragraphs after 11.179 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 be required to be provided bilingually.	

Action Point	Council Response / Proposed MAC						Inspectors Comments														
	New Paragraph: Bilingual signage and advertisement proposals which seek to combine several essential advertisements within one sign will be encouraged. Further guidance is provided by the advertisement SPG. Following table to be inserted between Monitoring Indicator 26 and 27. Consequently, the reference numbers of subsequent indicators will be amended to maintain a consistent and sequential order. <table><tr><th><u>LDP and ISA Objectives</u></th><th><u>Policy</u></th><th><u>Indicator Ref:</u></th><th><u>Monitoring Indicator</u></th><th><u>Target</u></th><th><u>Trigger Point</u></th><th><u>Source</u></th></tr><tr><td><u>SO11</u> <u>ISA11.</u> <u>ISA15</u></td><td><u>SP8</u> <u>WL1</u></td><td><u>xx</u></td><td><u>Number of dwellings permitted annually in each settlement compared to the indicative housing provision set out in Policies SP4 and HOM1.</u></td><td><u>No settlement to exceed its indicative housing provision without the submission and approval of a Language Action Plan, in line with criterion (a) of Policy WL1</u></td><td><u>Any instance where planning permission is granted for residential development which exceeds the indicative housing provision for a settlement above the identified figure without an approved Language Action Plan and where its omission is not justified.</u></td><td><u>Carmarthenshire County Council</u></td></tr></table> The housing land supply table relating to policy WL1 can be found in Appendix 5 below. And consequential amendment to the Written Statement appendices. Tier 4 settlements have not been included given that policy HOM3 only makes allowance for developments of 1-4 dwellings within tier 4 settlements. Therefore, criterion a) of the policy would not be applied to proposals of 5 or more dwellings in tier 4 settlements.						<u>LDP and ISA Objectives</u>	<u>Policy</u>	<u>Indicator Ref:</u>	<u>Monitoring Indicator</u>	<u>Target</u>	<u>Trigger Point</u>	<u>Source</u>	<u>SO11</u> <u>ISA11.</u> <u>ISA15</u>	<u>SP8</u> <u>WL1</u>	<u>xx</u>	<u>Number of dwellings permitted annually in each settlement compared to the indicative housing provision set out in Policies SP4 and HOM1.</u>	<u>No settlement to exceed its indicative housing provision without the submission and approval of a Language Action Plan, in line with criterion (a) of Policy WL1</u>	<u>Any instance where planning permission is granted for residential development which exceeds the indicative housing provision for a settlement above the identified figure without an approved Language Action Plan and where its omission is not justified.</u>	<u>Carmarthenshire County Council</u>	
<u>LDP and ISA Objectives</u>	<u>Policy</u>	<u>Indicator Ref:</u>	<u>Monitoring Indicator</u>	<u>Target</u>	<u>Trigger Point</u>	<u>Source</u>															
<u>SO11</u> <u>ISA11.</u> <u>ISA15</u>	<u>SP8</u> <u>WL1</u>	<u>xx</u>	<u>Number of dwellings permitted annually in each settlement compared to the indicative housing provision set out in Policies SP4 and HOM1.</u>	<u>No settlement to exceed its indicative housing provision without the submission and approval of a Language Action Plan, in line with criterion (a) of Policy WL1</u>	<u>Any instance where planning permission is granted for residential development which exceeds the indicative housing provision for a settlement above the identified figure without an approved Language Action Plan and where its omission is not justified.</u>	<u>Carmarthenshire County Council</u>															
AP1/19	Amend Policy INF5 as follows.						Change agreed.														

Action Point	Council Response / Proposed MAC	Inspectors Comments
	INF5: Rural Allocations outside Public Sewerage System Catchments 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
	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. 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. 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 I/s. Such credits will then be entered onto the register of surface water removal Removal of surface water is likely to involve bespoke solutions, dependant on the size and location of the development. In terms of the I/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. 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.	

Action Point	Council Response / Proposed MAC	Inspectors Comments
	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 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 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). 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.	
AP1/23	Revised list of Supplementary Planning Guidance is attached as Appendix 5	Change agreed.

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

	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.
PrC2/MU3	Former YMCA Building, Stepney Street, Llanelli Town Centre A mix of uses at a town centre location, with an allowance for 8 residential units 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.
PrC3/MU1	Emlyn Brickworks, Penygroes 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.
SeC4/MU1	Burry Port Waterfront Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. No residential allowance made. The mixed-use allocation is split into two separate areas of land. 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. 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.

SeC16/MU1	Beechwood, Llandeilo 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.
SeC20/MU1	Laugharne Holiday Park 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.
PrC1/MU3	Nant y Caws Regeneration and Mixed-Use Site 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.

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	West Carmarthen, Carmarthen 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. 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. Constraints • 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.

	Infrastructure Requirements • New Primary school. Planning Obligations • 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	Pibwrlwyd, Carmarthen 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). Phasing Requirement 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. Constraints • 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. Infrastructure Requirements • Highway connection. • Air quality assessment may be required.

	Planning Obligations • 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	Former Old Castle Works, Llanelli 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. Phasing Requirement: No phasing requirement identified. Constraints: • 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. Infrastructure requirements: • The site is immediately adjacent to the main B4304 road (Traeth Ffordd) • No issues relating to water and sewerage connections.

	Planning obligations. Not applicable unless highway improvements are required as part of any scheme.
PrC2/MU2	Trostre Gateway, Llanelli 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. Phasing Requirement: Not phasing requirement identified. Constraints: • 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. Infrastructure requirements: • 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.

	Planning obligations. Not applicable
PrC2/MU3	Former YMCA Building, Stepney Street, Llanelli Town Centre A mix of uses at a town centre location, with an allowance for 8 residential units 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.
PrC3/MU1	Emlyn Brickworks, Penygroes 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. 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. 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. Constraints Land contamination and ground stability owing to previous land activities, including mining. Additional investigation recommended to support future planning applications.

	• 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. Infrastructure Requirements • 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 Planning Obligations • 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	Burry Port Waterfront Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. No residential allowance made. The mixed-use allocation is split into two separate areas of land. 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.

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

	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. Infrastructure Requirements • 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. Planning Obligations Not applicable.
SeC16/MU1	Beechwood, Llandeilo 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. Phasing Not applicable Constraints • 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.

	• 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. 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. Planning Obligations Not applicable unless highway improvements are required as part of any scheme.
SeC20/MU1	Laugharne Holiday Park 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. . Phasing Not applicable Constraints

	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. 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. Planning Obligations Not applicable
PrC1/MU3	Nant y Caws Regeneration and Mixed-Use Site 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. Phasing To be considered as part of a potential masterplan for the site. 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. Infrastructure Requirements Potential for new road infrastructure (access improvements) to be undertaken. Main utilities already in place servicing the existing operations at the site. Planning Obligations Not applicable unless highway improvements are required as part of any scheme.

Appendix 3 – Briefing note which considers the impact of the requirements of PPW 12, Chapter 6 on the delivery of the allocated housing sites.

Action Point AP1/20

Appendix 3 – Review of Allocated Sites and the Implications of the Requirements of PPW 12, Chapter 6 (AP1/20)

The following note summarises the relevant implications of Chapter 6 of Planning Policy Wales Edition 12 on the site allocations within the Revised LDP and as required through AP1/20. Chapter 6 introduces the ‘step-wise approach’ that planning authorities are required to follow to maintain and enhance biodiversity. The step-wise approach essentially sets out a 6 step approach to assessing impacts on habitats and species, that need to be considered by developers in the preparation of planning applications for developments. In terms of planning authorities, they can ensure that biodiversity enhancement is undertaken at each stage of the step-wise approach through attaching planning conditions and/or other obligations to a planning permission.

In addition to the use of the step wise approach at the planning application stage, PPW chapter 6 also sets out the requirements for Local Development Plans. It states that when plans are to be reviewed then allocations should be considered afresh against the step-wise policy and in light of their present biodiversity condition and the role they may play in enhancing ecosystem resilience. It must be stressed that at the time of publication of PPW Ed12 (Feb. 2024), the Revised Carmarthenshire LDP was at an advanced stage of preparation – the second Deposit Plan had already been consulted upon and representations had been considered in advance of submitting the Plan to the Welsh Government for examination. It is also important to stress that the biodiversity issues in relation to *all* allocations had already been considered as part of the plan’s preparation, and detailed site proformas had been produced.

Notwithstanding the consideration of biodiversity and ecological issues in the preparation of the Revised LDP in advance of publication of PPW Ed 12, the following, additional work has been conducted as a high-level strategic assessment of the potential impacts arising from Chapter 6 on sites allocated within the 2nd Deposit Revised Local Development Plan (LDP).

The assessment excludes those sites classified as commitments. The assessment has been undertaken to support the examination process in relation to the Plan and specifically as a result of the Action Point AP1/20. In seeking to identify potential implications on sites arising from the provisions of Chapter 6 this assessment is not intended to prejudge the potential for site surveys, where these are required, or the potential for the allocated sites to be considered through the stepwise approach as part of the consideration of a planning application.

In general, reference is made to the consideration of sites as part of planning applications where the site conditions etc. are applicable. Proposals in relation to these sites will also be expected to ensure they take account of site features and those affecting site boundaries including hedgerows, trees and woodlands as well as applicable features within or traversing the site. Whilst these are expected to mostly be accommodated as part of the site layout within the current indicative housing numbers, there may be instances where changes in density and developable area may be required. Such matters will be best considered at application level where full information on site condition and available mitigation both on and off site is known.

The assessment includes a note of the potential features that may be present on or may affect the site. It also includes a RAG rating as an indicator of potential constraints.

Red- High Risk. There is potential for notable constraints, and these will have to be considered and accompanied by the necessary level of survey work at application stage and be taken through the rigorous process of the stepwise approach.

Amber - Medium risk impact where the stepwise approach may need to be followed and or surveys and feature retention may apply. These sites are generally considered acceptable albeit they exhibit potential features. Given the high level of this assessment those sites where such features may be present would need to be appropriately considered through more detailed consideration as above including at application stage.

Green – Such sites relate to low-risk areas and do not identify any notable issues albeit on site considerations may apply. In this respect there are no known fundamental ecological barriers impacting their development.

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Potential Features (based on satellite imagery and GIS layers)	Potential considerations
Tier 1	Carmarthen	Land off Parc y Delyn	PrC1/h4	17	A number of trees, developing woodland in north of site, mature tree lines/hedges, small amount of grassland to south east	Grassland survey - establish if not species rich/section 7. Consider Stepwise Approach
		East of Devereaux Drive	PrC1/h5	10	Hedges and mature trees in hedges	Retention of hedges/trees with buffers
		Llansteffan Road	PrC1/h8	50	Woodland to south, very close to Tywi SAC	Woodland buffer and lighting plan
		Brynhafryd	PrC1/h10	20	Trees on boundaries, heavily flailed hedge	Tree protection
		Castell Pigyn Road, Abergwili	PrC1/h12	35	Trees on boundaries, heavily flailed hedge	Tree protection
		West Carmarthen	PrC1/MU1	345	Majority of site likely to be species poor improved grassland, few hedges, most poor quality. Except Tawelan Brook and surrounding woodland, possibly with others.	Woodland and riparian habitat. Part of a wider planned development - features considered as part of masterplan
		Pibwrlwyd	PrC1/MU2	247	Mostly heavily improved grassland, hedges of varying quality, some woodland patches to north among buildings, occasional standard tree. One small field to South may have high value grassland and scrub with ecological value.	Site delivery should be planned to avoid woodlands, high value trees and hedges. Elements of site may need assessment. Consider Stepwise Approach. Proposals part of a planned approach - masterplanning.
Tier 2	Pontyates / Meinciau / Ponthenri	Cae Canfas, Heol Llanelli	SeC1/h4	8	Mostly improved grassland, couple of nice trees to West of site	Trees retention and protection
		Land off Heol Glyndwr	SeC1/h7	9	Mostly improved grassland, nice boundary trees	Trees retention and protection
	Ferryside	Land to the rear of Parc y Ffynnon	Sec2/h2	12	Bracken, scrub, hedges, regenerating woodland. Very well connected to mature and ancient woodland	Assessment or survey of feature or features on site may be required. Consider Stepwise Approach
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	4	Mostly improved grassland, varying quality hedges	Hedgerow retention. Net benefit for biodiversity
		Land adj. Lleine	SuV1/h2	13	Mostly improved grassland, varying quality hedges	Hedgerow retention or replacement.
	Bronwydd	Land at Troed Rhiw Farm	SuV4/h1	6	Mostly improved grassland, roadside hedge	Minimise hedgerow loss
	Peniel	Aberdeuddwr / Pantyfedwen	SuV10/h2	38	Improved/semi improved grassland with some wet patches/rushes. Boundary hedges with some mature/semi-mature trees	Subject to survey. Consider Stepwise Approach
	Alltwalis	Land at Alltwalis School	SuV11/h1	12	Improved/semi-improved grassland with boundary mature hedges/tree-lines and woodland.	Retention of hedges/boundary trees and woodland. Potential grassland assessment
	Llanpumsaint	Adj. Gwyn Villa	SuV12/h1	20	Semi-improved grassland, potentially some purple moor grass and rush pasture, especially at north of site. Boundary trees and hedges	Retention of hedges/boundary trees and woodland. Potential grassland assessment. Consider stepwise approach.
		Llandre	SuV12/h2	4	Cleared between 2017 and 2020. Previously improved/semi-improved grassland. Hedge to south.	Hedgerow retention.
	Rhydgargaeu	Cefn Farm	SuV14/h1	17	Cleared site, hedge and oak removed	See planning app. PL/05822: https://planning-carmarthenshire.msapproxy.net/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=PS&FOLDER1_REF=PL/05822#
	Capel Dewi	Llwynddewi Road	SuV16/h1	2	Scrub regrowth after site clearance. Previously grassland.	No comments in relation to Chapter 6.
	Nantgaredig	Rear of former joinery, Station Road	SuV17/h1	35	Mostly improved grassland, hedge, mature tree on boundary, Afon Twyi phosphate area	No comments in relation to Chapter 6.
	Llanddarog	Land adj. and the r/o Hauffan	SuV19/h2	10	Improved grassland field, hedges, garden area to north east. Grassland may be of significance.	Minimise hedgerow damage.
	Porthyrhyd	Land adjacent to Llwynhenry Farm	SuV20/h1	6	Improved/semi-improved grassland, varying quality boundary hedges	Hedgerow protection. Grassland survey. Potential for Net Biodiversity Benefit.
Total for the cluster				920		
Tier 1	Llanelli	Beech Grove, Pwll	PrC2/h1	10	Improved grassland, boundary trees and woodland	Buffers for woodlands and trees.
		Land adjacent The Dell, Furnace	PrC2/h10	13	Mix of woodland, watercourses, cleared woodland, some woodland with TPOs. Phase 1 shows dense continuous scrub. Opposite is Ancient Semi Natural Woodland and Semi-natural broad-leaved woodland. Old quarry on 1876 map which has wooded over some time ago, starting to form woodland in 1914 map. Likely effects on protected habitats and protected species biodiversity.	Acceptability would be subject to the stepwise approach. Note that the site layout has been amended to reflect the site constraints and the provisions of chapter 6. Please refer to Appendix 3a which provides additional information in relation to the site.

- Notable constraints. The site will need to consider stepwise approach.
- These sites are generally considered acceptable albeit they exhibit potential features of interest.
- Likely to be fine

		Ynys Las, Llwynhendy	PrC2/h16	33	Hardstanding, scattered scrub, overgrown ex-amenity grassland, boundary trees	No comments in relation to Chapter 6.
		Harddfan	PrC2/h20	6	Improved grassland with a mature tree line	Tree protection
		Dafen East Gateway	PrC2/h23	150	Improved grassland, woodland, treelines to east, poor hedges to west and inside site	Woodlands and tree protection
		Pentre Awel	PrC2/SS1	240	Lake, scrub, brownfield, reptiles, knotweed, semi-improved grassland	Site in part under construction with planning applications submitted.
Tier 2	Kidwelly	Land off Priory Street	SeC3/h2	20	Semi-improved grassland, hedges, woodland to north	Grassland survey. Woodland and hedgerow buffers
		Llys Felin	SeC3/h3	15	Houses already built on part of site, building site, semi-improved grassland/ruderals	Site under construction
	Henly	Land between Clayton Road and East of Bronallt Road	SeC6/h2	12	Some of site already developed, boundary trees, semi-improved grassland, some clearance in wider site beyond current permission	Buffers for boundary trees. Grassland survey.
	Llangennech	Golgwr Yr Afon	SeC7/h3	50	Restored ancient woodland, many TPO trees. Top half is restored ancient woodland. Half of site scrubbing over in 2009 and now woodland. Historic maps also show woodland here. TPOs all the way along the E and S boundary of the S half. Good connectivity to N and S of site. Otters CBE and dormice	Acceptability would be subject to the stepwise approach. Note that additional information will be provided in response to the Action Points raised in Hearing Session 8.
		Opposite Parc Morlais	SeC7/h4	32	Semi-improved grassland, nice hedges with standard trees	Surveys and potential Net Biodiversity Benefit plan
		Maesydderwen	SeC7/h5	5	Small disconnected triangle to south - improved grassland, north section - woodland, regenerating woodland, scrub	Avoid woodland and trees
Tier 3	Mynyddgarreg	Land adjacent to Ty Newydd, Meinciau Road	SuV22/h2	8	Mostly improved grassland, hedges and mature trees along boundary	Potential site survey. Tree buffers and hedgerow retention.
	Five Roads / Horeb	Adjacent Little Croft	SuV23/h2	25	Semi-improved neutral grassland, Purple moor grass and rush pasture, hedgerows and treelines/groups	Retain hedgerows and boundary trees (incl buffers). Potential grassland assessment - avoid any section 7 open-mosaic habitat
Total for the cluster				619		
Tier 1	Ammanford (inc Betws and Penybanc)	Land at r/o No 16-20 & 24-30 Betws Road	PrC3/h1	9	Neutral grassland, bareground, hedgerow and mature trees.	Boundary trees. Grassland survey.
		Land Adjoining Maes Ifan, Maesquarre Road	PrC3/h6	18	Attenuation pond, grassland, woodland along north and east boundary	Buffer for woodland. Grassland survey required. Potential for some Net Biodiversity Benefit.
		Land at Tirychen Farm	PrC3/h4	150	Semi-natural broad-leaved woodland, scrub and semi-improved grassland. Trees and hedge boundary. Adjacent to ancient woodland and provides good connectivity.	Acceptability would be subject to the stepwise approach. Additional surveys required. Note that an amended site layout has been prepared to reflect the site constraints. This is subject to a separate action point under Hearing Session 9.
	Cefneithin	Land off Heol y Parc	PrC3/h8	18	Originally marshy grassland, repeated clearance over 20 years. Mature trees and hedge boundary.	No comments in relation to Chapter 6.
	Drefach (Tumble)	Nantydderwen	PrC3/h14	33	Woodland and scrubby grassland,	Subject to survey.
		Land off Heol Caegwyn	PrC3/h15	5	Improved grassland, hedgerow	Hedgerow retention or translocation. Opportunities for Net Biodiversity Benefit.
	Gorslas	Land adjoining Brynlluan	PrC3/h18	29	Grassland, hedgerow and mature trees along east and south boundary	Subject to survey. Hedgerow and mature trees retained with adequate buffers.
	Llandybie	Land north of Maesplode	PrC3/h20	45	Grassland, hedgerow and mature trees along boundary	Retain hedge and mature trees with adequate buffers. Opportunities for Net Biodiversity Benefit.
	Penygroes	Emlyn Brickworks	PrC3/MU1	177	Spoil, bare ground, section 7 open-mosaic habitat, structures, scrub.	North-west of the site already being developed. Avoid all section 7 open-mosaic habitat.
	Saron	Land off Parc-y-Mynydd	PrC3/h26	15	Scrubby grassland, woodland and tree lines	Subject to survey. Retain woodland and mature trees with adequate buffers.
		Land off Nant-y-Ci Road	PrC3/h27	18	Was marshy grassland, now young woodland	Subject to survey.
	Tumble	Land at Factory site between No. 22 & 28 Bethesda Road	PrC3/h28	30	Scrub, bare ground, Tree lines, ancient tree group	Consider and avoid tree line. Ancient tree group predating 1876 in south-west corner.
Tier 2	Brynamman	Heol Gelynen	SeC9/h2	8	Scrub and trees	Subject to survey.
Tier 2	Pontyberem	Land off Heol Llannon	SeC11/h1	15	Improved grassland, purple moor grass and rush pasture, mature trees and hedgerow.	Avoid any section 7 habitats. Tree lines and hedgerow protection (incl buffers).

Tier 3	Llanedi	Rear of 16 Y Garreg Llywd	SuV26/h1	11	Semi- improved neutral grassland, mature trees and hedgerow boundaries	Retention of hedgerows and mature trees. Opportunities for Net Biodiversity Benefit
	Carmel	Land adjacent to Ty Newydd	SuV27/h1	5	Grassland, hedgerow and mature trees along boundary	Subject to survey. Retain hedgerow and mature trees.
	Ystradowen	Land off Pant y Brwyn	SuV30/h1	5	Purple moor grass and rush pastures	Subject to survey.
Total for the cluster				591		
Tier 2	Newcastle Emlyn	Trem y Ddol	SeC12/h1	17	Improved grassland, hedgerow. NRW Priority orchard adjacent to north boundary.	Buffers for trees and hedgerow.
		Land to r/o Dolcoed	SeC12/h3	20	Ancient Woodland Site on south boundary, improved grassland, trees on site.	Trees retention (incl. buffers)
	Llanybydder	Adj. Y Neuadd	SeC13/h1	10	Improved grassland, hedgerow and some mature trees along boundary	Buffers for trees and hedgerow.
	Pencader	Blossom Garage	SeC14/h1	20	Hard standing, structures, mature boundary trees, some grassland.	Tree retention (incl buffers). Subject to surveys
		Land adj Maescader	SeC14/h2	24	Grassland, hedgerow and mature trees along boundary	Subject to survey. Retention of hedgerow and mature trees (incl buffers).
Tier 3	Llangeler	Land opp Brogeler	SuV33/h1	5	Improved grassland, hedgerow along north boundary	Retention or translocation of hedgerows. Potential opportunities for Net Biodiversity Benefit.
	Saron/Rhos	Land adj. Arwynfa	SuV35/h1	6	Improved grassland, hedgerow and mature trees along boundary	Retention or translocation of hedgerows. Potential opportunities for Net Biodiversity Benefit.
	Llanllwni	Cae Pensarn Helen	SuV36/h1	6	Improved grassland, hedgerow along boundary	No comments in relation to Chapter 6.
		Land at Bryndulais	SuV36/h2	16	Improved grassland, hedgerow and mature trees along boundary	No comments in relation to Chapter 6.
	Cwmann	Land south of Cae Coedmor	SuV37/h2	20	Former agricultural field, slowly scrubbing over, hedgerows, tree lines, ditches	Subject to survey. Riparian buffer around water courses of 7m. Buffers for trees and hedgerow.
		Land adjacent to Lleinau	SuV37/h3	10	Seems to be semi-improved neutral grassland, hedgerows, tree lines	Subject to survey potential for mitigation / compensation for any interesting grassland. Buffers for trees and hedgerow.
	Capel Iwan	Maes y Bryn	SuV38/h1	6	Seems to be semi-improved neutral grassland, with history of disturbance	Subject to survey potential for mitigation / compensation for grassland. Buffers for trees and hedgerow.
	Llanfihangel ar arth	Adj Yr Hendre	SuV39/h1	7	Seems to be semi-improved neutral grassland	Subject to survey potential for mitigation / compensation for grassland. Buffers for trees and hedgerow.
	New Inn	Blossom Inn	SuV43/h1	5	Half of site already started. Seems to be semi-improved neutral grassland. Possibly reptile interest on part of site	Subject to survey. Buffers for Trees and Hedgerow. Potential mitigation, etc for neutral grassland.
Total for the cluster				172		
Tier 2	Llandoverly	Land adjacent to Bryndellog, Tywi Avenue	SeC15/h2	8	Seems to be semi-improved neutral grassland. Semi-natural broad-leaved woodland in NE corner and hedgerows	Subject to survey. Buffers for Trees and Hedgerow. Potential mitigation, etc for neutral grassland. Buffer between Semi-natural broad-leaved woodland
	Llandeilo	Llandeilo Northern Quarter	SeC16/h1	27	Seems to be semi-improved neutral grassland with tree lines and hedgerows	Subject to survey. Potential mitigation, etc. Buffers for Trees and Hedgerow. Potential retention of scrub in SW corner.
	Llangadog	Land opp. Llangadog C.P School	SeC17/h1	16	Seems to be semi-improved neutral grassland with tree lines. It may be species rich i.e. lowland meadow (subject to survey). Possible reptile population	Subject to survey. Potential mitigation, etc. Buffers for Trees. Potential mitigation for any reptiles.
		Land off Heol Pendref	SeC17/h2	8	Seems to be improved grassland, hedges	Hedgerow retention or mitigation
Tier 3	Cwmifor	Opp. Village Hall	SuV51/h1	8	Seems to be improved grassland, hedges	Subject to survey. Hedgerow retention or mitigation
Total for the cluster				67		
Tier 2	St Clears / Pwll Trap	Adjacent to Britania Terrace	SeC18/h1	60	Seems to be improved grassland, hedges and extensive tree lines	Subject to survey. Buffers for tree lines / hedgerows.
		Land adjacent to Cefn Maes	SeC18/h3	100	Seems to be improved grassland, hedges and tree lines	Subject to survey. Buffers for tree lines / hedgerows.
		Land at Heol Llaindeilyn	SeC18/h4	6	Seems to be improved grassland, hedges and trees	Subject to survey. Buffers for trees and hedgerows.

