



Hywel Dda University Health Board

URGENT AND PLANNED CARE HOSPITAL

Town Planning Consenting Strategy



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1 INTRODUCTION

- 1.1.1. This document has been prepared by WSP on behalf of Hywel Dda University Health Board (H DUHB) to outline the Town Planning Strategy for the Urgent and Planned Care Hospital (the Proposed Development) in Carmarthenshire.
- 1.1.2. H DUHB are proposing a new Urgent and Planned Care Hospital to be located within the administrative area of Carmarthenshire County Council, between the settlements of Narberth and St Clears.
- 1.1.3. At present, there are three shortlisted site locations – further detail of the sites has been provided in Appendix A.
- Whitland Spring Gardens (formerly Site 12) is a short distance north-east of the centre of Whitland. It is between the A40 to the north, Whitland Rugby Pitch to the east, and Spring Garden Homes to the south.
 - Whitland Ty Newydd (formerly Site C) is part of Ty Newydd Farm. The site is to the east of the old Whitland Creamery site. The town centre and the A40 road are less than one mile to the north of the site.
 - St Clears, Tenby Road (formerly Site 17) is land at old Bryncaerau fields, next to the junction of the A40) and A477 in St Clears. The A4066 Tenby Road is to the south, the village of Pwll Trap to the north, and the A40 to the west.

1.2 PROGRESS SO FAR

PRE-APPLICATION ENGAGEMENT

- 1.2.1. WSP have been engaged with the Hywel Dda University Health Board providing town planning and environmental consultancy support as part of the works completed to date for the new Urgent and Planned Care Hospital. A multi-disciplinary team, including the WSP Planning & Environment Team, provided input into reports for each of the five shortlisted sites, setting out the constraints and appraisal of each option.
- 1.2.2. The information of each of the five shortlisted sites was used to inform requests for pre-application advice from the local planning authorities. One of the shortlisted sites was located within Pembrokeshire and four within Carmarthenshire.
- 1.2.3. The pre-application responses received from the two local planning authorities helped to inform the decision-making process to further reduce the number of shortlisted sites to three. To confirm, the two sites removed from the process, one was located within Pembrokeshire and the other within Carmarthenshire, leaving the remaining three sites in Carmarthenshire.

PLANNING PERFORMANCE AGREEMENT

- 1.2.4. A Planning Performance Agreement has been agreed and signed by H DUHB and CCC. This PPA covers the pre-application period covering the submission of the three EIA Scoping Opinions and any pre-application discussions which take place between the two parties. The PPA also sets out that this Planning Strategy will be agreed between H DUHB and CCC.

ENVIRONMENTAL IMPACT ASSESSMENT SCOPING OPINIONS

- 1.2.5. Environmental Impact Assessment (EIA) Scoping Reports have been prepared for each of the three shortlisted sites, and were submitted to Carmarthenshire County Council in May 2023. As part of the EIA Scoping request, the council have undertaken the formal consultation exercise with key stakeholders, such as Welsh Government Highways, Natural Resources Wales and Environmental Health.

1.3 PURPOSE OF THE STRATEGY

- 1.3.1. Building upon the work to date, this document aims to develop a clear strategy for the preparation of a planning application for the Proposed Development. It will also set out next steps, including information requirements, further environmental reporting and any secondary consents that may be required.
- 1.3.2. A planning policy review is provided to highlight the relevant National and Local planning policy and other legislation that should be considered for any future planning application.
- 1.3.3. The conclusion summarises the above assessment and sets out the proposed strategy for achieving consent for the Proposed Development. It also highlights the next steps in terms of information requirements to support the consenting route.

1.4 REPORT STRUCTURE

- 1.4.1. The content and structure of this document is set out in the table below:

Chapter	Content
Chapter 2: The Proposed Development	Development description and description of the proposed works.
Chapter 3: Planning Policy Considerations	Outlines the main policy considerations to be taken into account
Chapter 4: The Planning Process	Outlines the planning process which applies to the proposed development, setting out the different consenting approaches and considerations for the future planning application submission
Chapter 5: Environmental Impact Assessment	Summarises the outcome of the EIA Scoping Exercise which has been undertaken and outlines the process for the future EIA process.
Chapter 6: Recommendations and Next Steps	Summarises the recommended consenting strategy and proposed next steps to take the Proposed Development forward.
Appendix A: Site Context	Site location, site ownership and key environmental and planning designations
Appendix B: Planning Policy Review	Outlines the relevant national and local planning policies which would apply to any future planning application.