		Land adjacent to Gwynfa, Station Road	SeC18/h5	8	Seems to be improved grassland and hedges	Subject to survey. Buffers for hedgerows.
		Land to the rear of Station Road	SeC18/h6	25	Seems to be improved grassland, hedges and trees	Subject to survey. Buffers for trees and hedgerows.
		Land adjacent to Gardde Fields	SeC18/h7	8	Seems to be semi-improved neutral grassland with hedges / trees. It may be species rich i.e. lowland meadow (subject to survey)	Subject to survey. Buffers for trees lines and hedgerows. Grassland may need mitigation, etc
	Whitland	Land at Park View, Trevaughan	SeC19/h1	8	Seems to be improved grassland, hedges and trees and watercourse	Subject to survey. Buffer along water course (Afon Gronw) Scrub / woodland.
		Land at Whitland Creamery	SeC19/h2	20	Ex-industrial, hedges, scrub, water course (Afon Gronw)	Subject to survey. Buffer along water course (Afon Gronw) Scrub / woodland.
	Laugharne	Land off Clifton Street	SeC20/h3	6	Seems to be improved grassland, hedges and tree lines	Subject to survey. Buffers for trees and hedgerows.
Tier 3	Glandy Cross	Land to the north of Cross Inn P.H	SuV55/h2	6	Seems to be improved grassland and hedges	Subject to survey. Buffers for hedgerows.
	Efailwen	Land to the r/o Talar Wen	SuV56/h1	6	Seems to be improved grassland and hedges	Subject to survey. Buffers for hedgerows.
	Meidrim	Land adj. to Lon Dewi	SuV58/h1	10	Seems to be improved grassland, hedges and tree lines	Subject to survey. Buffers for trees and hedgerows.
		Land off Drefach Road	SuV58/h2	14	Seems to be improved grassland, hedges and tree lines	Subject to survey. Buffers for trees and hedgerows.
	Bancyfelin	North of Maes y Llewod	SuV59/h2	19	Seems to be improved grassland and hedges	Subject to survey. Buffers for hedgerows.
	Llangynog	Land at College Bach	SuV60/h1	6	May be marshy grassland with treelines, hedges and boundary watercourse	Subject to survey. Buffers for trees and hedgerows.
	Pendine	Land at Nieuport Farm	SuV61/h1	5	Ex-farm and yard	Protect trees and hedgerow.
Total for the cluster				307		
Overall Housing Allocation				2676		

LDP Ref	Site Name	Location	Use Class	Ha	Potential Features (based on satellite imagery and GIS layers)	Potential considerations
PrC1/E1	Cillefwr Industrial Estate	Carmarthen	B1, B2, B8	4.167	Mostly hardstanding and buildings, some tree lines, woodland to northwest and south	Avoid tree lines and woodland. Minimise lighting near trees and woods
PrC1/E1 (i)	Land west of Cillefwr Road West		"	2	Semi, improved grassland, scrub, nice hedges/treelines	Subject to survey tree lines will need buffers. Development may need to be smaller
PrC1/E1 (ii)	Land north of Alltynap Road		"	1.215	Improved/semi-improved grassland, nice tree line on western boundary, mature tree south east corner	Should be fine if trees and hedges protected. Grassland should be surveyed but probably ok
PrC1/E1 (iii)	Land south of Alltynap Road		"	0.952	Improved/semi-improved grassland, bare ground, tires, scrub, tree lines, woodland to south	Development here will probably be OK with buffers to tree lines and woodland and planting extra trees. Site will need careful lighting plan
PrC1/MU1	West Carmarthen	Carmarthen	B1, B2, B8	4.53	Majority of site likely to be species poor improved grassland, few hedges, most poor quality. Except: Tawelan Brook and surrounding woodland, possibly with otters.	Should be fine as long as river and surrounding woodland/riparian habitat retained, protected and improved
PrC1/MU2	Pibwrlwyd	Carmarthen	B1,B2, B8	8.95	Mostly heavily improved grassland, hedges of varying quality, some woodland patches to north among buildings, occasional standard tree. One small field to South looks more interesting - may have high value grassland and scrub with ecological value.	Should mostly be fine but development must avoid woodlands, high value trees and hedges. Small field must be assessed and may need to be avoided depending on grassland assessment
PrC1/SS1	Yr Egin	Carmarthen	B2	1.04	Buildings, hardstanding, amenity grassland, hedges, rougher grassland/ruderal areas	Likely to be fine to add more development to this area or change layout of buildings
PrC2/E2	Dafen	Llanelli	B1,B2,B8	17.489	No comments provided	No comments provided
PrC2/E2 (i)	Land east of Calsonic		"	4.723	Semi-improved grassland, improved grassland, scrub, woodland, hedges, scattered trees	Layout of any proposed development must follow stepwise approach and design layout based on ecological features. Woodland must be avoided.
PrC2/E2 (ii)	Land west of Gestamp Tallent		"	1.547	Cleared mature scrub and semi-improved grassland, boundary trees, scattered trees	A net benefit for biodiversity will need to be shown from before the site clearance took place. This is unlikely to be possible since the whole site looks like it was good habitat before the site clearance took place. PPW12 states cleared habitat should be assumed to be good.
PrC2/E2 (iii)	Land at Heol Aur		"	1.657	Scrub, semi-improved grassland	Although habitats onsite may not be irreplaceable, it is unlikely this site can be developed in a way that would provide a net benefit for biodiversity
PrC2/E2 (iv)	Land west of Heol Gors		"	1.449	Cleared mature scrub and semi-improved grassland, boundary trees, scattered trees	A net benefit for biodiversity will need to be shown from before the site clearance took place. This is unlikely to be possible since the whole site looks like it was good habitat before the site clearance took place. PPW12 states cleared habitat should be assumed to be good.
PrC2/E2 (v)	Land at Heol Croppin		"	0.355	Majority of site is bare ground. Woodland and watercourse on east and south boundary. Some scrub.	Likely to be fine. Must avoid encroachment on the woodland and watercourse with adequate buffers.
PrC2/E2 (vi)	Land west of the Beacon		"	1.881	Already developed land. Structures, improved grassland, and surrounded by scrub and woodland along the north, west and south boundaries.	Likely to be fine. Must avoid encroachment on the woodland with adequate buffers.

Notable constraints. The site will need to consider stepwise approach.
 These sites are generally considered acceptable albeit they exhibit potential features.
 Likely to be fine

PrC2/E2 (vii)	Land east of Air ambulance Base		"	1.316	Improved grassland, scrub and woodland to the east boundary.	Likely to be fine subject to survey. Must avoid encroachment on the woodland with adequate buffers. Any loss of scrub should be compensated for on site perhaps in woodland buffer to provide an edge habitat.
PrC2/E2 (viii)	Land at Llanelli Gate, off Heol Aur		"	3.755	Improved grassland, and woodland to the west, south and east boundary.	Likely to be fine. Must avoid encroachment on the woodland with adequate buffers. Access must be via top right corner, NOT on west boundary as it will cause fragmentation/loss of connectivity of the woodland.
PrC2/E2 (ix)	Land west of Llys Aur		"	0.806	Marshy looking grassland on site, scrub, woodland and drain to south of boundary.	Watervole habitat immediately south of boundary, will require survey and adequate buffer. Grassland will need to be surveyed. Strongly suspect marshy grassland- which must be avoided.
PrC3/E1	Cross Hands East	Ammanford / Cross Hands	B1,B8	8.31	Bare ground, woodland, hedgerows, marshy grassland, improved/semi-improved grassland.	Grassland and dormouse surveys required. Must avoid section 7 habitats and species rich grassland. Must avoid encroachment on the woodland with adequate buffers. Retain hedgerows and incorporate into GI.
PrC3/E2	Cross Hands West Food Park	Ammanford / Cross Hands	B1,B2,B8	5.647	Hard standing, Structures, improved grassland. Surrounded by woodland.	Likely to be fine. Grasslands must be surveyed. Must avoid encroachment on the woodland with adequate buffers.
PrC3/E2(i)	Land west of Castell Howell		"	1	Marshy looking grassland on site and woodland.	Grassland surveys required. Must avoid section 7 habitats and species rich grassland. Must avoid encroachment on the woodland with adequate buffers.
PrC3/E2(ii)	Land south of Heol Parc Mawr		"	2.712	Marshy looking grassland on site, scrub and woodland.	Grassland and dormouse surveys required. Must avoid section 7 habitats and species rich grassland. Must avoid encroachment on the woodland with adequate buffers.
PrC3/E2(iii)	Land north of Dunbia		"	1.935	Marshy grassland and scrub	Grassland and dormouse surveys required. Must avoid section 7 habitats and species rich grassland. Best to be managed as marshy grassland.
PrC3/E3	Cross Hands Business Park	Ammanford / Cross Hands	B1,B2,B8	4.76	No comments provided	No comments provided
PrC3/E3 (i)	Heol Stanilyd (West)		"	2	Marshy grassland trees and scrub	Grassland and dormouse surveys required. Must avoid section 7 habitats and species rich grassland. Best to be managed as marshy grassland.
PrC3/E3 (ii)	Heol Stanilyd (South)		"	2.156	Marshy grassland, handstanding, trees and scrub	Grassland and dormouse surveys required. Must avoid section 7 habitats and species rich grassland. Best to be managed as marshy grassland.
PrC3/E3 (iii)	Heol Stanilyd (East)		"	0.604	Looks like stony substrate, fairly clear in 2020, however now scrubbing over	Should be fine, but dormouse may now be present, possible reptile interest, therefore will need to follow stepwise approach and provide mitigation, compensation, etc. Must retain hedgerow on SE and SW boundary

PrC3/E6	Capel Hendre Industrial Estate	Ammanford / Cross Hands	B1,B2,B8	0.538	Area of warehouses, etc with stone substrate yard, car parking. Tree line in centre of site running N - S and on southern boundary	Tree line in centre of site running N - S and on southern boundary which must have protection with no development within RPA
PrC3/E7	Parc Hendre, Capel Hendre ¹	Ammanford / Cross Hands	B1,B2,B8	8.112	Factory site at present, with a few tree lines and small area of low scrub	Tree lines must be safeguarded, possible reptile interest
PrC3/E7(i)	Parc Hendre (West)		"	2.165	Centre of site is stone substrate, on southern and western boundary area of scrub, developing woodland	Developing woodland and scrub must be safeguarded , centre of site looks ok to develop on
PrC3/E7(ii)	Parc Hendre (North)		"	1.955	Looks like stony substrate with some areas of scrub development. One or two more mature trees, hedgerows in NE corner	Possible reptile interest. retain any trees, hedgerows in NE corner, etc. Follow stepwise approach for mitigation, etc
PrC3/E7(iii)	Parc Hendre (East)		"	1.05	Small site, some scrub most likely just outside boundary in S of site and some semi-improved grassland (most likely)	Follow stepwise approach
PrC3/E7(iv)	Parc Hendre (South)		"	2.942	Looks like semi-improved neutral grassland (to be confirmed by survey) with tree lines / scrub to S of site and hedgerows	Semi-improved grassland to be confirmed by survey, then follow stepwise approach. NBB must be provided. Tree lines to S must be safeguarded with adequate buffer for Root Protection Area
PrC3/E8	Cilyrychen Industrial Estate	Cilyrychen	B1,B2,B8	0.751	Scrub has developed on just over half of the site for the last 15 years or so. Hedgerow to N	Possible reptile interest. Follow stepwise approach and NBB / compensation must be provided. This could be addressed by leaving a very large buffer for the hedgerow to the N and having substantial tree planting on site (in effect only developing on part of the site)
SeC4/E1	Dyfatty	Burry Port	B1,B2,B8	3.036	No comments provided	No comments provided
SeC16/E1	Beechwood Industrial Estate	Llandeilo / Rhosmaen	B1,B2,B8	0.289	Looks like semi-improved neutral grassland (to be confirmed by survey) with trees, tree lines and hedgerow to W of site	Trees, tree lines and hedgerow must be safeguarded (with RPA safeguarded). Follow stepwise approach
SeC16/MU1	Beechwood	Llandeilo / Rhosmaen	Mixed use - retail & employment	0.755	Looks like improved grassland (to be confirmed by survey), with tree lines around site	Tree lines must be safeguarded, with sufficient RPA. Follow stepwise approach
SeC16/E2	Former Market Hall	Llandeilo	B1	0.2	Urban area	Bat surveys for any buildings, tree planting included in NBB. One or two trees in SE corner to be retained
SeC18/E1	St Clears Business Park	St Clears	B1,B8	0.421	Looks like semi-improved neutral grassland (to be confirmed by survey) with tree lines / hedgerow around some boundaries	Tree lines and hedgerow must be safeguarded (with RPA safeguarded). Follow stepwise approach
SeC19/E1	Whitland Industrial Estate	Whitland	B1,B8	0.489	Looks like improved grassland (to be confirmed by survey), with hedgerow	Retain hedgerow and follow stepwise approach
SeC19/E2	Land South of Former Creamery	Whitland	B1,B2,B8	1.321	Appears to be former improved grassland, then used by milk factory over the last 20 years	Some hedgerows around site to be safeguarded. Follow stepwise approach
SeC13/E1	Old Foundry	Llanybydder	B1,B8	0.405	Used as yard over the years. Tree lines, hedgerow on some boundaries. Some scrub starting to develop	Retain tree lines and hedgerow. Mitigate for young scrub by tree planting, follow stepwise approach. Possible reptile interest
Total				71.21		

LDP Site Ref.	Location	Potential Features (based on satellite imagery and GIS layers)	Potential considerations
PrC1/MU1	West Carmarthen, Carmarthen	Majority of site likely to be species poor improved grassland, few hedges, most poor quality. Except Tawelan Brook and surrounding woodland, possibly with otters.	Woodland and riparian habitat. Part of a wider planned development - features considered as part of masterplan
PrC1/MU2	Pibwrlwyd, Carmarthen	Mostly heavily improved grassland, hedges of varying quality, some woodland patches to north among buildings, occasional standard tree. One small field to South looks more interesting - may have high value grassland and scrub with ecological value.	Site delivery should be planned to avoid woodlands, high value trees and hedges. Elements of site may need assessment. Consider Stepwise Approach. Proposals part of a planned approach - masterplanning.
PrC2/MU1	Former Old Castle Works, Llanelli	Improved/semi-improved grassland, scrub, mature hedges/boundary trees	Grassland survey. Avoid scrub. Retain trees and hedgerows
PrC2/MU2	Trostre Gateway, Llanelli	Improved/semi-improved grassland, boundary trees, woodland to north	Grassland survey. Retain trees. Woodland buffer
PrC2/MU3	Former YMCA Building, Stepney Street, Llanelli Town Centre	Building	Bat survey.
PrC3/MU1	Emlyn Brickworks, Penygroes	Spoil, bare ground, section 7 open-mosaic habitat, structures, scrub.	North-west of the site already being developed. Avoid all section 7 open-mosaic habitat.
SeC4/MU1	Burry Port Waterfront	Improved grassland, scrub, boundary trees.	Likely to be fine subject to survey. Retain boundary trees.
SeC16/MU1	Beechwood, Llandello	Looks like improved grassland (to be confirmed by survey), with tree lines around site	Tree lines must be safeguarded, with sufficient RPA. Follow stepwise approach
SeC20/MU1	Laugharne Holiday Park	No comments provided	No comments provided
PrC1/MU3	Nant y Caws Regeneration and Mixed-Use Site	No comments provided	No comments provided



Notable constraints. The site will need to consider stepwise approach.

These sites are generally considered acceptable albeit they exhibit potential features.

Likely to be fine

Appendix 4 – 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

Appendix 5 – Action Point AP1/23.

Amend Appendix 3 to include a revised list of Supplementary Planning Guidance

Policy Ref.	Topic	Existing SPG to be carried forward. Note: Subject to updating	New SPG	<u>Anticipated</u> Target date for Adoption
NE4	Caeau Mynydd Mawr Special Area of Conservation	Y (Note original substantively updated as a result of revised evidence)	N	<u>Concurrent with adoption</u> October/ November 2024
HOM3	Homes in Rural Villages	N	Y	<u>Within 12 months of adoption</u> October/ November 2024
AHOM1, AHOM2	Affordable Housing	N Y (Note original substantively updated)	N	<u>Concurrent with adoption</u> October/ November 2024
INF4	Burry Inlet	N	Y	<u>Concurrent with adoption</u> October/ November 2024
SP12	Placemaking and Sustainable Places	N	Y	<u>Within 6 months of adoption</u> October/ November 2024
PSD4	Trees and planting as part of new developments	N	Y	<u>Within 9 months of adoption</u> Summer 2025
NE1	Sites of Importance for Nature Conservation Value (SINCs)	N	Y	<u>Concurrent with adoption</u> October/ November 2024

NE2	Nature Conservation and Biodiversity	Y	N	Within 6 months of adoption October/ November 2024
SP15	Built and Historic Environment <u>Conservation Areas: An essential guide to their enhancement</u>	N	Y	<u>Concurrent with adoption</u> December 2025
<u>SP15</u>	<u>Plastering, Rendering and Insulating Traditional Buildings: Guidance for Sustainability</u>	<u>N</u>	<u>Y</u>	<u>Concurrent with adoption</u>
<u>SP15</u>	<u>Carmarthenshire Shop Front Design Guide</u>	<u>N</u>	<u>Y</u>	<u>Concurrent with adoption</u>
CCH1, CCH2	Renewable Energy	N	Y	<u>Within 12 months of adoption</u> December 2025
CCH4	Water Quality – Protected Riverine SACs	N	Y	<u>Within 6 months of adoption</u> October/ November 2024
PSD9	Advertisements (guidance on bilingual requirements).	N	Y	<u>Within 12 months of adoption</u> Summer 2025
INF1	Planning Obligations	N	N	<u>Concurrent with adoption</u> October/ November 2024
SP15	Archaeology	Y	N	<u>Within 12 months of adoption</u> October/ November 2024
SG2	Pembrey Peninsula	N	Y	<u>Within 12 months of adoption</u> December 2025
PSD3	Green and Blue Infrastructure Networks and Development	N	Y	<u>Concurrent with adoption</u> Summer 2025

<u>PSD8</u>	<u>Open Space in New Developments</u>	<u>N</u>	<u>Y</u>	<u>Concurrent with adoption</u>
BHE2	Landscape Character <u>Assessment</u>	N	Y	<u>Concurrent with adoption</u> – Summer 2025
WL1	Welsh Language and New Developments	N	N	<u>Within 9 months of adoption</u> – October / November 2024
	Site Specific (planning and development briefs - TBC)			Continuous
Multiple	Design Principles in New Development (Suite of SPG to be prepared over the lifetime of the LDP)	N	Y	Continuous
RD2	Conversion and reuse of rural buildings for residential use	Y (Note original substantively updated)	N	<u>Within 12 months of adoption</u> October / November 2024
INF2	Health Impact Assessments	N	Y	<u>Within 9 months of adoption</u> Summer 2025
VE3	Alternative Luxury Camping	N	Y	<u>Within 12 months of adoption</u> October / November 2024
PSD12	Light Pollution	N	Y	<u>Within 12 months of adoption</u> December 2025
CCH3	Electric and Ultra Low Emission Vehicles in Developments	N	Y	<u>Within 9 months of adoption</u> Summer 2025
<u>TRA5</u>	<u>Highways Design Guide</u>	<u>N</u>	<u>Y</u>	<u>Within 6 months of adoption</u>
<u>CCH5</u>	<u>Flood Risk and Flood Resilient Design</u>	<u>N</u>	<u>Y</u>	<u>Concurrent with adoption</u>

Appendix 6 – Action Point AP1/17 and 18.

Amend Appendix to include a housing land supply table for Policy WM1.

	Settlement	Allocations	Commitments	Total
	Cluster 1			
Tier 1	Carmarthen	601	682	1283
Tier2	Pontyates / Meinciau / Ponthenri	17	46	63
	Ferryside	12	12	24
Tier 3	Cynwyl Elfed	15	6	21
	Llanybri	0	0	0
	Llansteffan	0	16	16
	Bronwydd	6	0	6
	Cwmdwyfran	0	0	0
	Cwmffrwd	0	20	20
	Llangyndeyrn	0	0	0
	Brechfa	0	0	0
	Llangain	0	36	36
	Idole/Pentrepoeth	0	0	0
	Peniel	38	9	47
	Alltwalis	12	0	12
	Llanpumsaint	24	4	28
	Llandyfaelog	0	0	0
	Rhydargaeau	17	19	36
	Llanarthne	0	8	8
	Capel Dewi	2	6	8
	Nantgaredig	35	0	35
	Pontargoethi	0	15	15
	Llanddarog	10	16	26

	Porthyrhyd	6	0	6
	Cwmduad	0	0	0
	<u>Cluster 2</u>			
Tier 1	Llanelli	419	1097	1516
Tier 2	Kidwelly	20	95	115
	Burry Port	0	501	501
	Pembrey	0	114	114
	Hendy / Fforest	12	69	81
	Llangennech	87	7	94
	Trimsaran / Carway	0	345	345
Tier 3	Mynyddygarreg	8	25	33
	Five Roads / Horeb	25	16	41
	<u>Cluster 3</u>			
Tier 1	Ammanford (inc Betws and Penybanc)	27	265	292
	Capel Hendre	0	0	0
	Castell y Rhingyll	0	5	5
	Cross Hands	0	209	209
	Cefneithin	18	0	18
	Drefach (Tumble)	33	13	46
	Gorslas	29	0	29
	Llandybie	45	41	86
	Penygroes	107	186	293
	Saron	33	0	33
	Tumble	30	24	54
	Tycroes	0	54	54
Tier 2	Brynamman	8	0	8
	Glanamman / Garnant	0	20	20
	Pontyberem / Bancffosfelen	15	19	34
Tier 3	Carmel	5	0	5
	Cwmgwili	0	18	18
	Foelgastell	0	0	0
	Ystradowen	5	0	5

	Llannon	0	47	47
	Llanedi	0	11	11
	<u>Cluster 4</u>			
Tier 2	Newcastle Emlyn	37	14	51
	Llanybydder	10	9	19
	Pencader	44	0	44
Tier 3	Drefach Felindre	0	0	0
	Waungilwen	0	6	6
	Llangeler	5	0	5
	Saron/Rhos	6	0	6
	Llanllwni	22	0	22
	Cwmann	30	0	30
	Capel Iwan	6	0	6
	Llanfihangel ar arth	7	0	7
	Trelech	0	0	0
	Pontyweli	0	14	14
	Cenarth	0	0	0
	New Inn	5	3	8
	<u>Cluster 5</u>			
Tier 2	Llandovery	8	61	69
	Llandeilo	27	0	27
	Llangadog	24	21	45
Tier 3	Caeo	0	0	0
	Ffarmers	0	0	0
	Llansawel	0	0	0
	Talley	0	0	0
	Cwrt Henri	0	0	0
	Llanfynydd	0	13	13
	Llanwrda	0	0	0
	Cwmifor	8	0	8
	Salem	0	0	0
	Abergorlech	0	0	0
	<u>Cluster 6</u>			
Tier 2	St Clears / Pwll Trap	199	122	321

Tier 3	Whitland	28	100	128
	Laugharne	6	66	72
	Llanboidy	0	0	0
	Glandy Cross	6	9	15
	Efailwen	6	0	6
	Meidrim	24	1	25
	Bancyfelin	19	17	36
	Llangynog	6	0	6
	Pendine	5	5	10
	Llanddowror	0	0	0
	Llanmiloe	0	28	28
	Totals	2259	4565	6824

Further information on PrC2/h10 – Land at the Dell, Furnace

PROPOSED SITE PLAN

KEY

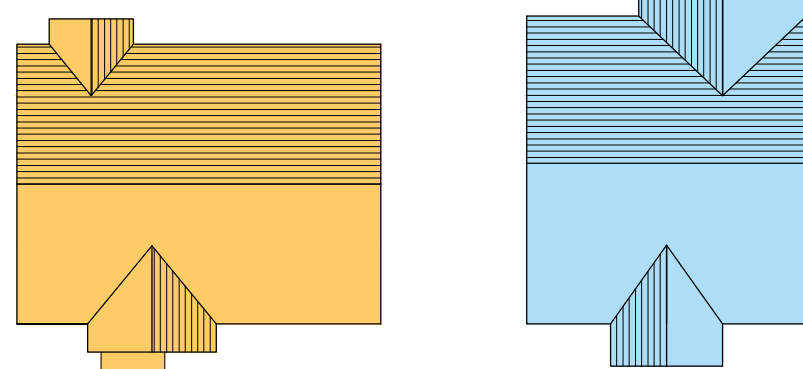
BOUNDARY TREATMENTS AND RAILINGS

- Land Owned By Applicant
- Application Site
- 0.9m High forecourt Wall
- 1.8m High Close Board Fencing
- 450mm Thick Retaining Wall (TBC)

SURFACE FINISHES

- Concrete
- Grass
- Shared Driveway
- Raised Junction (TBC)

HOUSE TYPES



House Type 1
4/5 Bed - 3 Units
Plots 2, 4 & 7
274m²

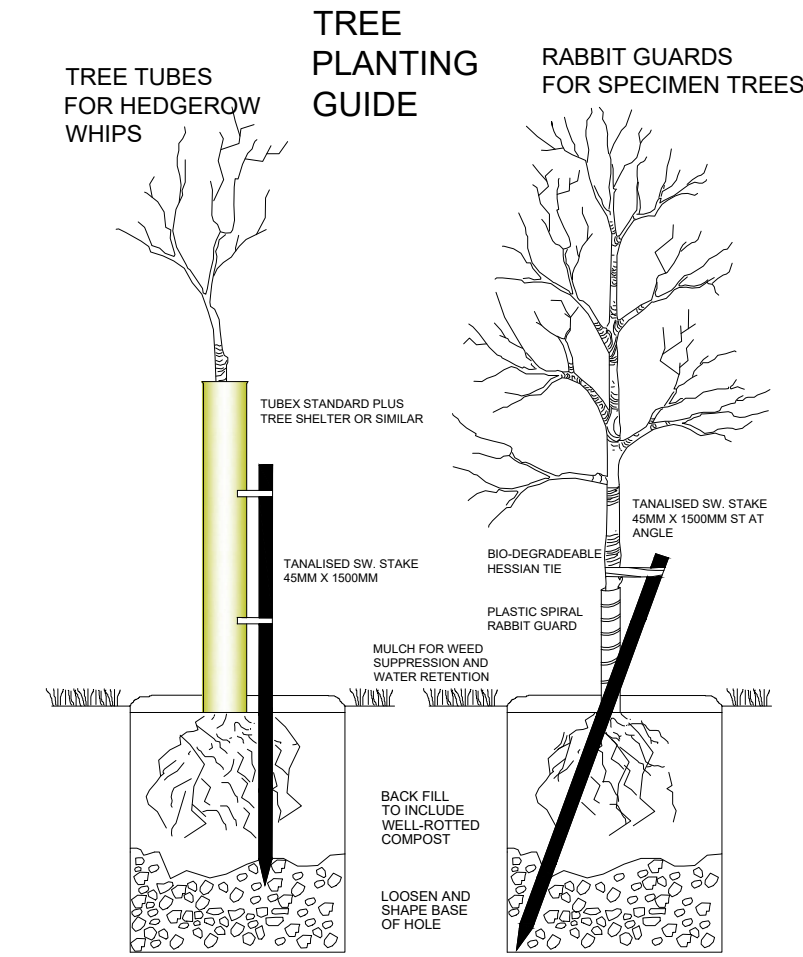


House Type 3
4/5 Bed - 4 Units
Plots 3, 6, 9 & 11
284m²

Total Site Area = 1056m²/ 0.1056 hectares

ALL PLANTING & LANDSCAPING (TBC)

PRINCIPAL TREES	SIZE	CODE
00 No. CRATAEGUS 'PAULS SCARLET'	8 - 10	CPS
00 No. SORBUS AUCUPARIA	8 - 10	SA
PRINCIPAL SHRUB BEDS	SIZE	CODE
00 No. BRACHYGLOTIS 'SUNSHINE'	2L	BS
00 No. CHOISYA TERNATE	2L	CT
00 No. CHOISYA 'SUNDANCE'	2L	CTS
00 No. EUONYMOUS 'EMERALD GAITY'	2L	EEG
00 No. EUONYMOUS 'SILVER QUEEN'	2L	ESQ
00 No. HEBE RAKAIENSIS	2L	HR
00 No. HEBE 'AUTUMN GLORY'	2L	HAG
00 No. LONICERA 'MAYGREEN'	2L	LMG



LAND OFF YNYS Y CWM ROAD, FURNACE



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Revision:	Description:	Date:

Drawing Status:
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Client:
Mr. Dale Bowler

Project Title:
**Proposed Development Site at
Land Off Ynys Y Cwm Road,
Furnace.**

Drawing Title:
Proposed Site Plan

Scale: 1:250 @ A1	Drawn: AH	Date: October 2023
Job No: 1059	Drawing No: 02	Rev: -

Preliminary Ecological Assessment



Project: Land at Former Quarry, Furnace
Instructed by: WA Bowler Ltd

Reported by: Ecological Services Ltd
10 Mount Pleasant, Llanelly Hill, Abergavenny, Monmouth NP7 0NT
Reported by

Author	Checked By	Date	Version
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Contents

1. Introduction
2. Desk Top Study
3. Phase 1 Survey
4. Recommendations and Mitigation
5. Biodiversity Enhancements & Green Infrastructure Considerations

Appendix

1. Plant Species Recorded
2. Site Photographs
3. Habitat Map
4. Aerial View of Site
- 5 Tree Protection Orders
6. Invertebrate Habitat Potential Assessment
7. Reptile Hibernacula

1. Introduction

The applicant is seeking planning permission to create 12 residential dwellings with associated access and garden areas. The site is approximately 1.3 ha in size and located at a former quarry site off the B4309 road, Furnace, Llanelli (grid reference: SN 50320 01734). The site is bounded on three sides by the tall quarry rock face. The land within the boundary consists of predominately concrete hardstanding, bare ground, short perennial vegetation, tall ruderal vegetation, semi-improved grassland and scrub. The extent of the site reaches to the north and west quarry rock face, the eastern tree line and a bund along the southern boundary of the site. A large area further south of this bund will not be within the development footprint as the land slopes steeply downwards towards the southern quarry rock face.

The development site boundary sits entirely within the bottom plateau of the former quarry. The surrounding rock face and woodland areas should not be affected by the development proposals. It is proposed that no buildings will sit close to the periphery of the site boundary or immediately adjacent to the rock face walls although garden spaces will extend to the rock face boundary wall. The most southern section of the site is being retained beyond the southern bund.

This report will assess the potential of the land within the site boundary to support habitats and species and the implications that any future development proposals could have on them.

1.1 Site Description

The site is located to the west of the B4309 road within the area of Furnace, Llanelli. The site consists of a central roughly flat plateau. It slopes gently downwards to the the east and grades upwards to the north. Broadleaved woodland is present around the periphery of the site and extends northwards along the B4309 road verges which is immediately east of the site. Adjacent to the west, north and east of the site sits farmland and fields with hedgerows and tree lines connecting the upper elevations of the quarry rock faces to the wider landscape. Immediately south of the site lies housing within Furnace.

Approximately 1.8 km south of the site lies the estuary area of the River Loughor and the coastal area off Pwll. The built up town of Llanelli extends towards the site from the south and east. A series of farmland and fields are located in all other directions from the site. The Cwm Llidei Reservoir is approximately 2 km east. Further west lies the Avon Cwm Mawr River and valley and Avon Dulais approximately 1.7 km away that runs through Stradey Wood and near to Stradey Castle approximately 1.2 km west.

Few waterbodies appear to be present within close proximity to the site. The Tre-Beddrod Reservoir approximately 310 m north and its connecting running waterbody that passes through the Cwm Tre-Beddrod valley which, at its closest, runs approximately 30 m east of the site, are the only two visible waterbodies present on aerial mapping within 500 m of the site.

1.2 [Survey Constraints](#)

The optimal time period to carry out ground-based visual assessments of trees for bat roosting potential is between December to March inclusive, when broadleaved trees are devoid of leaves and features are more readily visible. It should be noted that ground based assessments are inherently constrained and potential roosting features present upon the skyward facing surfaces of limbs and branches will most likely be missed.

The quarry was bounded on most sides by a high rock face. This could not be fully inspected due to its height and presence of dense scrub in some places. Trees along the top of this rock face were not inspected as they were inaccessible and outside of the development site boundary. Land to the south of the central flat plateau, could not be accessed due to its steep downward slope, dense scrub and tree cover.

1.3 [Surveyor Experience](#)

Beth Lewis is an associate member of Chartered Institute of Ecology and Environmental Management (CIEEM). Beth is an ecologist with 6 years experience undertaking a wide range of flora and fauna surveys. All survey work is undertaken following JNCC Phase 1 Survey Guidelines and CIEEM Guidelines for Preliminary Ecological Appraisal (2nd Ed 2017).

1.4 [Previous Survey Work](#)

An Ecological Appraisal Report for the site was produced by I & G Ecological Consulting in July 2023. A site visit was undertaken on the 12th July 2023. The survey found the habitats on site included: Concrete hardstanding, piles of boulders and shale, ephemeral short perennial grassland, tall ruderal areas, a dry ditch, bramble scrub and wooded boundary areas in a mosaic form. Invasive Non-Native Plant Species (INNPS) were present during this visit around the northern boundary. In summary the survey report concludes:

- The mature trees around the site boundary were considered to be suitable for foraging / commuting use by bats. Dark corridors should be maintained for bats and an appropriate lighting plan adopted.
- The rock face, mature trees and buildings on site were considered suitable for bat roosting use. Existing buildings on site that will be affected by the development should be subject to scoping assessments for bat suitability.

- The peripheral scrub and wooded areas were assessed to be suitable for badger commuting and potential sett building.
- The site was deemed suitable for reptiles due to its peripheral habitats on site and connection to adjacent pastures. An amphibian and reptile mitigation method statement was recommended for any site clearance works.
- The scrub and boundary tree lines around the site along with the connectivity to the wider landscape via the woodland corridor meant the site was deemed sub-optimal for foraging and breeding dormice. If any scrub or trees are to be removed it was recommended that they should be assessed for suitability for dormouse.
- The site was deemed suitable for a range of bird species and invertebrate species. Any loss of bird habitat on site should be mitigated for by inclusion of new hedging, trees and fruit bearing planting.
- No ponds were present during this survey visit and so the site was deemed unsuitable for breeding amphibians but the stone piles and scrub were deemed suitable for amphibians during their terrestrial life phase.
- The report concludes that the majority of the development site has negligible to low local ecological value. Boundary features such as rock face, trees and scrub were considered to offer moderate local ecological value.
- An Invasive Non-Native Plant Species (INNPS) removal and management plan is recommended.
- Any trees being retained should be protected by way of Root Protection Zones which should be marked out.

The report suggests ecological enhancement features to be included within the development site boundary such as strengthening all boundary tree lines with additional tree planting to fill gaps and to widen less-dense corridors. Including artificial habitats such as bat bricks/boxes and bird bricks/boxes/swift and swallow cups within the new buildings proposed on site or attached to mature trees. Removing all INNPS from site following agreed methodology would allow more native species to establish.

2. Desktop Study

A data search was undertaken via Aderyn for the proposed development site and surrounding area (ref: 0245-019). A 2 km buffer zone was searched and records returned within 500m of site are noted below:

- 28 records of invertebrates were returned within the site itself. Species records including: August thorn (*Ennomos quercinaria*), Autumnal rustic (*Eugnorisma glareosa*), Beaded chestnut (*Agrochola lychnidis*), Blood-vein (*Timandra comae*), Brindled beauty (*Lycia hirtaria*), Buff ermine (*Spilosoma lutea*), Cinnabar (*Tyria jacobaeae*), Dark-barred twin-spot carpet (*Xanthorhoe ferrugata*), Dot moth (*Melanchra persicariae*), Dusky thorn (*Ennomos fuscantaria*), Flounced chestnut (*Anchoscelis helvola*), Garden tiger (*Arctia caja*), Green-brindled crescent (*Allophyas oxyacanthae*), Knot grass (*Acronicta rumicis*), Lackey (*Malacosoma neustria*), Large wainscot (*Rhizedra lutosa*), Minor shoulder-knot (*Brachylomia viminalis*), Mottled rustic (*Caradrina morpheus*), Powdered quaker (*Orthosia gracilis*), Rosy rustic (*Hydraecia micacea*), Rustic (*Hoplodrina blanda*), Sallow (*Cirrhia icteritia*), Scallop shell (*Rheumaptera undulata*), Shaded broad-bar (*Scotopteryx chenopodiata*), Shoulder-striped wainscot (*Leucania comma*), Small phoenix (*Ecliptopera silaceata*), Small square-spot (*Diarsia rubi*), White ermine (*Spilosoma lubricipeda*).
- Two records of Common toad (*Bufo bufo*)- closest record being approximately 70 m northeast.
- Adder (*Vipera berus*)- closest record being approximately 290 m south.
- Grass snake (*Natrix helvetica*) - closest record being approximately 290 m south.
- Two Eurasian badger (*Meles meles*)- historic records from 1993- closest record being approximately 290 m south.
- Two records of West European hedgehog (*Erinaceus europaeus*)- closest record being approximately 290 m south.
- Three records of bat commuting and foraging activity for species including: Common pipistrelle (*Pipistrellus pipistrellus*), Unknown pipistrelle species (*Pipistrellus sp.*) and an unknown bat species- closest record being approximately 290 m south of the site for an unknown bat species.
- Three records of bat roosts for species including: Common pipistrelle, and Unknown pipistrelle species- closest record being approximately 290 m south of the site for an unknown pipistrelle species where droppings were found and a Common pipistrelle roost where two individuals emerged from a house approximately 290 m south. A pipistrelle species maternity roost is located approximately 500 m east.

- Bluebell (*Hyacinthoides non-scripta*)- closest record being approximately 170 m east.
- Japanese knotweed (*Fallopia japonica*)- closest record being approximately 60 m east.
- Wall cotoneaster (*Cotoneaster horizontalis*)- closest record being within the south of the site.
- Bird species listed under Section 7 of the Environment (Wales) Act 2016 (EWA 2016) include – Lesser spotted woodpecker (*Dryobates minor*), Herring gull (*Larus argentatus*) and House sparrow (*Passer domesticus*).
- Bird species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include – Red kite (*Milvus milvus*).

Records of note returned for the rest of the 2 km buffer zone are detailed below:

- Four records of Common frog (*Rana temporaria*).
- Two records of Smooth newt (*Lissotriton vulgaris*).
- Four records of Common lizard (*Zootoca vivipara*).
- Three records of Slow-worm (*Anguis fragilis*).
- Seven records of Badger.
- 12 records of Eurasian otter (*Lutra lutra*) within the River Lliedi.
- Three records of European water vole (*Arvicola amphibius*).
- Four records of Hazel dormouse (*Muscardinus avellanarius*).
- 133 records of bat commuting and foraging activity for species including: Brown long-eared (*Plecotus auritus*), Common pipistrelle, Daubenton's (*Myotis daubentonii*), Greater horseshoe (*Rhinolophus ferrumequinum*), Lesser horseshoe (*Rhinolophus hipposideros*), Myotis bat species (*Myotis sp.*), Nathusius's pipistrelle (*Pipistrellus nathusii*), Natterer's (*Myotis nattereri*), Noctule (*Nyctalus noctula*), Soprano pipistrelle (*Pipistrellus pygmaeus*) and Whiskered bat (*Myotis mystacinus*).
- 12 records of bat roosts were returned within the rest of the buffer zone for species including: Brown Long-eared, Common pipistrelle, Greater horseshoe, Lesser horseshoe, Myotis bat species, Natterer's, Soprano pipistrelle and pipistrelle bat species.
- 141 records of invertebrates were returned within the rest of the buffer zone for 57 different species.

- Bird species listed under Section 7 of the Environment (Wales) Act 2016 (EWA 2016) include – Bar-tailed godwit (*Limosa lapponica*), Black-headed gull (*Chroicocephalus ridibundus*), Common scoter (*Melanitta nigra*), Cuckoo (*Cuculus canorus*), Dunnock (*Prunella modularis*), Grasshopper warbler (*Locustella naevia*), Kestrel (*Falco tinnunculus*), Lesser redpoll (*Acanthis cabaret*), Marsh tit (*Poecile palustris*), Pied flycatcher (*Ficedula hypoleuca*), Reed bunting (*Emberiza schoeniclus*), Ring ouzel (*Turdus torquatus*), Ringed plover (*Charadrius hiaticula*), Skylark (*Alauda arvensis*), Spotted flycatcher (*Muscicapa striata*) and Wood warbler (*Phylloscopus sibilatrix*).
- Bird species listed under Schedule 1 of the Wildlife & Countryside Act 1981 (WCA1.1) include – Avocet (*Recurvirostra avosetta*), Bittern (*Botaurus stellaris*), Black redstart (*Phoenicurus ochruros*), Black tern (*Chlidonias niger*), Black-necked grebe (*Podiceps nigricollis*), Black-tailed godwit (*Limosa limosa*), Cetti's warbler (*Cettia cetti*), Common scoter (*Melanitta nigra*), Fieldfare (*Turdus pilaris*), Goldeneye (*Bucephala clangula*), Goshawk (*Accipiter gentilis*), Greenshank (*Tringa nebularia*), Kingfisher (*Alcedo atthis*), long-tailed duck (*Clangula hyemalis*), Merlin (*Falco columbarius*), Osprey (*Pandion haliaetus*), Peregrine (*Falco peregrinus*), Pintail (*Anas acuta*), Redwing (*Turdus iliacus*), Scaup (*Aythya marila*), Slavonian grebe (*Podiceps auritus*), Snow bunting (*Plectrophenax nivalis*), Spoonbill (*Platalea leucorodia*), Whimbrel (*Numenius phaeopus*) and Whooper swan (*Cygnus cygnus*).

2.1 Protected Sites

A data search for species records was undertaken for the proposed development site and surrounding area up to a 2 km buffer. The search also considered statutory and non-statutory protected sites.

Three areas immediately adjacent to the site have Tree Protection Orders (TPOs) in place. (Reference number: S18). (See appendix 5 for information).

Statutory Protected Sites

There are five statutory protected sites within 2 km of the proposed development site. Burry Inlet Wetland of international importance approximately 1.8 km south of the site. Designated for its large estuarine and intertidal habitats with the largest continuous area of salt marsh in Wales and supports large numbers of wildfowl and waders. This site is also designated as Carmarthen Bay and Estuaries Special Area of Conservation (SAC), Burry inlet Special Protection Area (SPA) and Burry Inlet and Loughor Estuary Site of Special Scientific Interest (SSSI).

There is one statutory protected site designated for bats within 10 km of the site. Whiteford Burrows Landimore Marsh and Broughton Bay SSSI located approximately 8.2 km southwest

of the site and is a coastal and marine habitat. Its pot holes and fissures in the limestone at Tor Gro act as roost sites for Greater horseshoes and Lesser horseshoes.

Statutory Protected Sites

Fernbank Regionally Important Geodiversity Site (RIGS) is located approximately 1.8 km west of the site.

There are five areas of Ancient Semi Natural Woodland (ASNW) within 2 km of the site boundary. The closest being approximately 20 m south east of the site. The ASNW is separated from the development site by the B4309. These are broadleaf woodlands comprising mainly native tree and shrub species which are believed to have been in existence for over 400 years. The ground vegetation will reflect the naturalness of these woodlands and will frequently feature species which provide clear indication of long and continued woodland cover. They will have been woodland for centuries and contribute substantially to our natural and cultural heritage.

There are 18 areas of Restored Ancient Woodland within 2 km of the site boundary. The closest being approximately 540 m north of the site. These woodlands are predominately broadleaved now and are believed to have been continually wooded for over 400 years. They will have gone through a phase where canopy cover will have been more than 50% non-native conifer tree species and now have a canopy of more than 50% broadleaf.

There are three Plantation on Ancient Woodland Sites within 2 km of the site boundary. These are also designated natural resources Wales (NRW) Priority woodland areas (PAWS). The closest being approximately 1.6 km west of the site. These are sites which are believed to have been continuously wooded for over 400 years. They have been replanted with native or non-native species, most commonly with conifers. They currently have a canopy cover of more than 50% non-native conifer tree species.

There are two Ancient Woodland Sites of Unknown Category within 2 km of the site. The closest being approximately 1.3 km north of the site. These are woodlands which may be ASNW, RAWS or PAWS. These areas are predominantly in transition where the existing tree cover is described as shrubs, young trees, felled or ground prepared for planting.

The site is located approximately 100 m north of a B-Line area. B-Lines are non-statutory protected sites which aim to restore and create wildflower habitats forming stepping stones that link existing wildlife areas together creating a network of habitats across the landscape benefiting not only pollinators but a host of other wildlife.

2.2 Potential Impacts to Protected Sites

There are no impacts expected on protected sites adjacent to the site. Given the localised nature of the works and the natural lay of the land containing much of the potential impacts via the tall rock faces that surround the development area, protected sites will not be impacted by the proposed works.

The Tree Protection Orders in place for the trees along the eastern entrance way must be taken into consideration prior to any construction works commencing on site. (See appendix 5 for information).

3. Phase 1 Survey

3.1 Habitats

A walkover survey of the site was completed on the **2nd May 2024**. A species list can be found in Appendix 1, photographs of the site can be found in Appendix 2 and a map of the habitats found within the site is provided in Appendix 3.

The entrance to the site is via a concrete track from the B4309 along the eastern boundary and extends up to a large **concrete hardstanding** used as a parking area within the site. The concrete hardstanding extends around to the centre of the site where hardstanding dominates this area (See appendix 2, Photographs 1, 6 and 7). **Brick and stone piles** are located adjacent to the car parking area along with a metal shipping container that is open on one side (See appendix 2, Photograph 2).

A small area of **semi-improved grassland** thought likely to be calcareous grassland is present adjacent to the car parking area and to the south of the site. Species noted within the grassland areas include Birds foot trefoil, Cleavers, Coltsfoot, Common bent, Common cats ear, Common chickweed, Common figwort, Creeping buttercup, Creeping thistle, Dandelion, Dove's-foot crane's-bill, False brome, Fescue sp., Forget me not, Foxglove, Greater plantain, Ground-ivy, Mare's-tail, Mullein sp., Pendulous sedge, Prickly sow-thistle, Primrose, Red Clover, Ribwort plantain, Sow thistle, Spear thistle, Speedwell sp., St John's-wort sp., Vetch sp., Wavy bitter-cress, Whorled Solomon's-seal, Wild carrot, Wild strawberry and Yorkshire fog,

The site is a mosaic of **short perennial vegetation**, **tall ruderal vegetation** and **Bramble scrub** with a low sward height (See appendix 2, Photograph 3). The habitats are all in successional stages and grade into one and other across the site. Species noted within the **short perennial vegetation** include: Bird's foot trefoil, Broad leaved dock, Cleavers, Common bent, Common cat's ear, Common chickweed, Common figwort, Creeping buttercup, Creeping thistle, Dandelion, Dove's-foot crane's-bill, Fescue sp. , Forget me not, Foxglove, Greater plantain, Ground-ivy, Mare's-tail, Pendulous sedge, Primrose, Red Clover, Ribwort plantain, Soft rush, Sow thistle, Spear thistle, Speedwell sp., St John's-wort sp., Wavy bitter-cress, Wholed Solomon's-seal, Wild carrot, Wild strawberry and Yorkshire fog. The short perennial vegetation is mostly confined to the centre and eastern areas of the site.

Tall ruderal vegetation is present across the site, generally around the edges where less disturbance is experienced. Species noted within the tall ruderal habitat include young stands of Butterfly bush, Cleavers, Colt's foot, Common bent, Common nettle, Creeping thistle, False brome, Foxglove, Japanese knotweed, Mullein sp., Oxeye daisy, Prickly sow-thistle, Rosebay wilow herb, Vetch sp. and Yorkshire fog.

The site ascends gently around the north of the site where multiple **rubble and stone piles** are present (See appendix 2, Photograph 5). **Gorse scrub** is present in patches around much of the site. A **ditch** curves around the base of the western and northern boundary of the site with **scrub** and **tall ruderal vegetation** along its banks (See appendix 2, Photograph 10). This ditch was mostly dry at the time of surveying. The ditch line follows the rock face and is shallower along the northern boundary. The ditch is deeper along the western edge of the site and held small pockets of water during the survey visit.

A bund curves around the south boundary of the site covered in **tall ruderal vegetation** and **bramble scrub**.

The eastern boundary of the site is a line of broadleaved trees (See appendix 2, Photograph 3). The **tree line** runs along the B4309 and joins woodland to the north of the site. Species noted in the tree line include: Butterfly bush, Gorse, Hazel, Holly, Oak sp., Rowan, Sycamore, and Willow sp.. Some stands of laurel were occasionally noted within the scrub / tree line which bounds the north and east of the site.

The northern boundary is tall, vertical **rock face** with a **tree line** along the top (See appendix 2, Photograph 4). Similar to the northern boundary, the western elevation is a tall, vertical **rock face** but has **dense scrub** growing along much of its face (See appendix 2, Photograph 7). The far southern boundary could not be accessed due to a steep drop and dense vegetation, the small bund that bisects this area from the rest of the site forms the boundary for the development works area.

A **brick wall structure** is present in the centre of the site with **scrub** growing up much of its sides, a banking rises up around its southern elevation and **tall ruderal vegetation** and **scrub** covers much of the top of the structure (See appendix 2, Photograph 9). Another brick-built, single-storey structure is present to the north west of the site.

A **pond** is present within the northeast of the site (See appendix 2, Photograph 11). This has formed from water filling a deep ditch and has heras fencing laid over the pond for safety. Young shoots of Japanese knotweed (*Reynoutria japonica*) is scattered in the northeast corner of the site (See appendix 2, Photograph 12). It would appear that the knotweed has been treated as the re-growth appears to be stunted.

3.2 Great Crested Newts (GCN)

Great crested newts (*Triturus cristatus*) are a European protected species and are protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,

- Deliberate taking or destroying of eggs,
- Damage or destruction of a breeding site or resting place.

Great crested newts (GCN) are listed on schedule 5 of The Wildlife & Countryside Act 1981 which protects them from intentional or reckless disturbance or obstruction when using a structure or place for shelter and / or protection. It is also an offence to sell, offer or expose for sale a GCN. GCN and Common toad are listed in section 7 of the Environment (Wales) Act 2016 which makes them key species to sustain and improve biodiversity.

There were no records returned in the data search for GCN within 2 km of the site.

The habitats found within the development site have some potential to be used by amphibians, such as GCN, during their terrestrial life stages. The habitats such as the tall ruderal vegetation, scrub and scattered trees within the site are all suitable for commuting, foraging and overwinter use as well as the rubble and rubbish piles around the site providing good hibernacula spots for amphibians.

GCN generally like to have a necklace of suitable waterbodies for breeding purposes within a local area. There is one pond on site that has formed from water collecting in a pit area. This pond has heras fencing placed over the top of it, presumably for safety (See appendix 2, Photograph 11). Ephemeral pools were noted in the ditch line and depressions across the site. These could possibly be used by GCN but its thought unlikely as they were shallow and prone to easily drying out.

A GCN Habitat Suitability Index (HSI) Assessment was undertaken on the pond within the site. A HSI score of **0.31** was given to the pond resulting in a **POOR** pond suitability score for GCN. See table 1 below for the HSI Assessment.

Table 1. GCN Habitat Suitability Index Assessment

SI number	SI description	comment	SI score
factor 1	geographic location	ZONE C	0.01
factor 2	pond area	<50 m2	0.05
factor 3	permenence	Rarely dries	1
factor 4	water quality	poor	0.33
factor 5	shade	10%	1
factor 6	waterfowl	absent	1
factor 7	fish	absent	1
factor 8	pond count	1	0.2
factor 9	terrestrial habitat	Moderate	0.67
factor 10	macrophytes	10%	0.4
		HSI score	0.31
		Pond suitability	Poor

Although there are no records of GCN within close proximity to the site and there is a limited number of other suitable ponds and waterbodies within close proximity to the site with a lack of good connectivity, the presence of GCN within the site boundary cannot be ruled out and although no further surveys are recommended for GCN, **a precautionary approach for potential presence of GCN within the site is recommended.**

3.3 Dormouse

The Dormouse (*Muscardinus avellanarius*) is a European protected species and is protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,
- Damage or destruction of a breeding site or resting place.

Dormouse is listed on schedule 5 of The Wildlife & Countryside Act 1981 which protects them from intentional or reckless disturbance or obstruction when using a structure or place for shelter and / or protection. It is also an offence to sell, offer or expose for sale a native dormouse. Dormouse is listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

Four records of Hazel dormouse were returned within 2 km of the site. The closest record was of a hibernation nest approximately 780 m northwest of the site. Other records included a summer nest, hazel nut feeding signs and an individual found.

A large portion of the land within the development area is short perennial vegetation, tall ruderal grassland and hardstanding which are considered to be unsuitable for use by Dormouse as they provide no cover from predation or foraging habitat. The tree lines and scrub around the site periphery could potentially be used by dormouse.

The suitable habitat within the development area itself is fairly limited in extent when considered in the context of the site. The Dormouse Conservation Handbook estimates that 2.2 ha of suitable habitat are required to support a pair of Dormouse. When reviewing aerial images of the site and considering habitat connectivity, there is good connectivity to suitable habitat in the wider landscape and other hedgerows and wooded areas although continuous aerial connectivity to other suitable habitat is sub-optimal.

The site is bounded on three sides by tall, vertical rock faces and on the other by a road, which although doesn't rule out the site's connectivity to the wider landscape it does make it less likely that dormice will easily access the site. It is proposed that the vegetation around the periphery of the site will be retained and enhanced as part of the further development.

Consideration must also be given to the practicalities of undertaking a dormouse survey within the site boundary. There is not sufficient suitable habitat within the site to deploy 50 dormouse tubes and achieve an optimum survey effort.

Providing the woodland and scrub around the periphery of the site are retained and a suitable buffer is provided between the development and rock faces, dormouse surveys should not be required.

Whilst no further survey recommendations are made for this species **a precautionary methodology with regards to dormouse will be required as part of any vegetation clearance work on site.**

3.4 Bats

All British bats are a European protected species and are protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,
- Damage or destruction of a breeding site or resting place.

Schedule 5 of The Wildlife and Countryside Act (1981) also protects all species of British bat and their roosting locations. British bats are protected from intentional or reckless disturbance and or obstruction of their roosting places. Barbastelle, Bechstein, Noctule, Brown long-eared, Common pipistrelle, Soprano pipistrelle, Greater horseshoe and Lesser horseshoe are also listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

136 records of bat commuting and foraging activity was returned within 2km of the site in the data search for species including: Brown long-eared (*Plecotus auritus*), Common pipistrelle, Daubenton's (*Myotis daubentonii*), Greater horseshoe (*Rhinolophus ferrumequinum*), Lesser horseshoe (*Rhinolophus hipposideros*), Myotis bat species (*Myotis* sp.), Nathusius's pipistrelle (*Pipistrellus nathusii*), Natterer's (*Myotis nattereri*), Noctule (*Nyctalus noctula*), Soprano pipistrelle (*Pipistrellus pygmaeus*) and Whiskered bat (*Myotis mystacinus*). The closest record being approximately 290 m south of the site for an unknown bat species.

Three records of bat roosts were returned within 500 m of the site in the data search with the closest record being approximately 290 m south of the site for an unknown pipistrelle species where droppings were found and a Common pipistrelle roost where two individuals emerged from a house approximately 290 m south. A pipistrelle species maternity roost is

located approximately 500 m east. 12 records of bat roosts were also returned within the rest of the buffer zone up to 2 km from the site.

Tree Assessment

There are multiple mature trees around the periphery of the site that are likely to have some level of bat roost suitability. Whilst not directly within the development area, a precautionary approach to any new lighting and increased noise disturbance should be adopted.

In the first instance, every effort should be made to retain as many mature trees as possible within the site design. Detailed survey work of trees for their potential roosting use by bats may be required depending on the final designs and plans for site.

Brick Structure

The brick structure within the centre of the site was outlined as having some potential level of bat roost suitability in the previous 2023 I & G Ecological PEA Report. During this most recent survey visit in 2024, much of the structure was overgrown with vegetation. **It is considered unlikely that this feature is suitable for bat roosting use. However, a precautionary approach to the removal and demolition of this structure is recommended.**

Rock face

The boundary wall around the majority of the site could be utilised by roosting bats. The rock face could not be fully inspected during the survey visit due to its height and covering with vegetation in places. Cracks and crevices in the rock face are likely which could be used by bats for roosting purposes. **Providing a suitable buffer around the periphery of the site, where no construction takes place is implemented, targeted surveys of the rock face may not be required. A sensitive lighting strategy will be required as part of the development proposals as to avoid illumination of the rock face. If netting of the this rock face is required further bat surveys will be required.**

Habitat Assessment

The habitat within the site is considered to have **MODERATE** suitability for use by commuting and foraging bats. The main area of the site is open and exposed but the surrounding rock face and tree lines create shelter which bats could utilise when feeding. The tree lines and scrub that border the site provide suitable habitat for bat commuting. The site is also well connected to the wider landscape with large stretches of woodland in close proximity to the site.

Consideration to the need for transect surveys within the site boundary, subject to the detailed development proposals will be required when seeking any future planning permission.

A wildlife friendly lighting strategy will be required as part of the development proposals.

It will be important to design the scheme to prevent light spill on the retained vegetation around the periphery of the site. Recent Bat Conservation Trust (BCT) guidance would advise desired illuminance levels for a feature to be considered dark would be at or below 0.2 lux on a horizontal plane and 0.4 lux on a vertical plane. This lighting level can be difficult to achieve in large housing developments and screening of retained vegetation should be considered to divert light spill where possible.

3.5 Otters

The Otter (*Lutra lutra*) is a European protected species and is protected under the Conservation of Habitats and Species Regulations 2017. In summary, they are protected from:

- Deliberate capture, killing and injuring,
- Deliberate disturbance of a breeding site or resting place,
- Damage or destruction of a breeding site or resting place.

Otter are listed on schedule 5 of The Wildlife & Countryside Act 1981 which protects them from intentional or reckless disturbance or obstruction when using a structure or place for shelter and / or protection. It is also an offence to sell, offer or expose for sale an otter. Otter is listed in section 7 of the Environment (Wales) Act 2016 which makes them a key species to sustain and improve biodiversity.

12 records of otter were returned within 2 km of the buffer zone. The closest record of road kill was approximately 1.2 km away from the site. There is little connectivity between the site and any suitable running waterbodies for otter within the wider landscape.

Otters tend to prefer secluded locations for their holts to help prevent them being disturbed by other animals. It is accepted that otters can travel long distances from river corridors to find acceptable holt sites.

The vertical rock face walls are not accessible for otter to enter the site from the north or west and the road to the east of the site reduces the likelihood that otter would commute onto the site for shelter. The site is considered to be unsuitable for otter as much of the vegetation is not dense enough for shelter. No evidence of mammal movement through the site was noted during the site visit. **Whilst no further surveys are recommended for otter in**

this instance, a site design which demonstrates habitat connectivity and a wildlife sensitive lighting strategy is recommended.

3.6 Badger

Badgers (*Meles meles*) are protected under the Protection of Badgers Act 1992. In summary they are protected from:

- Taking, killing or injuring;
- Cruelty;
- Interfering with a badger sett;
- The selling and possession of badgers;
- Marking or ringing.

Badgers are also listed on schedule 6 of the Wildlife and Countryside Act 1981 as amended.

Badgers tend to have a variety of setts with different uses and functions within the territory for the family unit. In general there is usually a main sett which the family will use the most. There are then annex, subsidiary and or outlier setts which depending on family structures and environmental pressures may be used at different times of the year. As female badgers tend to have their cubs over winter the disturbance and damage of badger setts is prohibited between December and June inclusive. NRW are the licensing body for any actions which may contravene the above legislation.

Nine records of badger were returned within 2km of the site, with two of the records being within 500 m of the site boundary. The closest record are from 1993 with the closest record being approximately 290 m south and are considered to be historic.

Badgers favour a dry sloping site for digging their setts preferably within woodland or even under a large hedgerow bank. Badgers are creatures of habit and tend to follow regular pathways between their setts and foraging grounds.

No latrines or evidence of digging were noted across the site, however, badger are generally underground with young during April and recent activity may not be noticeable. All habitats within the site are suitable for foraging and commuting badger. However accessibility into the development area is limited due to the steep rock faces along the north and western boundary. The woodland surrounding the development site is suitable for badger use.

The presence of a potential badger sett within the site boundaries is considered to be unlikely as no runs or field signs were identified during the site visit in 2024 or during the previous site visit undertaken by I & G Environmental in 2023. It is presumed that badger

utilise the proposed development area of the site, on occasion, for commuting and foraging purposes. **Whilst no further surveys are recommended for badger in this instance, a site design which demonstrates habitat connectivity and a wildlife sensitive lighting strategy will be required and precautionary working methods should be adopted to avoid harm or potential disturbance to this species.**

3.7 Birds

All breeding birds are protected under schedule 1 of the Wildlife and Countryside Act (1981) as amended. Under this Act it is an offence to:

- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.

Enhanced protection is afforded to species listed on Schedule 1 of the Act, this additional protection makes it an offence to:

- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

A variety of bird records were returned within 2 km of the site boundary with 81 different species records returned.

The majority of the site is considered to be unsuitable for nesting use by bird species due to the dominant hardstanding areas and low ephemeral short perennial grassland. Nesting opportunities occur in the scrub and trees around the edges of the site and along the rock face walls.

All habitats within the site boundary are likely to be used by local bird species for foraging use. The development proposals are likely to pose impacts including increased disturbance and loss of suitable nesting areas. Birds nesting around the boundary of the site could be impacted by temporary noise disturbance and any new proposed lighting scheme for the works.

A precautionary approach to the removal of habitat with bird nesting potential will be required. Compensation measures for the loss of bird foraging and nesting habitat will be required. If netting of the this rock face is required further bird surveys may be required.

3.8 Reptiles and Amphibians

Reptiles such as the Slow-worm, Common lizard, Adder and Grass snake are protected under the Wildlife and Countryside Act 1981 (as amended). They are protected from killing,

injuring and sale. They are protected from killing, injuring and sale. They are also listed in section 6 of The Environment (Wales) Act 2016.

The four widespread species of amphibian i.e. the Smooth and Palmate newts, Common frog and Common toad, are protected under the Wildlife and Countryside Act 1981 (as amended) by Section 9(5) of the Wildlife and Countryside Act 1981. This section prohibits sale of these species. Common toad is listed in section 6 of The Environment (Wales) Act 2016.

Reptiles prefer a mosaic of habitats with diverse vegetation structure creating open areas and nearby cover to provide protection from predators and the elements. Common amphibian species require still pools of water for breeding purposes and damp conditions with foraging habitat during their terrestrial life stages.

19 records of reptile and amphibians were returned in the data search within 2 km of the site for species including: Adder, Common frog, Common lizard, Grass snake, Slow-worm and Smooth newt. The closest records being for Common frog approximately 170 m away from the site. Historic records of Adder and Grass snake, from 1980, were returned approximately 290 m away from the site.

Habitats within the site boundary are considered to broadly similar to those found during the 2022 surveys. Therefore the site is considered suitable for reptile and amphibians. The mosaic structure of habitats on site include grassland, hardstanding areas, scrub, scattered trees to the south and multiple rubble piles. **Reptile surveys are not recommended in this instance. Instead it is suggested to assume the presence of a small population of reptiles and amphibians on site and provide an appropriate reptile mitigation strategy to inform the development proposals.** Reptile mitigation measures will also benefit any amphibian species that use the site. Providing reptile enhancement measures are included within the development design, it should be possible for reptiles to recolonise a portion of the site once works are completed.

3.9 Other Mammals

Other notable mammal species listed under S7 of the Environment (Wales) Act 2016 which had records returned during the data search included hedgehog. 65 records were returned within 2 km of the site with two records being within 500 m of the site.

Hedgehog is considered likely to be present within the site at least on an occasional basis for foraging and overwintering. Hedgehog is considered to be a species of principal importance, for the purpose of maintaining and enhancing biodiversity in relation to Wales. As such consideration must be given to this species in any plans proposed for the site.

3.10 Invertebrates

28 invertebrate species have been recorded within the development site itself. 178 records of invertebrates were returned within 2 km of the site for 58 different species. Many of the species recorded within the site boundary are species listed under Section 7 of the Environment (Wales) Act 2016 as 'species of principal importance for conservation of biological diversity in Wales'.

The site comprised of a mosaic of grassland, hardstanding, scrub and scattered tree habitats along with a small pond. Mosaic habitats are important for invertebrates as many require two or more habitats to complete their lifecycle. The variety of habitats present therefore allows the site to support a wide range of invertebrate groups. The invertebrate records within the site boundary were recorded between 2014 and 2015. It is understood that the site was cleared of vegetation in the recent past so it is unclear if the species assemblage recorded in 2014/2015 reflects the current suitability of the site.

The habitats of the site were assessed for their potential to support invertebrates using the Invertebrate Habitat Potential Assessment (IHPA) as found in CIEEM in practice Issue 112, June 2021. See table 3 for results. The IHPA protocol has been produced to allow ecologists without specialised entomological expertise to identify key habitats and features likely to support important invertebrate assemblages. Full details of habitat types can be found in Appendix 6.

Table 2. Invertebrate Habitat Potential Assessment

Habitat Element	Grade
Decaying Wood – H1	E- Absent
Rotational Management – H2	E- Absent
Nectar Resources – H3	D- Minor
Wet Substrates – H4	D - Minor
Other Water Habitats – H5	D - Minor
Structural Patchwork – H6	C- Moderate
Still Air (S) – H7	D - Minor
Still Air (H) – H8	D - Minor
Connectivity – H9	D - Minor
Ecoclines – H10	D - Minor
Bare Earth – H11	A- High

Based on the Invertebrate Habitat Potential Assessment (IHPA) the site, in its current state, is considered to have potential to support rare and uncommon species of invertebrate. graded

vegetation and likely habitat assemblages are considered highly suitable for a wide range of invertebrates. Given the number of rare and protected invertebrate records within the site itself and wider landscape there is considered a chance that a range of invertebrate species currently use the site and will colonise as vegetation succeeds. **An invertebrate survey of the proposed development site is recommended prior to any development work commencing on site.**

4. Recommendations and Mitigation

The proposals for the development site are at an early stage. It is proposed to create 12 residential dwelling and associated access road and gardens within the site boundary. It is likely that development will focus on the central and northern flat area of the site and retain much of the vegetation around the periphery of the site.

Broad recommendations are made below to help inform the design process. **Once the development proposals are progressed and finalised and the considerations to development within the site are addressed, further ecological input will be required.** Our recommendations are:

Habitat

- Mature tree loss should be avoided where possible. Mature trees provide a biodiversity benefit to a wide range of fauna and help to reduce air pollution and surface water run off.
- A root protection zone (RPZ) must be implemented around any retained trees which lie adjacent to or within the boundary of the proposed development site. British Standard BS 5837, *Trees in relation to design, demolition and construction - Recommendations* will be followed. Measures will include clear marking of the RPZ to guarantee no machinery is used or digging carried out in that area. This will ensure that there is no detrimental impact to the trees and the flora or fauna it supports.
- The Tree Protection Orders in place for the trees along the eastern entrance way must be taken into consideration prior to any construction works commencing on site.
- A suitable undeveloped buffer between the rock face and adjacent development works will be required. A buffer of at least 3 m from the base of the rock face and closest edge of development (including garden space) is recommended.
- Habitat connectivity around the development site footprint must be maintained. The provision of a suitable buffer between the edge of the tree lines/woodland and nearest edge of the construction footprint to create the development would be welcomed. This retained buffer zone must be fenced off during construction and not be impacted as part of the development proposals.
- An invasive non-native species strategy is required to ensure Japanese knotweed is eradicated from the development site. Japanese knotweed is listed under Schedule 9 to the Wildlife and Countryside Act 1981 with respect to England, Wales and Scotland. As such it is an offence to plant or otherwise cause Japanese knotweed to grow in the wild.

Under the Environmental Protection Act 1990, Japanese Knotweed is classified as controlled waste.

- At least one pond must be provided within the development site boundary that holds water all year round. The pond must be created within an area of the site that has habitat connectivity through and around any development / construction areas.
- Trees along the eastern and southern boundary of the site should be retained although much of the internal habitats of the site will be lost or altered for the development. The loss of semi-improved grassland, tall ruderal vegetation and short perennial vegetation should be compensated for. Retention of a habitat corridor around the periphery of the site, beyond the proposed garden space, would reduce the extent of habitat loss on site. The southern area beyond the development site and the bund is being retained. This area is dominated by scrub and trees.

Species

- Whilst the presence of Dormouse within the site boundary is considered to be unlikely, a method statement for site clearance taking potential Dormouse presence into consideration will be required. The Dormouse Method Statement will include seasonal restrictions to vegetation removal, a two stage vegetation cut and the supervision of an Natural Resources Wales (NRW) licenced dormouse ecologist to supervise. If at any point Dormouse or evidence of their presence are found, all work will stop and NRW will be contacted for advice on how to proceed. This advice may entail that a development licence is sought prior to works re-commencing.
- A **detailed ground based visual assessment of all trees** proposed for removal for their use by roosting bats will be required for any tree to be removed. Should any tree be found to have above moderate potential for use by roosting bats or above further detailed surveys such as climbing surveys to full inspect any suitable feature will be required. The optimal survey window for bat tree assessment work is the winter when leaves are not on the trees.
- **Bat transect surveys** of the development site may be required. Bat transect surveys must follow the guidance given within the BCT Good Practice Guidelines 2023 (4th Edition). Transect surveys of moderate suitability habitat will be required once per month April to October inclusive.
- A **refugia survey** of the site will be required to establish the presence or likely absence of reptiles and other amphibian species within the site boundary. Artificial refugia must be set out within suitable habitat within the site boundary following advice given in Froglife Advice Sheet 10.

OR

- A **reptile mitigation strategy** will be required to inform the development. Vegetation clearance must be undertaken in two stages as below and during the summer months of April to September inclusive to ensure reptiles are active.
 - First Stage Cut - All vegetation including scrub, grasses and flowers are to be cut no shorter than 150mm. Once the cuttings have been collected and removed from site the site must then be left for 24hrs.
 - Second Stage Cut - Once all steps within the first stage cut have been undertaken the remaining vegetation can be cut to 50mm high or shorter. Cutting will look to push any resident reptiles south into adjacent habitats (gardens) beyond the site boundary. All cuttings must be collected and removed from site.
 - The machinery to be used for cutting vegetation depends on the ground conditions and contractors. Owing to the small scale of the site ideally hand held trimmers and or brush cutters may be suitable and the tailings hand raked and removed from site.
 - Enhancement measures will be required within any future development proposals. Measures can include habitat connectivity, reptile hibernacula and compost areas. An indicative reptile hibernacula design can be found in Appendix 7.
- The scrub, rock face and scattered trees within the site boundary have the potential for use by nesting birds. Any vegetation removal must be completed outside of the bird nesting season of March to August inclusive. If this is not achievable an ecologist must inspect any vegetation with the potential for birds to be present for active birds' nests prior to removal works beginning. If an active nest is identified a buffer zone of at least 5m around the nest must be observed until the chicks have fledged. Only then can the vegetation be removed. Greater buffer zones around nests may be required depending on the species and habitat the nest is within.
- A pre-inspection check of all scattered trees and scrub habitat is recommended immediately prior to vegetation clearance works. Whilst the presence of badger and otter within the site boundary is considered unlikely it cannot be completely ruled out. A pre inspection check of vegetation immediately prior to clearance work will check for any mammal signs.
- Ideally all excavations within the site will be securely covered over if left unattended. Any excavations that have a depth in excess of 0.5 m and that are left open overnight will have a means of escape let for any mammals (e.g. hedgehog) that may fall into them. A wooden board or equivalent will be left from the bottom to the top of the hole at an

angle no steeper than 45 °. This will allow any mammal to escape and avoid increased stress from being trapped.

- An invertebrate survey of the development site is undertaken. It is suggested that at least 2 visits are undertaken during two different seasons e.g spring, summer or autumn. A variety of sampling methods will be required as part of both survey visits. A report of the survey findings and recommendations for measures to be considered as part of any future development proposals will be required.
- Careful consideration must be given to the use of lighting within the development site, as this can adversely affect the activity of a variety of fauna, particularly foraging bats, nesting birds and invertebrates. Light spillage into adjacent semi-natural habitats must be avoided and brightness kept to the lowest permissible level in the areas adjacent to such habitats. All lighting must meet recommendations in the BCT Guidance Note 08/23 Bats and Artificial Lighting at Night.

5. Biodiversity Enhancements & Green Infrastructure

The Environment Act (Wales) 2016 places a duty on competent authorities to conserve and enhance biodiversity. Chapter 6 of Planning Policy Wales (version 12), paragraph 6.2.5 requires Green Infrastructure considerations to be included with all planning applications. Development proposals must detail how green infrastructure considerations which are proportionate to the scale and nature of the plans are being provided.

Green Infrastructure currently found within the site is of high biodiversity value consisting of a mosaic habitats within the site of scrub, scattered trees and grassland vegetation along with the pond that is present within the site boundary. Rock face lines the north and western boundary of the site which is an unusual habitat type. The diversity of habitats on site create a habitat mosaic that benefits flora and fauna.

General considerations to green infrastructure to be considered as part for the development include:

- Paragraph 6.4.42 of Planning Policy Wales (version 12) requires that at least 3 trees of a similar type and compensatory size are planted for every tree lost. The site layout should avoid tree loss where possible. If loss is unavoidable, space within the site boundary and development plans to allow a suitable amount of compensatory planting is required.
- Creating habitat connectivity around the site would be a positive step for biodiversity. Pulling plot boundaries away from the edge of the development site boundary and providing green areas around the periphery of the site that are managed to benefit wildlife can help wildlife continue to commute across the site.
- The use of soft landscaping to strengthen boundary features would be a welcome enhancement to the site. Tree and hedgerow planting along with long term management would help to create screening around individual units for privacy and also integrate the development into the landscape.

The Environment Act (Wales) 2016 places a duty on competent authorities such as Carmarthenshire County Borough Council to conserve and enhance biodiversity. The below bullet points are some simple measures that could be achieved to enhance the biodiversity of the site:

- The provision of integrated bird boxes within any new buildings created on site. At least 25% of new structures should include nesting provision for birds. A variety of bird boxes should be used but all boxes must be placed at least 2m high from ground floor.

- The provision of integrated bat boxes within any new buildings created on site and five tree mounted bat boxes. At least 25% of new structures should include roosting provision for bats. Integrated boxes are welcome but consideration to the creation of roosting provision with a roof should also be given. For example building roof spaces can be lined with a bitumen based roofing felt and suitable bat access points included to the space between the roofing felt and roof tiles.
- The use of native species within the soft landscaping works on the site. Suitable long term management of soft landscaping also helps ensure spaces are useful to wildlife. Long term wildlife friendly management measures will be required. Management measures will need long term funding and must reflect the different habits to be retained and created within the development site.
- All fencing across the site must be hedgehog friendly in design. A friendly design is considered to allow passage of small animals across the site. Close board or mesh fencing should provide either a continuous gap between the bottom of the fence and ground of approximately 13cm or 13cm by 13cm gaps cut every 3m along fencing.
- A reptile hibernacula can be created within the grounds of the development site using rubble and brash from on site clearance works. The hibernacula must at least measure 0.5m in depth, 2m wide and 2m long each. It will be made by creating layers of wood, brash, rubble and soil. The hibernacula will create a mound approximately 0.3m above ground level which will be covered over with soil and seeded using a native seed mix. A diagram of a Reptile Hibernacula is located in Appendix 7 for reference.
- The creation of a butterfly bank within the site boundary or any off site compensation site could be created to encourage invertebrate populations. This butterfly bank should be positioned within a habitat corridor around the periphery of the site or in the southern area of the site beyond the bund.

Appendix 1 – Plant Species Recorded

Common Name	Scientific Name
Birds foot trefoil	<i>Lotus corniculatus</i>
Bracken	<i>Pteridium aquilinum</i>
Bramble	<i>Rubus fruticosus</i> sp
Broad leaved dock	<i>Rumex obtusifolius</i>
Butterfly bush	<i>Buddleja davidii</i>
Cleavers	<i>Galium aparine</i>
Coltsfoot	<i>Tussilago farfara</i>
Common bent	<i>Agrostis capillaris</i>
Common cats ear	<i>Hypochaeris radicata</i>
Common chickweed	<i>Stellaria media</i>
Common figwort	<i>Scrophularia nodosa</i>
Common nettle	<i>Urtica dioica</i>
Creeping buttercup	<i>Ranunculus repens</i>
Creeping thistle	<i>Cirsium arvense</i>
Dandelion	<i>Taraxacum lacistophyllum</i>
Dove's-foot crane's-bill	<i>Geranium molle</i>
False brome	<i>Brachypodium sylvaticum</i>
Fescue sp.	<i>Festuca</i> sp.
Forget me not	<i>Myosotis</i> sp.
Foxglove	<i>Digitalis purpurea</i>
Gorse	<i>Ulex europaeus</i>
Greater plantain	<i>Plantago major</i>
Ground-ivy	<i>Glechoma hederacea</i>
hart's-tongue fern	<i>Phyllitis scolopendrium</i>
Hazel	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
Japanese knotweed	<i>Fallopia japonica</i>
Mare's-tail	<i>Hippurus vulgaris</i>
Mullein sp.	<i>Verbascum</i> sp.
Oak sp.	<i>Quercus</i> sp.
Oxeye daisy	<i>Leucanthemum vulgare</i>
Pendulous sedge	<i>Carex pendula</i>
Prickly sow-thistle	<i>Sonchus asper</i>
Primrose	<i>Primula vulgaris</i>
Red Clover	<i>Trifolium pratense</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Rosebay wilowherb	<i>Chamerion angustifolium</i>
Rowan	<i>Sorbus aucuparia</i>
Soft rush	<i>Juncus effusus</i>
Sowthistle	<i>Sonchus</i> sp.
Spear thistle	<i>Cirsium vulgare</i>
Speedwell sp.	<i>Veronica</i> sp.
St John's-wort sp.	<i>Hypericum</i> sp.
Sycamore	<i>Acer pseudoplatanus</i>
Vetch sp.	<i>Vicia</i> sp.
Wavy bitter-cress	<i>Cardamine flexuosa</i>

Wholed Solomon's-seal	<i>Polygonatum verticillatum</i>
Wild carrot	<i>Daucus carota</i>
Wild strawberry	<i>Fragaria vesca</i>
Willow sp.	<i>Salix sp.</i>
Yorkshire fog	<i>Holcus lanatus</i>

Appendix 2 – Site Photographs



Photograph 1. East view of site with entrance road and concrete hardstanding parking area.



Photograph 2. Rubble and rubbish pile in east of site adjacent to hardstanding parking area.



Photograph 3. Northeast corner of site. Grassland, scrub and boundary tree line.



Photograph 4. North boundary wall of site and tree line.



Photograph 5. Northwest corner of site. Bare ground with grassland present. Quarry boundary walls and rubble piles.



Photograph 6. View of site from southern boundary.



Photograph 7. View of western, quarry wall boundary. Hardstanding within central area of site with ditch curving parallel to the wall.



Photograph 8. View of south boundary of site. Steep bankings to far southern areas of site that were inaccessible.



Photograph 9. View of central and southern areas of site from northern boundary. Brick wall structure in central area.



Photograph 10. Ditch along western boundary wall.



Photograph 11. Small pond in northeast corner of site.



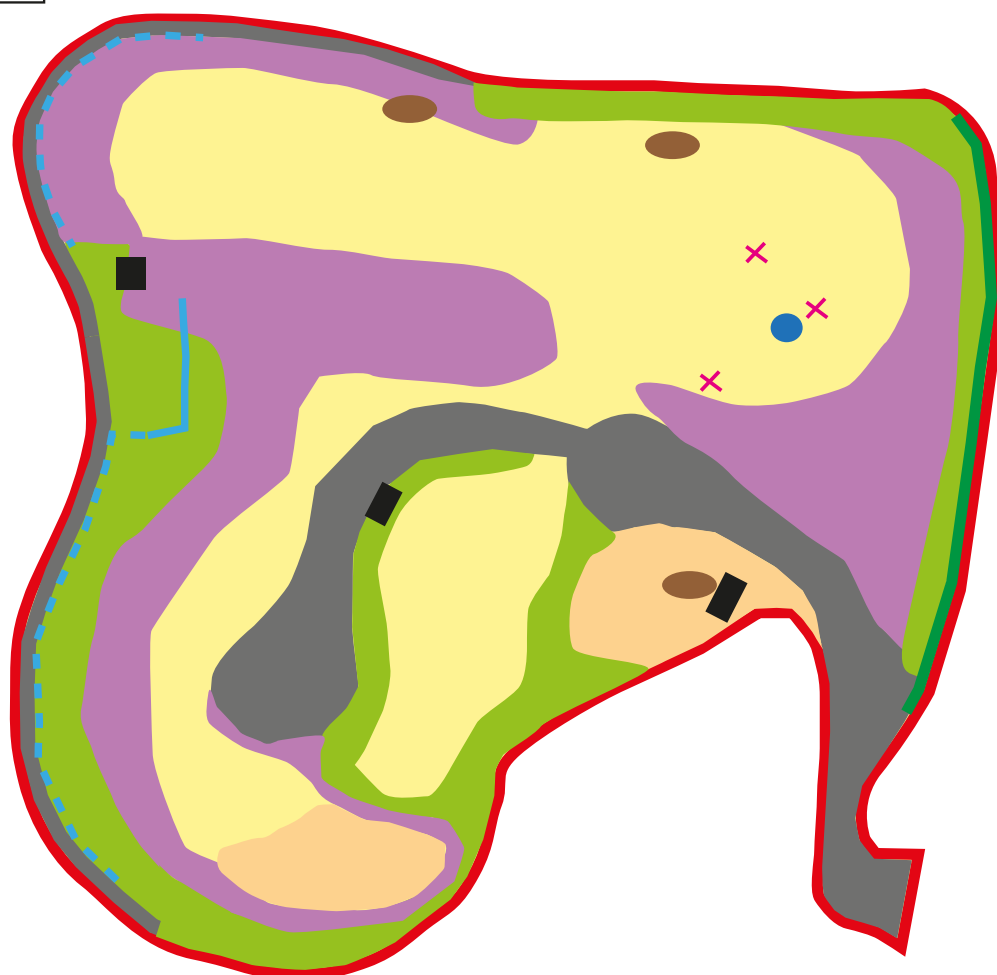
Photograph 12. Japanese knotweed present in northeast area of site.

Appendix 3– Site Habitat Map

LAND AT FORMER QUARRY,
FURNACE

Habitat Map

May 2024



	Japanese knotweed		Short Perennial Veegitation
	Rubble Pile		Hardstanding
	Pond		Semi Improved Grassland - Calcaerous
	Structure		Tree Line
	Scrub		Rock Face
	Tall Ruderal Vegetation		Dry Ditch
	Site Boundary		Wet ditch

Appendix 4- Aerial View of Site Location



Appendix 5 – Tree Protection Order Zones

(Taken from Carmarthenshire Council Website, May 2024).

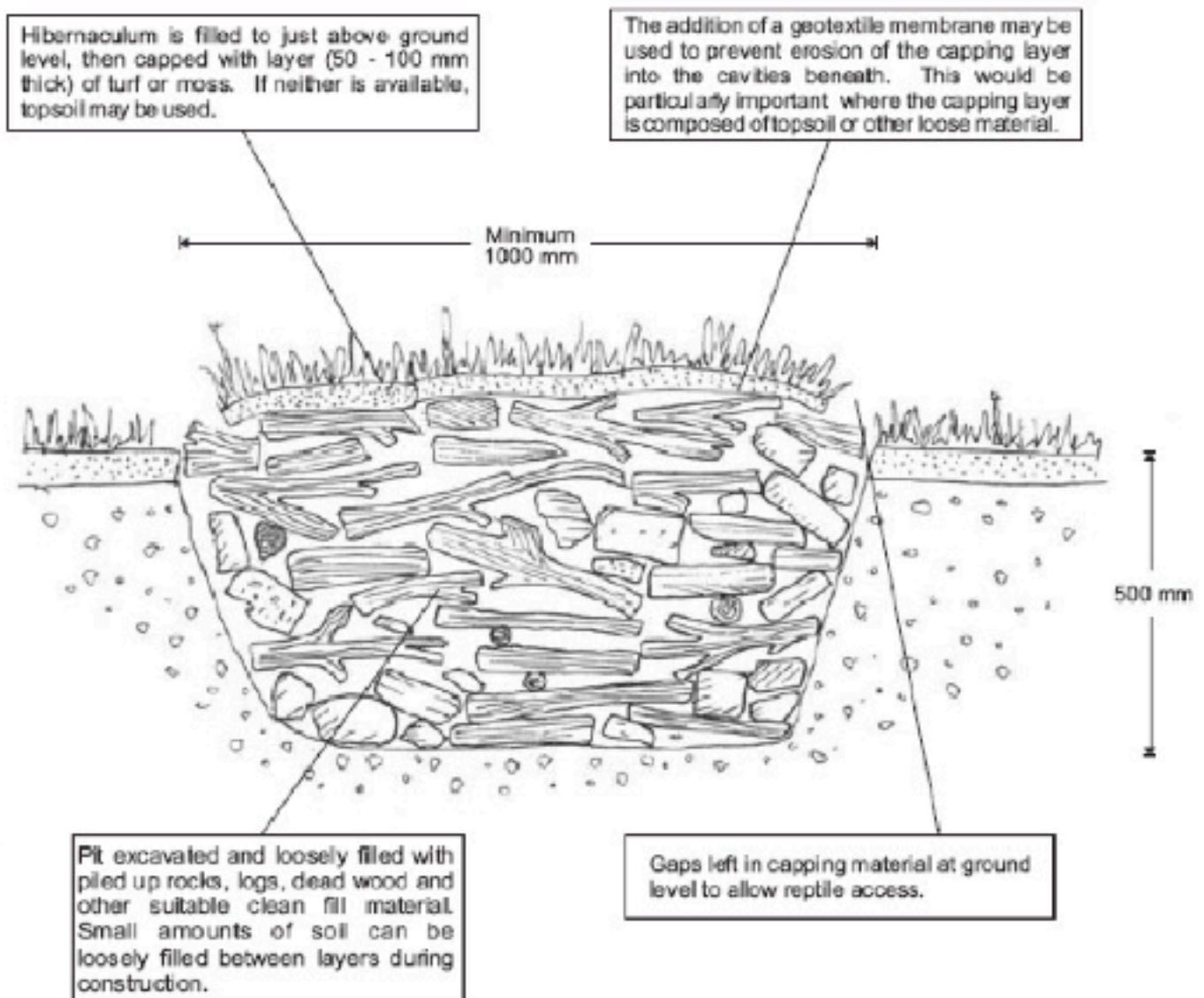


Appendix 6 – Invertebrate Habitat Potential Assessment

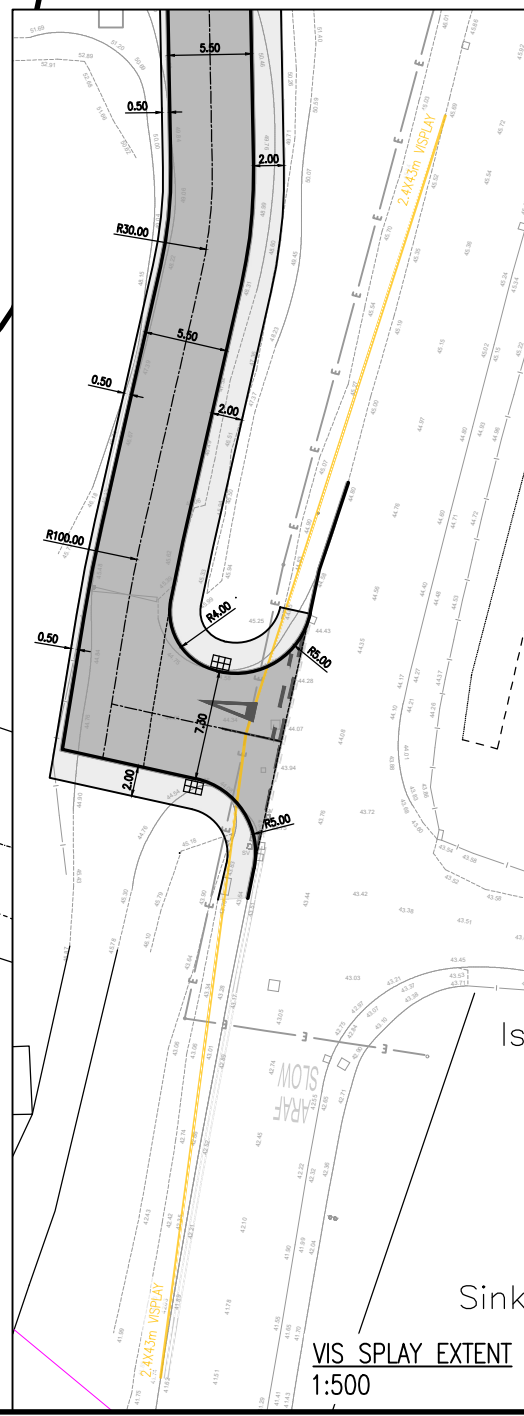
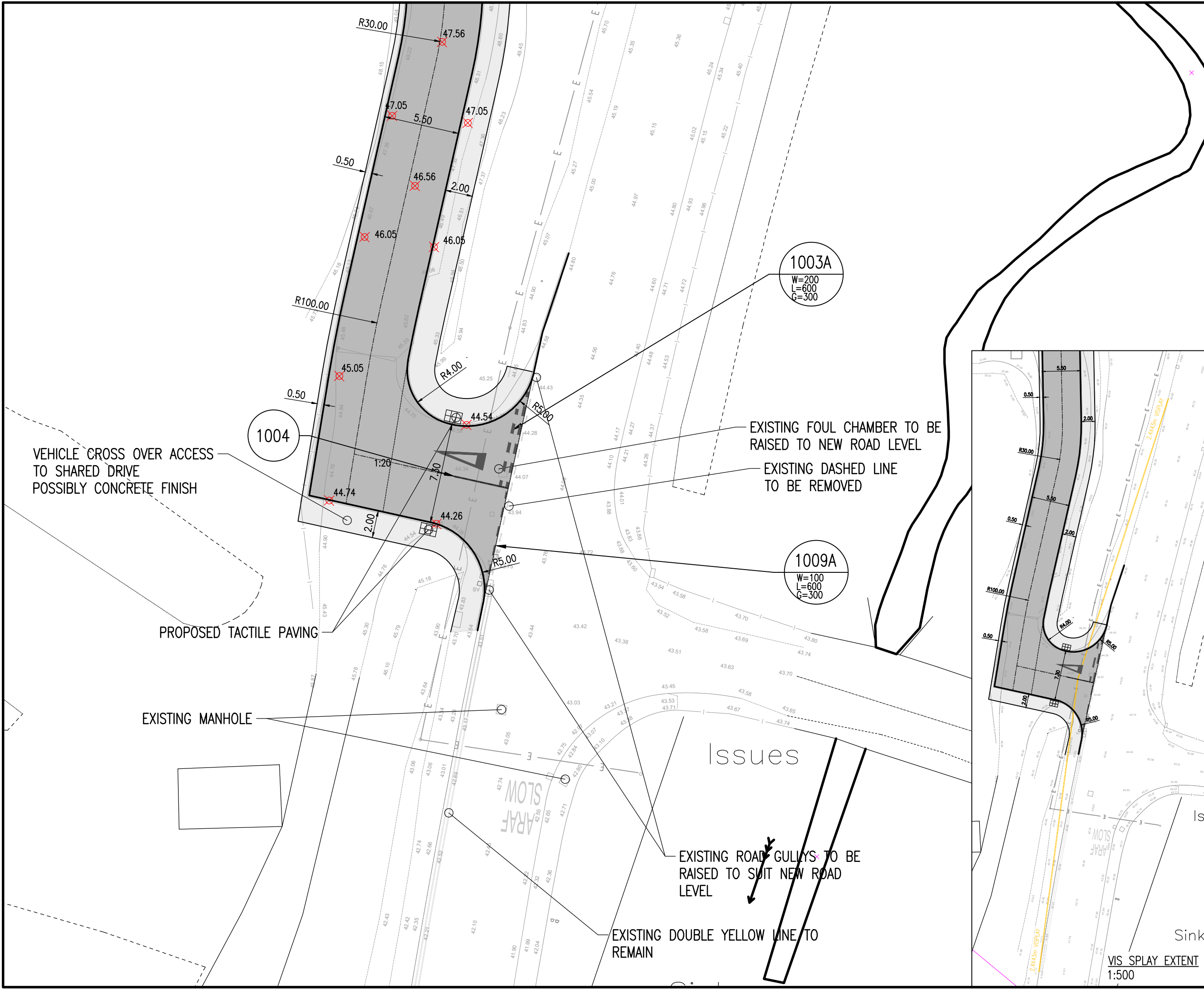
Table 1. Summary of the 11 habitat elements assessed by IHP survey.

Habitat element	No.	Comments
Decaying Wood	HE1	In all its forms; from decaying wood on/in large trees to woodland floor debris
Rotational Management	HE2	Planned or serendipitous; and whether for nature conservation or other purposes
Nectar Resources	HE3	As a proxy for nectar- and pollen resources, as assessment of pollen resources is impracticable on a walk-through survey
Wet Substrates	HE4	Including marginal, marshy, muddy and seasonally inundated habitats, as well as flushes
Open Water Habitats	HE5	The open water element of rivers, lakes, ponds, streams, ditches, etc.
Structural Patchwork	HE6	Habitat mosaics, including, but by no means restricted to open mosaic habitats on previously developed land
Still Air (S)	HE7	Suntraps and still-air microclimates in open situations; the term 'still air' is used in preference to 'wind breaks' as many rigid wind breaks are likely to produce turbulent air in their lee
Still Air (H)	HE8	Humid still-air microclimates in sheltered and shaded situations
Connectivity	HE9	Landscape-scale connectivity between the site and external habitats
Ecoclines	HE10	A graded transition between two or more broad habitats
Bare Earth	HE11	Unshaded bare or sparsely vegetated well-drained substrate, regardless of soil type

Appendix 7 - Reptile Hibernacula



Source: Highways Agency (2005) *Design Manual for Roads and Bridges: Volume 10 Section 4 Part 7 – Nature Conservation Advice In Relation to Roads and Reptiles*



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- ANY DISCREPANCY TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.

Rev.	Detail	By	Date
A	ACCESS ROAD WIDENED	MK	22.08.24

Reinforcement schedules nos.

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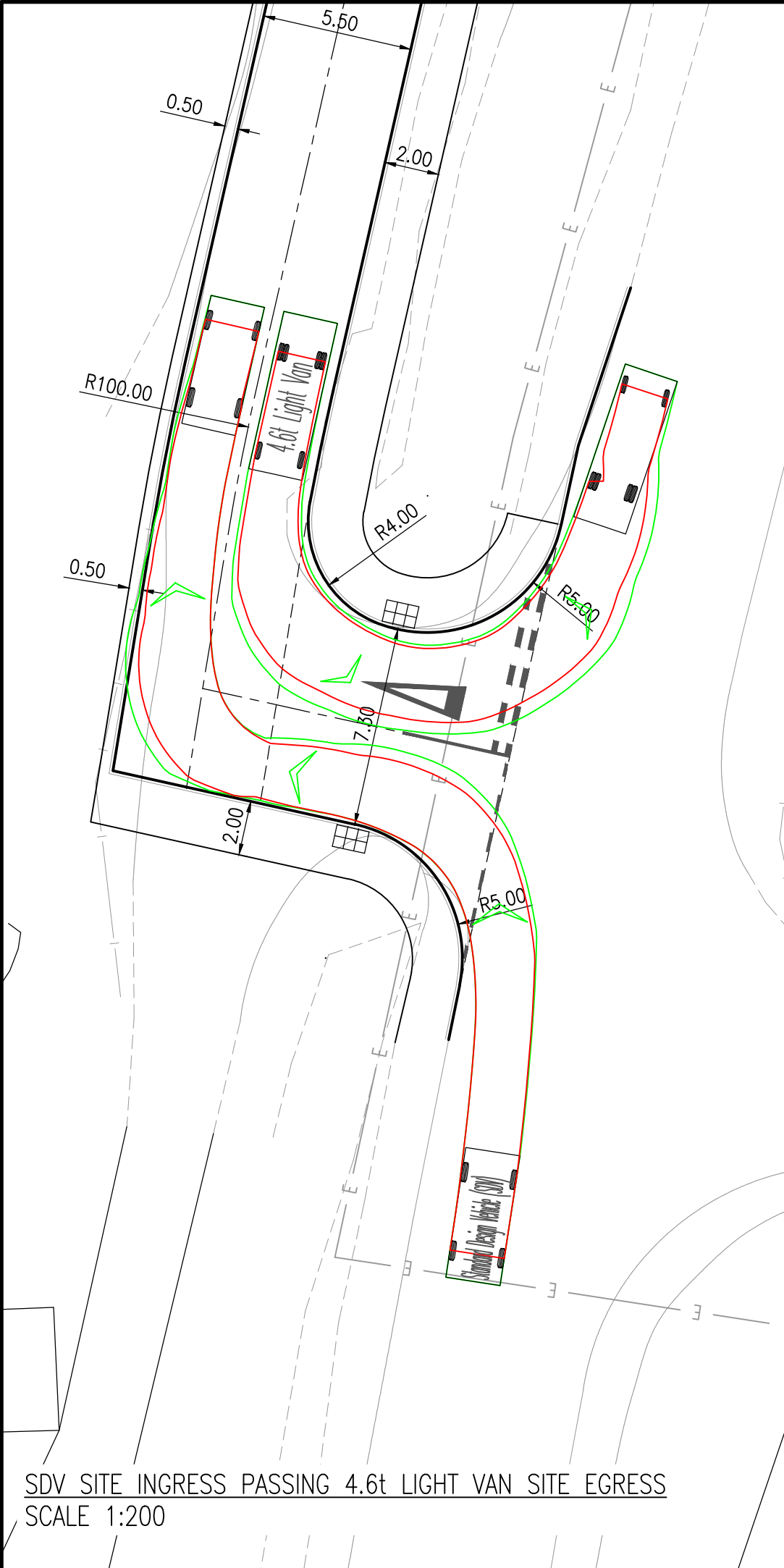
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W.A. BOWLER

Project
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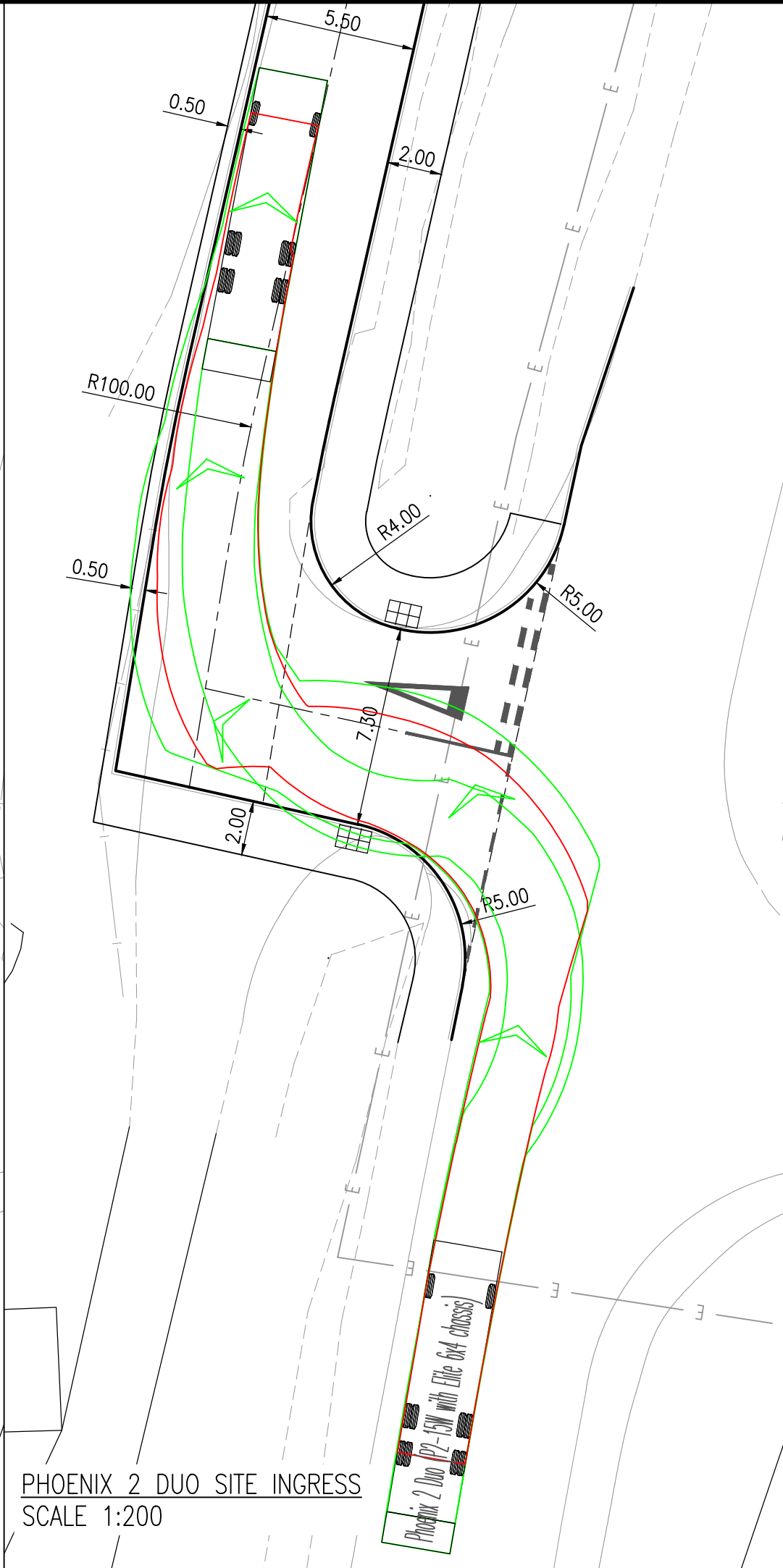
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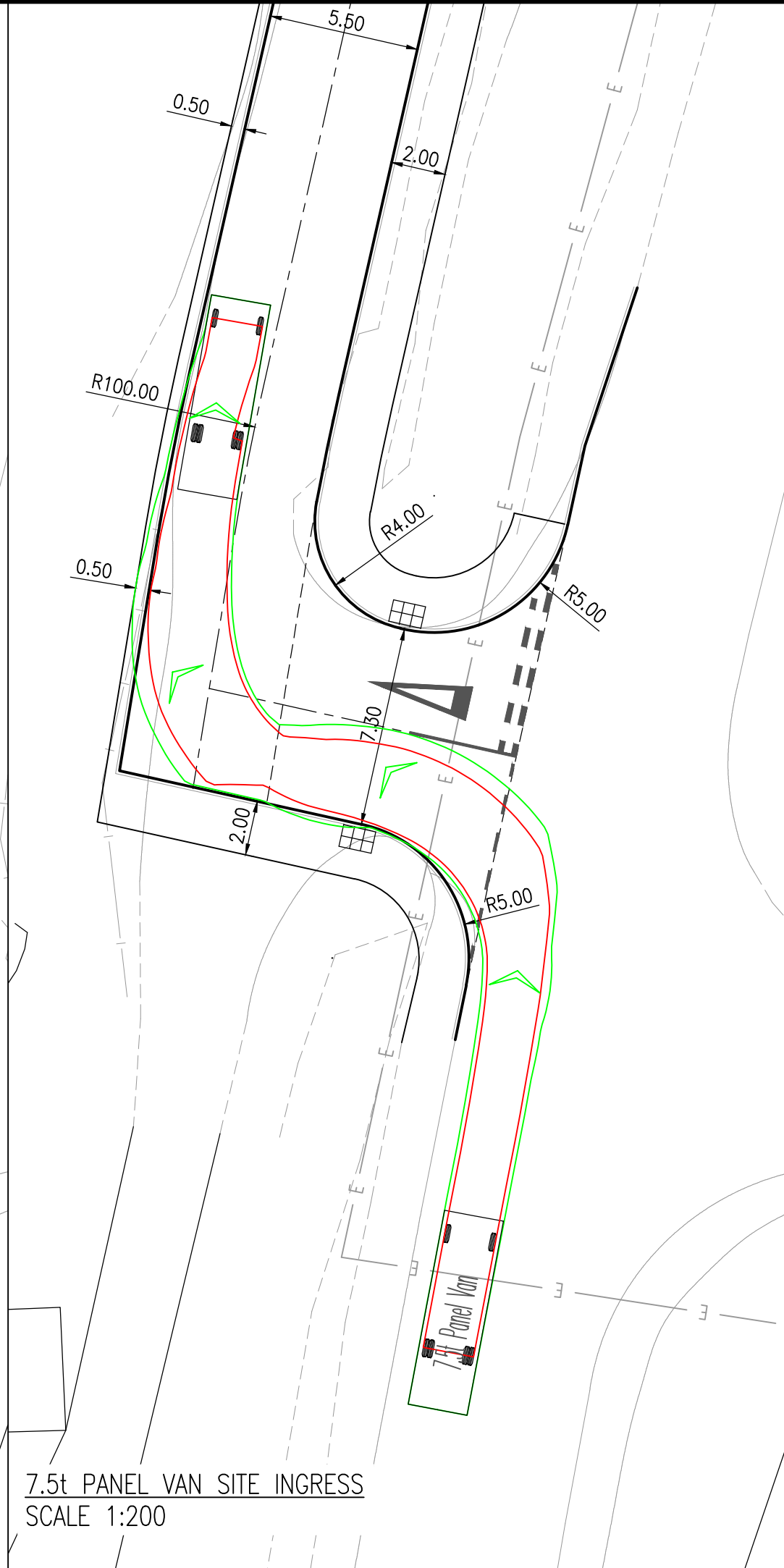
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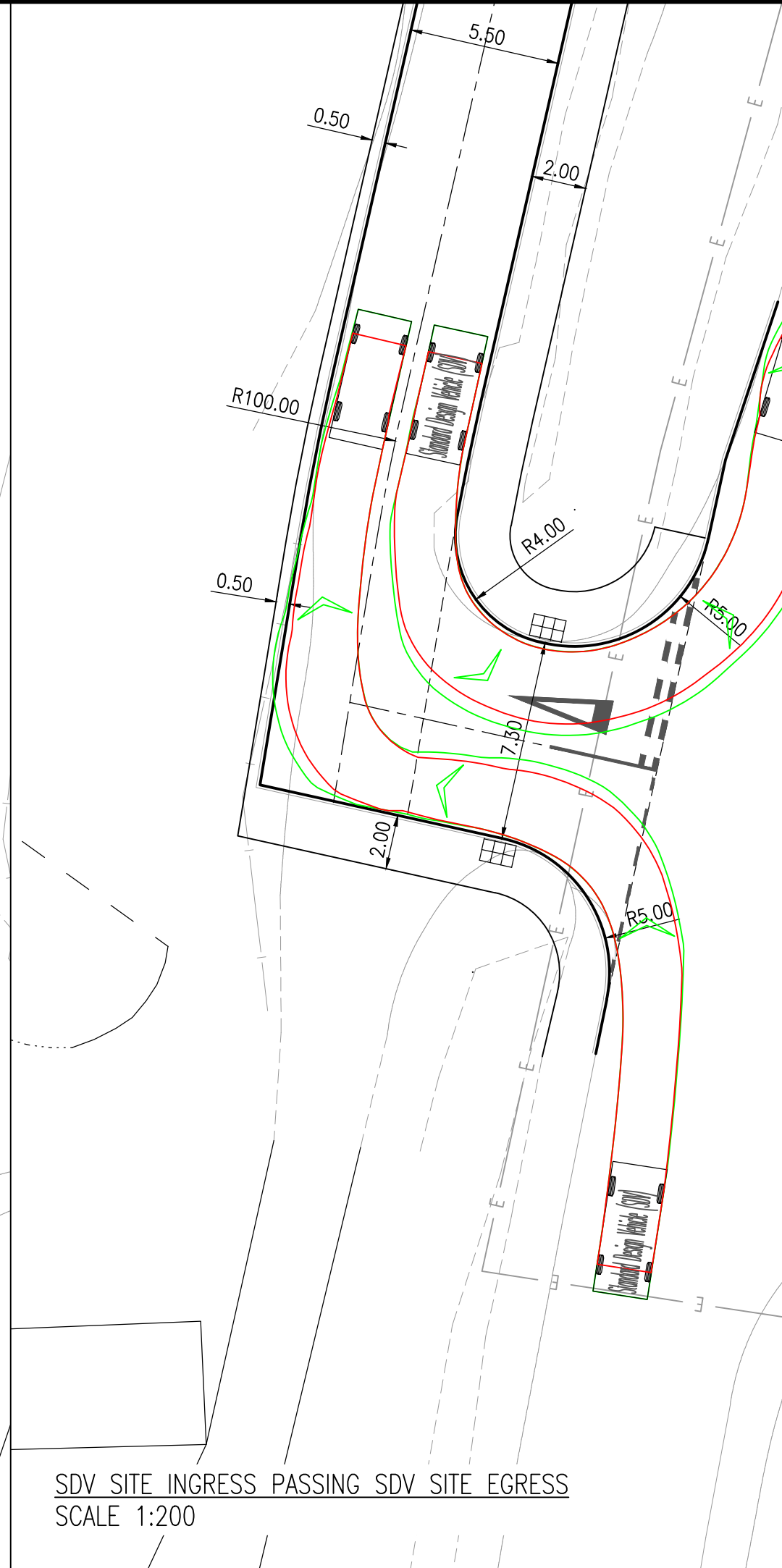
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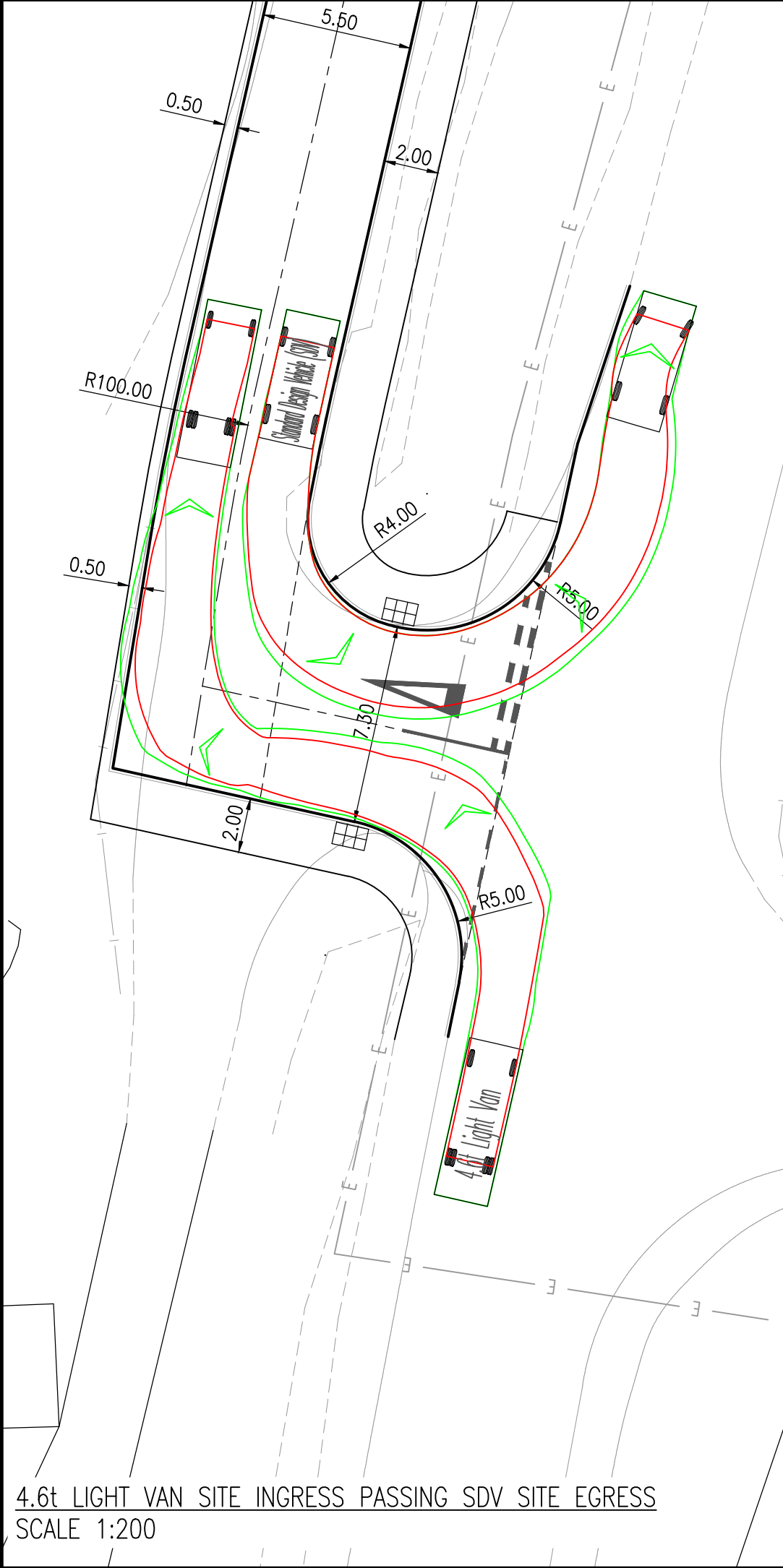
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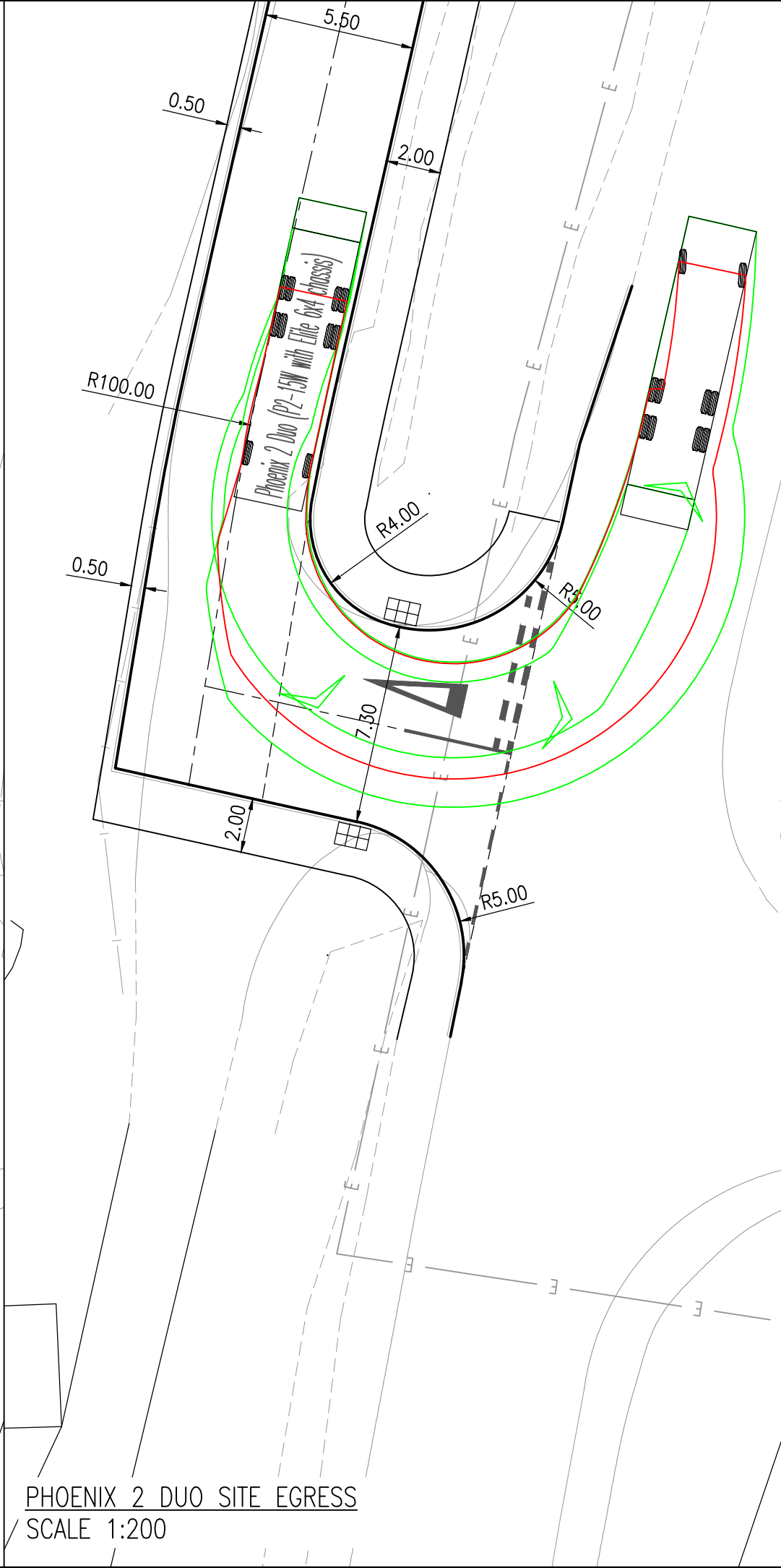
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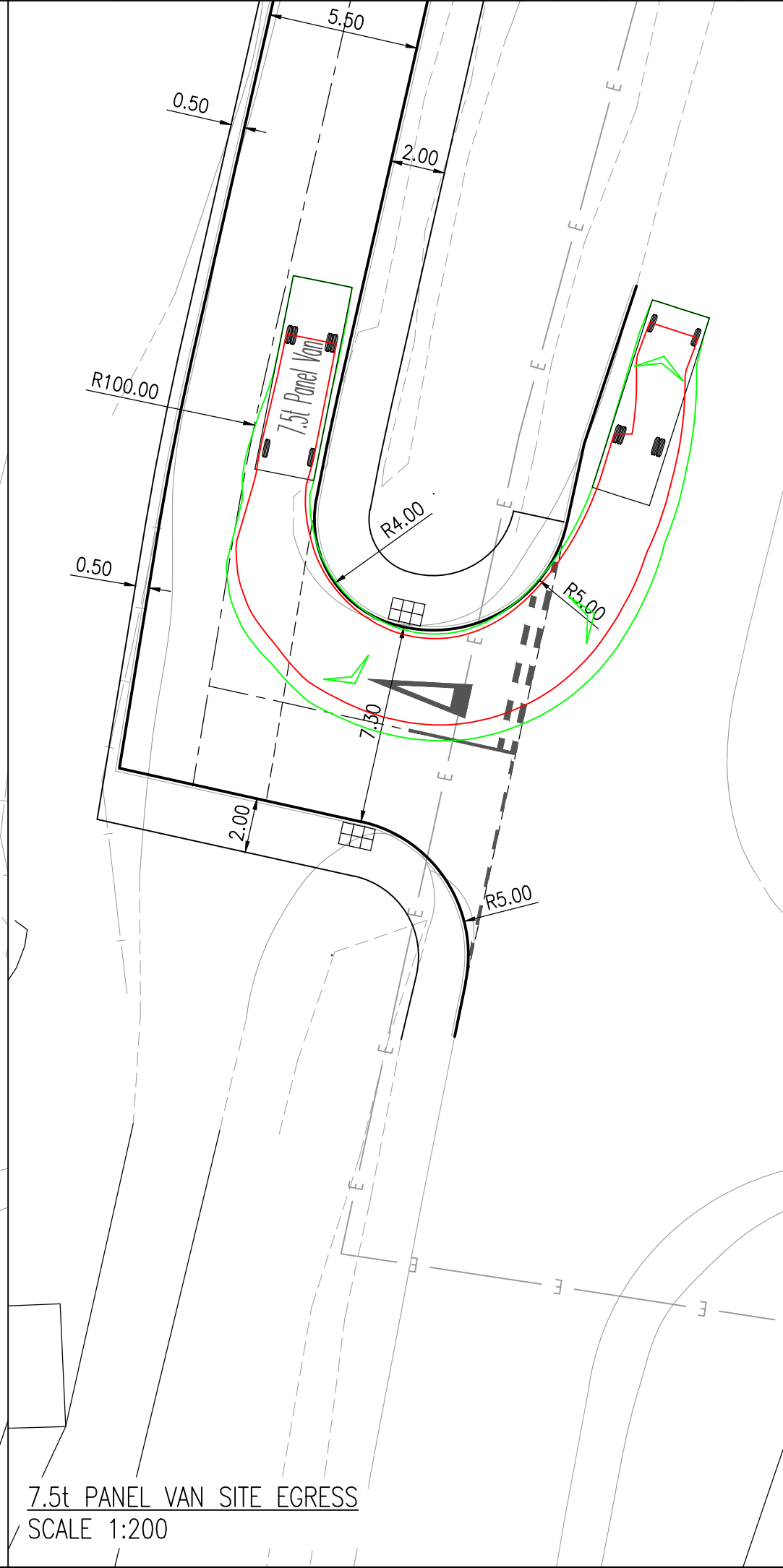
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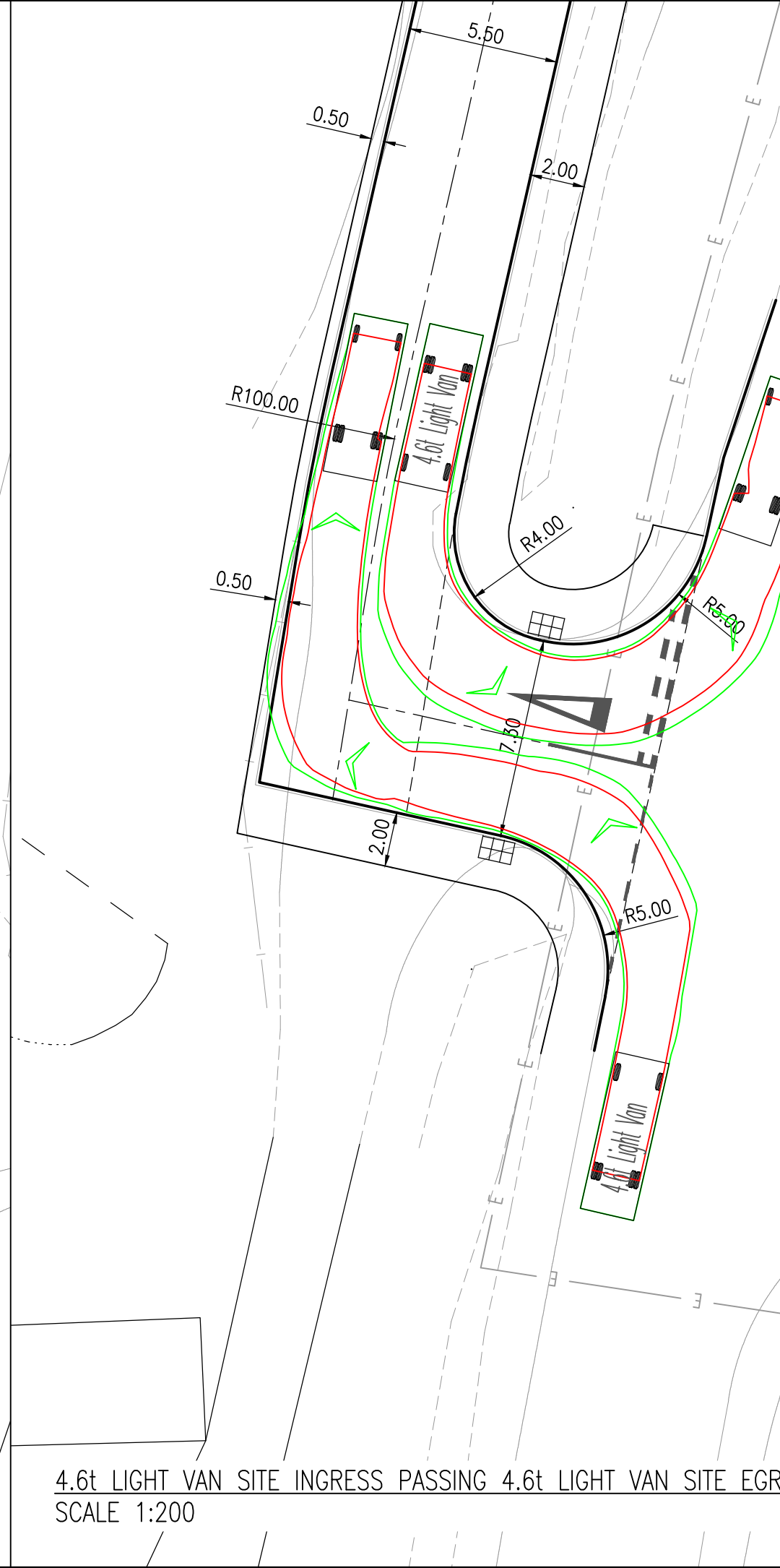
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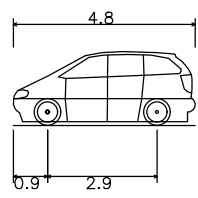
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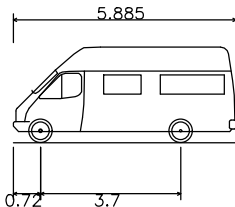


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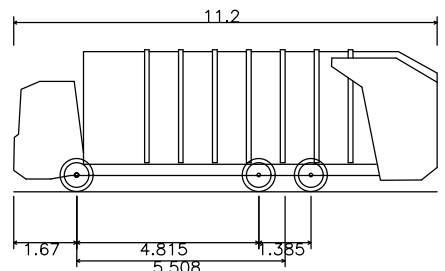
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Overall Width 2.000m
Overall Body Height 1.950m
Min Body Ground Clearance 0.100m
Track Width 2.000m
Lock to lock time 4.00s
Wall to Wall Turning Radius 6.000m

4.800m
2.000m
1.950m
0.100m
2.000m
4.00s
6.000m



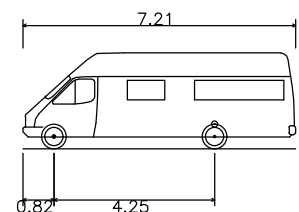
4.6t Light Van
Overall Length 5.885m
Overall Width 2.000m
Overall Body Height 2.526m
Min Body Ground Clearance 0.259m
Track Width 1.785m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 6.000m

5.885m
2.000m
2.526m
0.259m
1.785m
4.00s
6.000m



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
Overall Length 11.200m
Overall Width 2.530m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 9.500m

11.200m
2.530m
3.751m
0.304m
2.500m
4.00s
9.500m



7.5t Panel Van
Overall Length 7.210m
Overall Width 2.500m
Overall Body Height 2.544m
Min Body Ground Clearance 0.316m
Track Width 1.865m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m

7.210m
2.500m
2.544m
0.316m
1.865m
4.00s
7.400m

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- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.

A		REVISED TO SUIT NEW ROAD LAYOUT	MK	30.08.24
Rev.	Detail		By	Date
Revisions				
Reinforcement schedules nos.				



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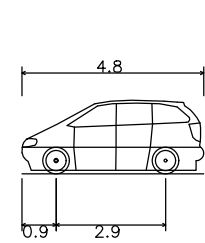
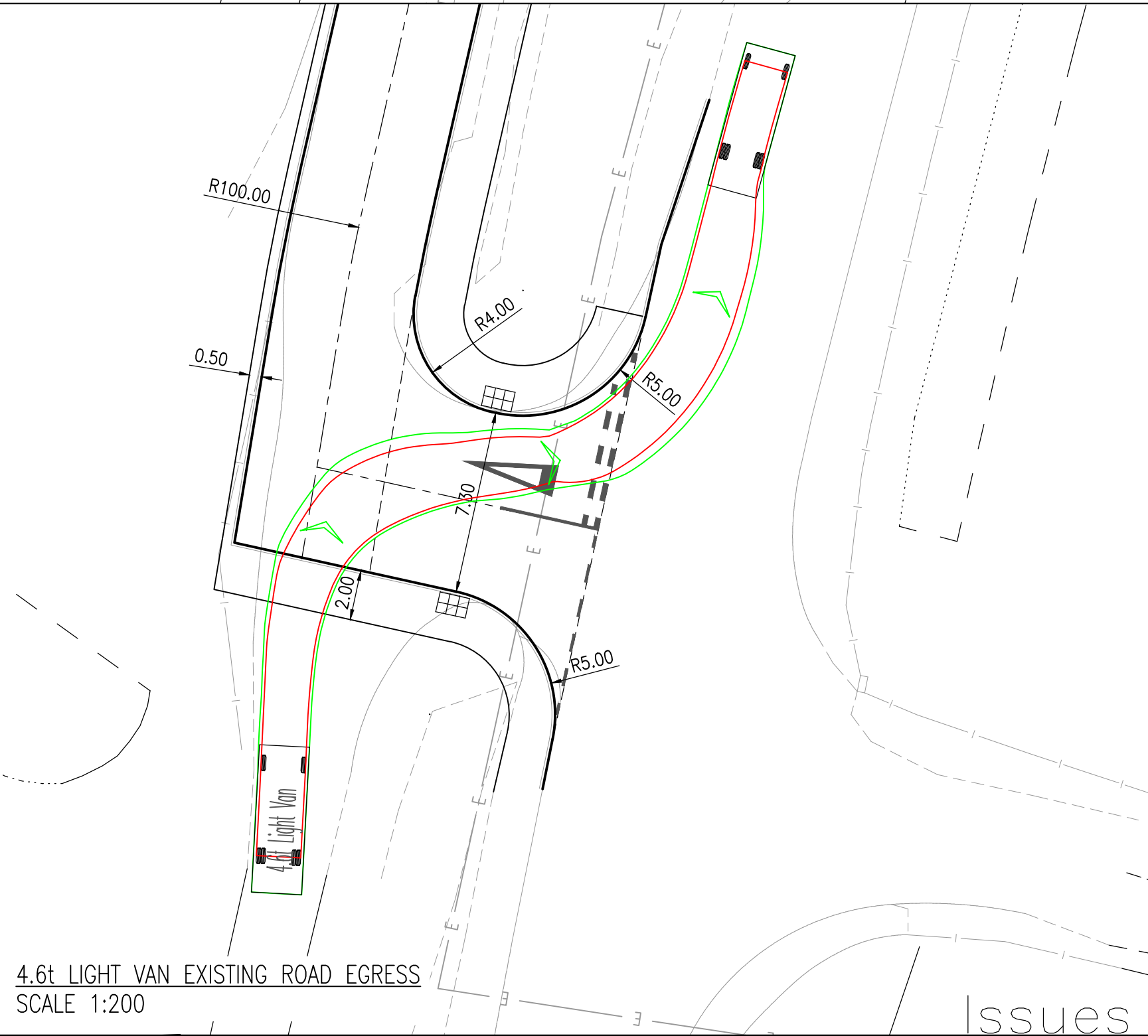
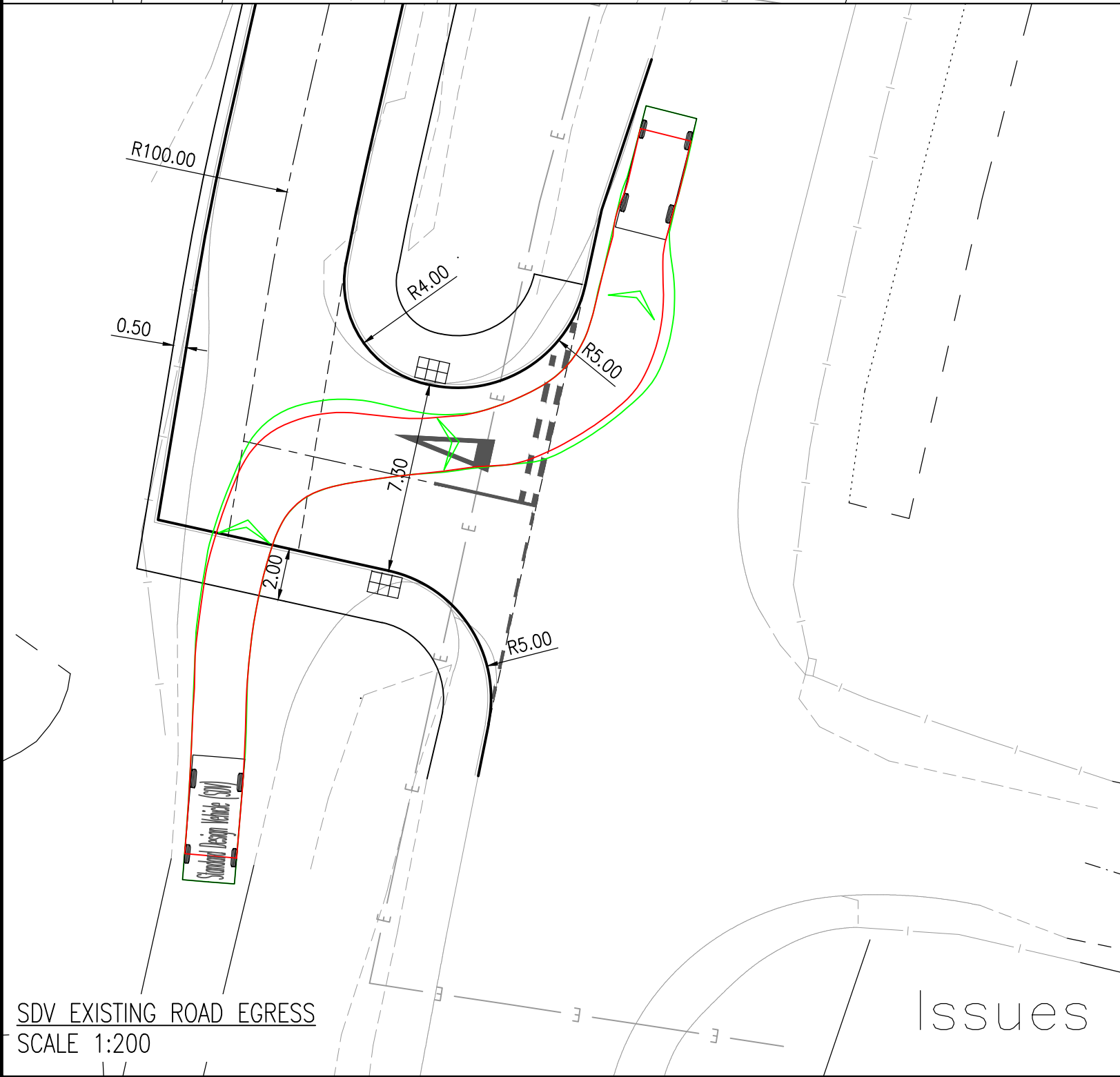
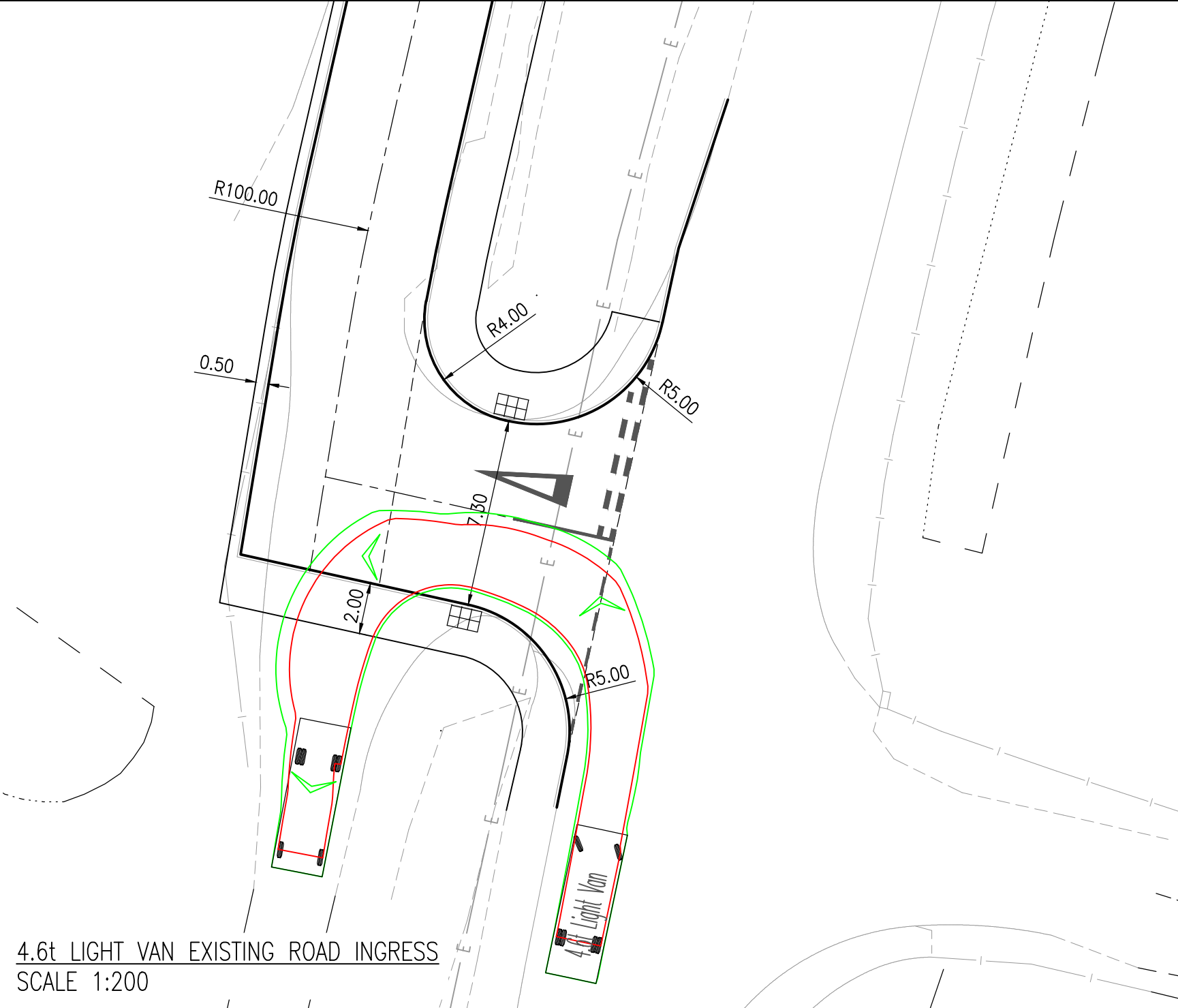
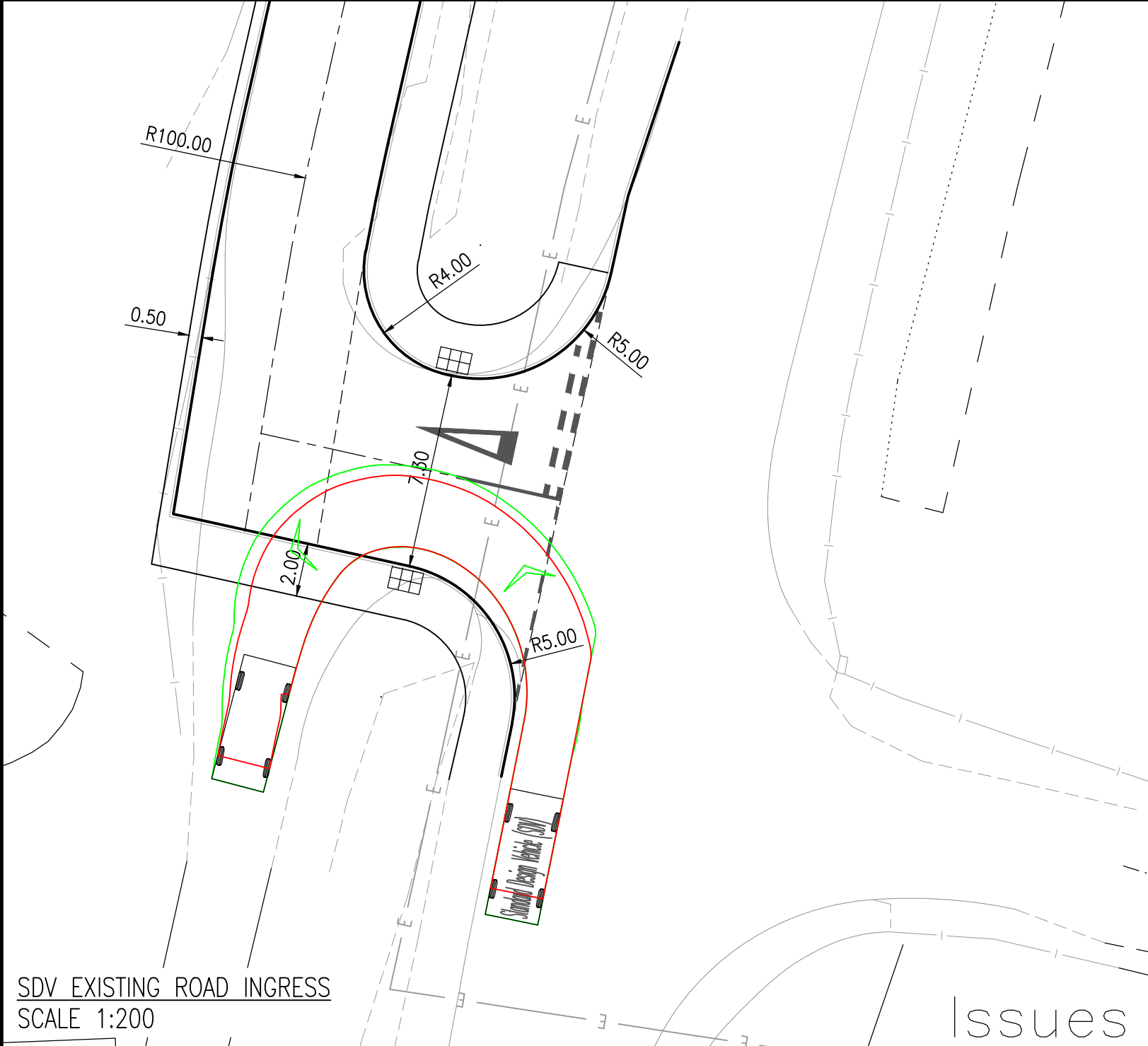
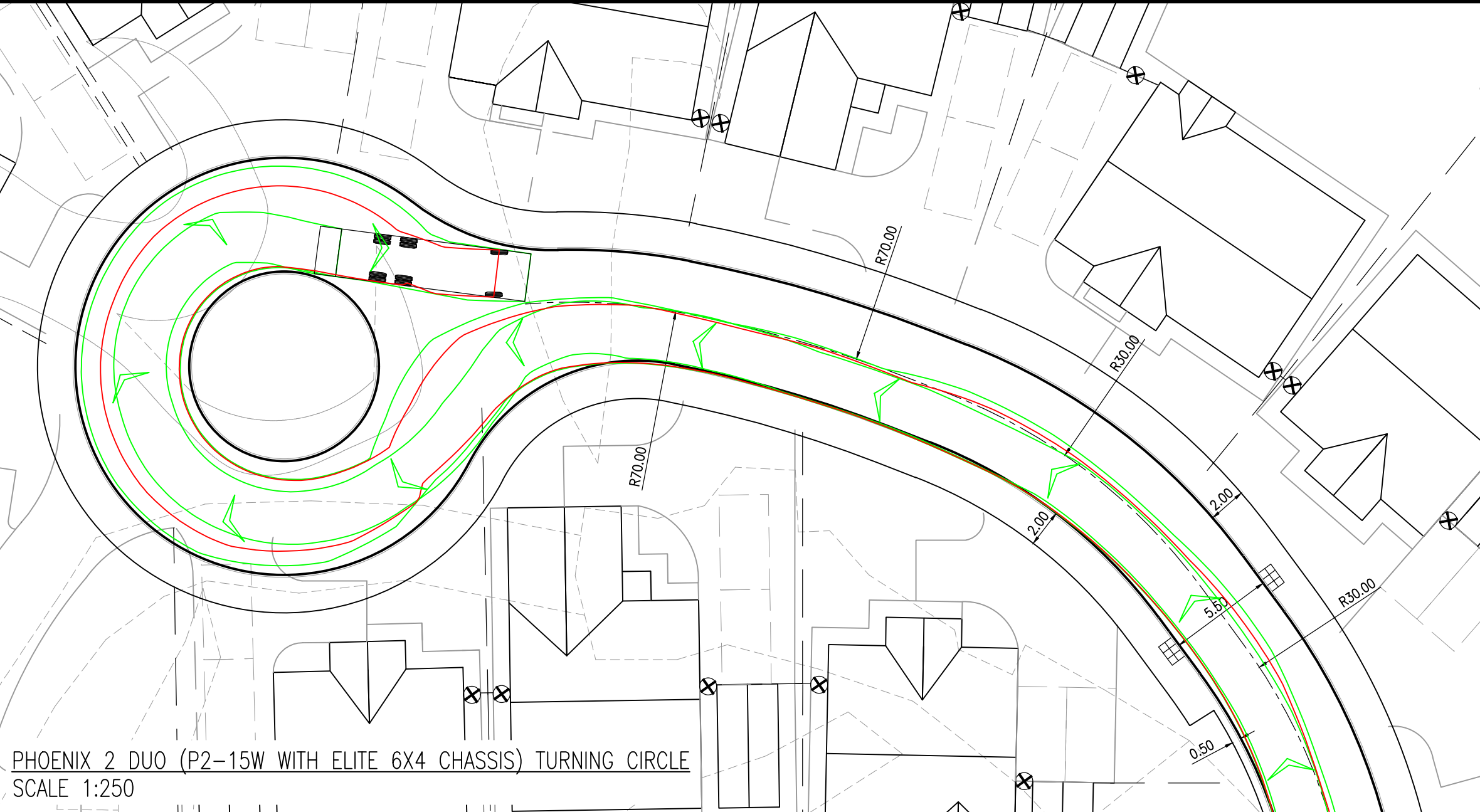
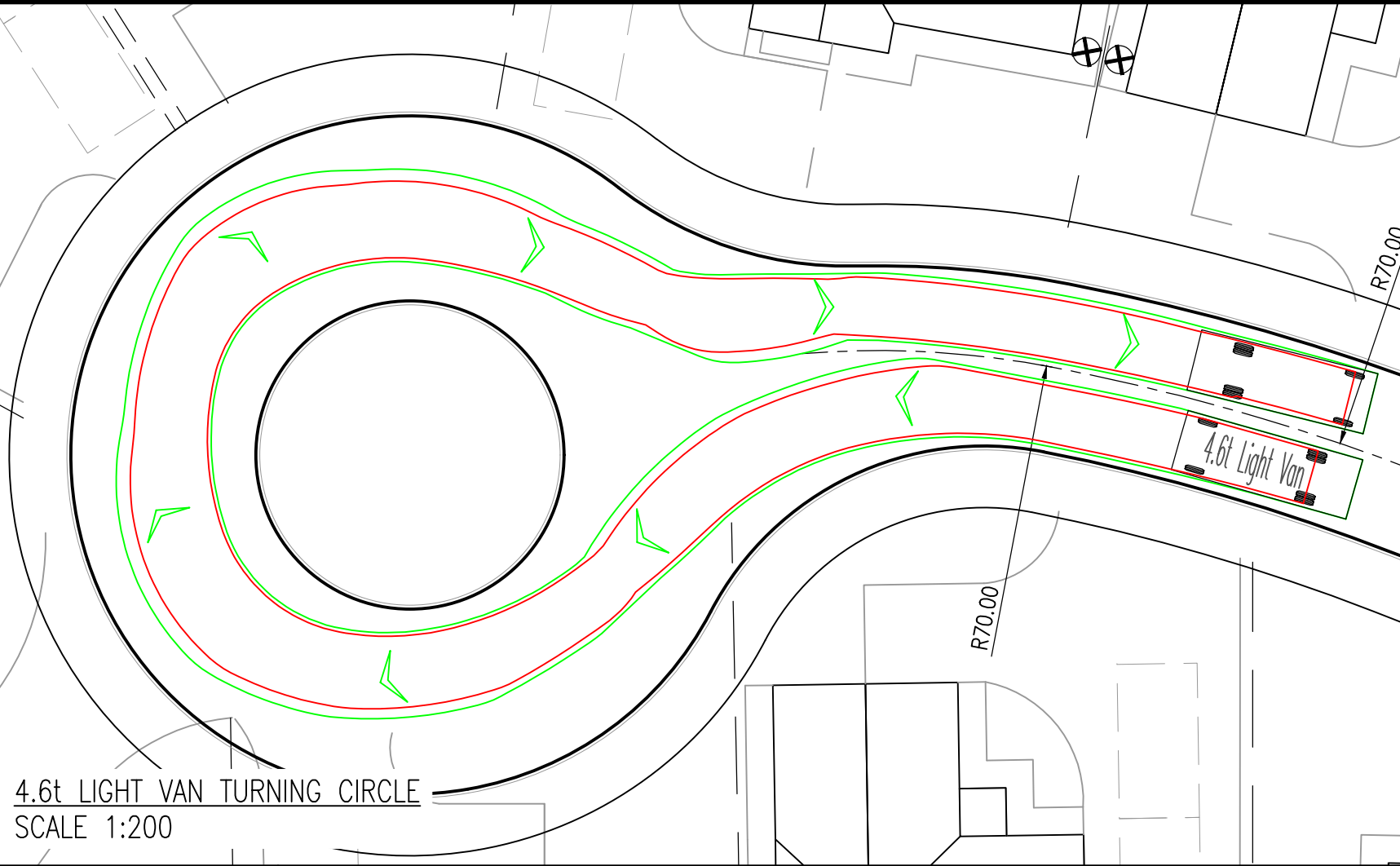
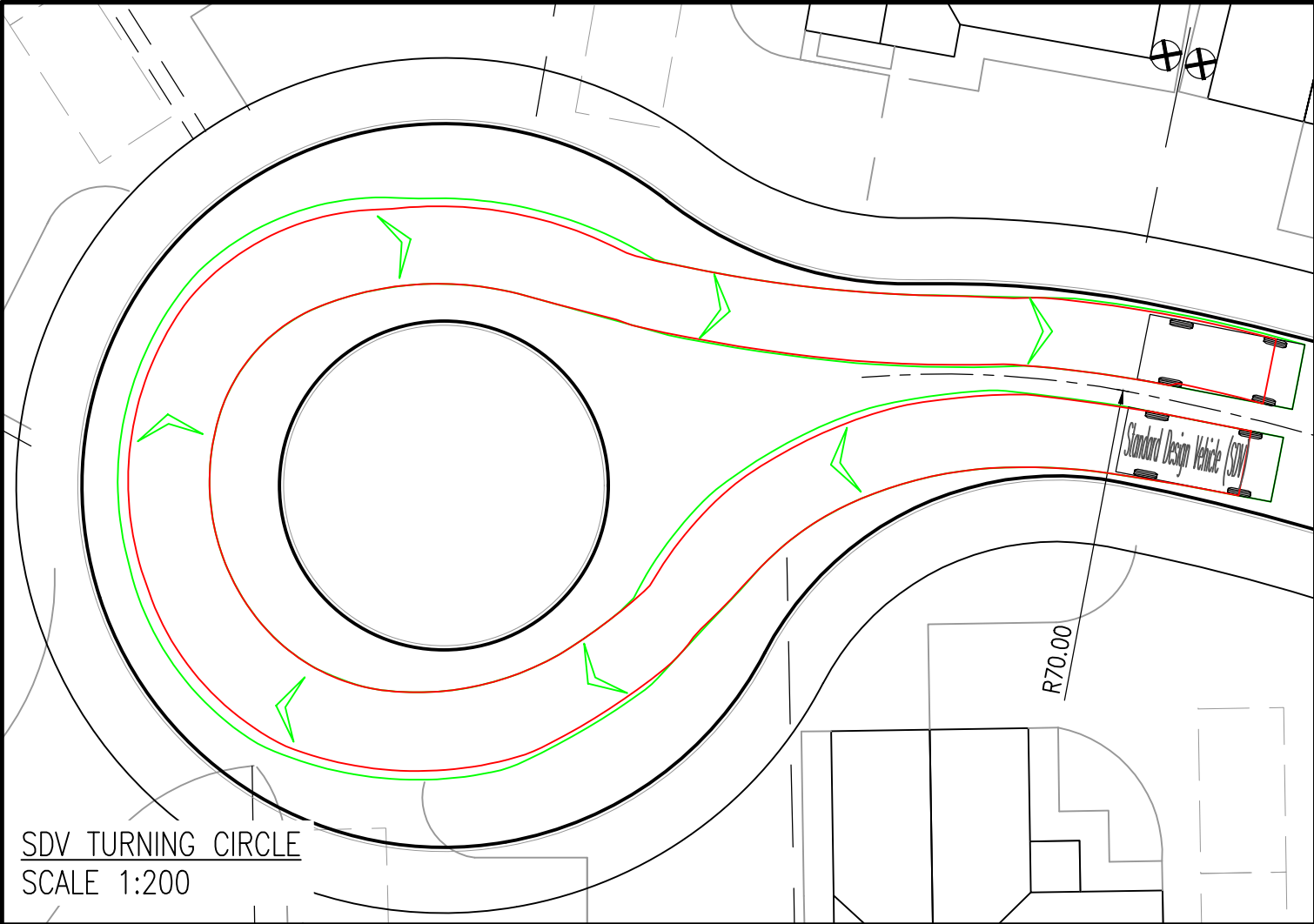
Client
W.A. BOWLER LTD

Project
**PROPOSED HOUSING
FURNACE QUARRY
LLANELLI**

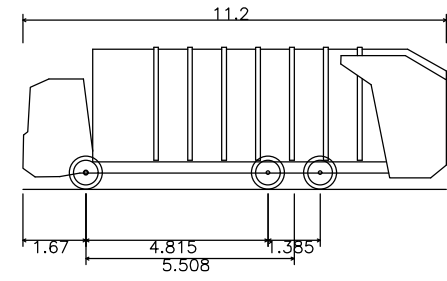
Drawing Title
**VEHICLE TRACKING
ANALYSIS
SHEET 1**

INFORMATION

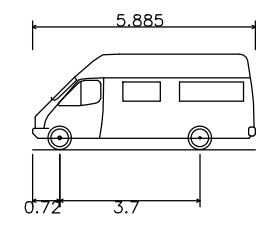
Project No.		Drawing No.	
C2217		C-SK03	
Scales		Date	
1:250		07.08.2024	
Drawn	Checked	Sheet Size	Revision
MK	DH	A1	A



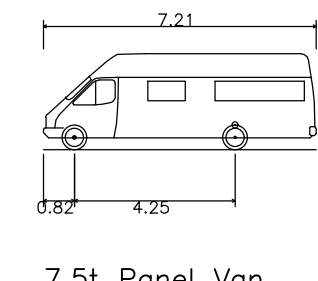
Standard Design Vehicle (SDV)
Overall Length 11.200m
Overall Width 2.530m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 9.500m



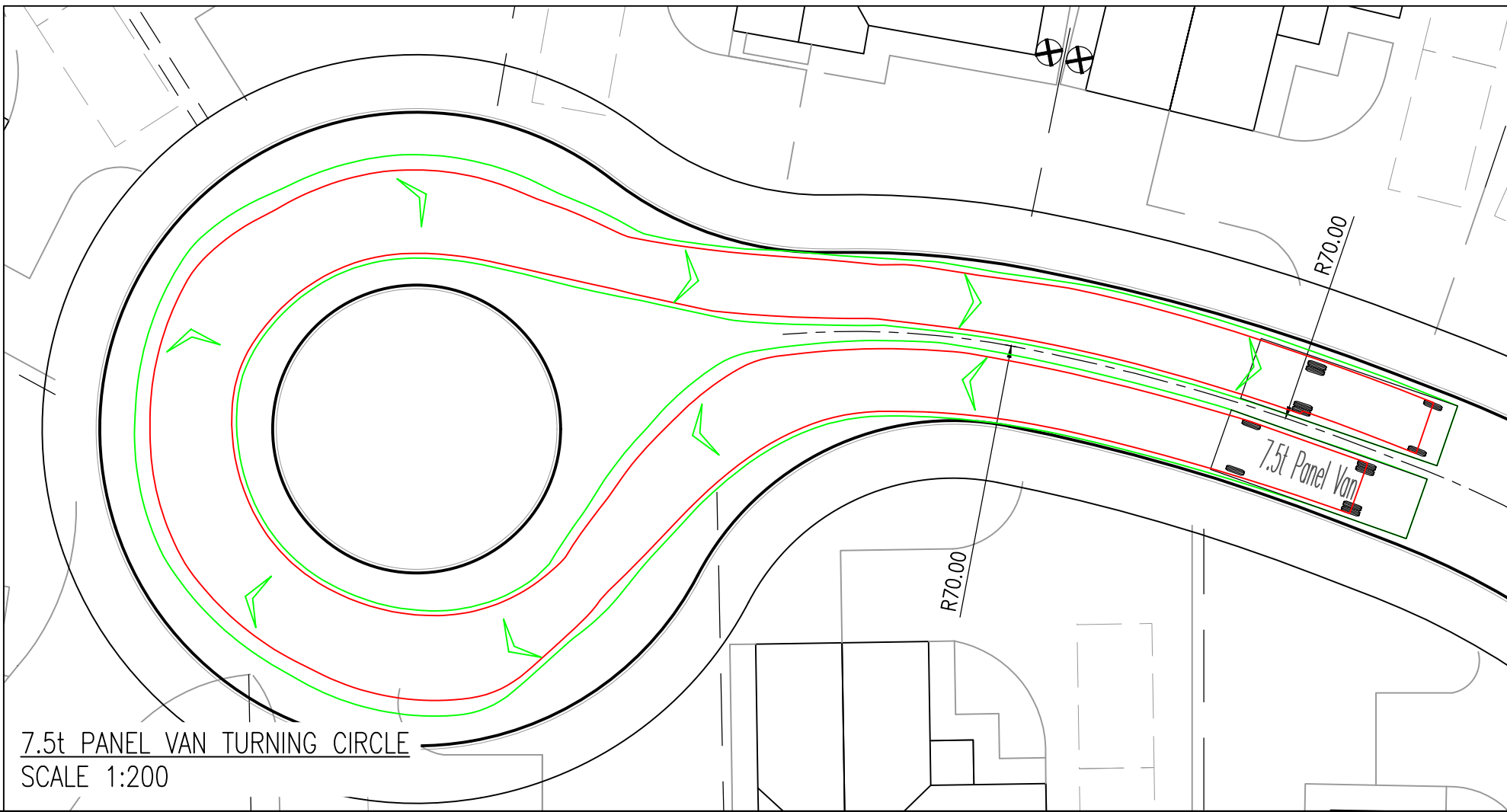
Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
Overall Length 11.200m
Overall Width 2.530m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 9.500m



4.6t Light Van
Overall Length 5.885m
Overall Width 2.000m
Overall Body Height 2.526m
Min Body Ground Clearance 0.299m
Track Width 1.765m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 6.000m



7.5t Panel Van
Overall Length 7.210m
Overall Width 2.192m
Overall Body Height 3.344m
Min Body Ground Clearance 0.316m
Track Width 1.865m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m



GENERAL NOTES

- DO NOT SCALE THIS DRAWING.
- CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.
- ANY DISCREPANCY TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.

Rev.	Detail	By	Date
A	REVISED TO SUIT NEW ROAD LAYOUT	MK	30.08.24

Revisions

Reinforcement schedules nos.



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Client

W.A. BOWLER LTD

Project

PROPOSED HOUSING
FURNACE QUARRY
LLANELLI

Drawing Title

VEHICLE TRACKING
ANALYSIS
SHEET 2

INFORMATION

Project No.

C2217

Drawing No.

C-SK04

Scales

1:250

Date

07.08.2024

Revision

Drawn

MK

Checked

DH

Sheet Size

A1

Revision

A