2 THE PROPOSED DEVELOPMENT

- 2.1.1. The proposed development is a C2 hospital use class with all the other uses being ancillary to the wider healthcare delivery such as mental health accommodation, research and development and office facilities, clinical support facilities, education and training facilities, staff and visitor welfare facilities, facilities management services, external and ancillary residential accommodation, shops, food and drink facilities, helipad with associated public realm and landscaping, earthworks, highways and access infrastructure, car parking and surface water drainage infrastructure and an energy centre to service the buildings.

3 PLANNING POLICY CONSIDERATIONS

3.1 PLANNING POLICY REVIEW

- 3.1.1. A review of the relevant national and local planning policies will need to be taken into consideration in developing the details of the proposed development. The Local Planning Authority will assess the planning application against the policies as part of the decision-making process.
- 3.1.2. Incorporating and understanding the relevant planning policies at an early stage of the design and development process is essential in developing a successful scheme which is compliant with policy.
- 3.1.3. A high-level planning policy review, setting out the relevant policies has been set out at Appendix B of this Strategy. This review can be updated and refined as the design is developed and to take into account any updates to planning policy. Key considerations from national and local policy have been discussed at the headings below.

NATIONAL PLANNING POLICY AND GUIDANCE

- 3.1.4. Future Wales is the National Development Framework for Wales, and sets out the directive for development in Wales to 2040. The purpose of the National Plan is to ensure that the all levels of the planning system in Wales is consistent with, and supports the delivery of, Welsh Government strategic aims and policies.
- 3.1.5. A key policy to highlight from Future Wales is Policy 6: Town Centre First. This seeks to focus the delivery of new development within town centres, primarily so that “*intended users can easily walk, cycle and/or use public transport to access them*”. It should be noted that this policy does not mean that local authorities will refuse planning permission based solely on a proposal being located outside of a town centre, when sites in such locations are not suitable nor available.
- 3.1.6. A key message to incorporate into the future planning application for the Urgent and Planned Care Hospital is highlighting the sustainable travel and access to the site and the link to the surrounding services for patients and staff at the site.

EMERGING NATIONAL POLICY

- 3.1.7. The Infrastructure (Wales) Bill was published in draft in June 2023 and is currently in a consultation period with Welsh Government. This legislation is seeking to introduce a new consenting process for large infrastructure schemes (to be referred to as Significant Infrastructure Projects (SIPs)) such as energy generation projects and is currently anticipated to come into force in Summer 2025. It would not apply to the new Urgent and Planned Care Hospital, however, it is considered that there could be relevance for any neighbouring sites which could be developed.
- 3.1.8. The new Infrastructure Consenting process would replace the current process for Developments of National Significance (DNS). Any application which comes forward prior to the coming into force of the new regime would be defined as a ‘DNS’.
- 3.1.9. Energy generation schemes over 50MW will be defined as either a DNS or a SIP project (depending on the introduction of the new regime). For both consenting routes, applications will be submitted to Planning Environment Decisions Wales (PEDW) and examined by independent planning inspectors who will make recommendations to the Welsh Ministers for decisions. As with any planning application, the principle of the development in that location will be taken into account, but there will

also be consideration of the cumulative impact of any neighbouring sites. For example, if an energy generation scheme is brought forward on a site nearby to the Urgent and Planned Care Hospital, the combined impact of both uses and sites would be assessed as part of the process.

LOCAL PLANNING POLICY AND GUIDANCE

- 3.1.10. The current adopted statutory development plan for Carmarthenshire comprises the Local Development Plan 2006-2021 (adopted December 2014).
- 3.1.11. The Revised (Replacement) Carmarthenshire Local Development Plan 2018-2033 is currently being prepared by CCC. The production of the Revised LDP has been delayed due to the publication of new targets by Natural Resources Wales which seek to reduce river phosphate levels in riverine Special Areas of Conservation (SAC) across Wales.
- 3.1.12. The public consultation on the second Deposit LDP closed on 14 April 2023. Until the Revised LDP is adopted, the existing 2006-2021 LDP will remain in place for all planning decisions, in line with advice issued by the Welsh Government.
- 3.1.13. The period for putting forward suggested sites for allocation has now closed. However, it is considered that the timelines for the planning process of the Urgent and Planned Care Hospital and the Examination of the revised LDP do not align (i.e. one site has not yet been selected and multiple site suggestions are not favoured by the Authority or land owners, and the LDP process could further delay delivery of the development).
- 3.1.14. The Delivery Agreement for the revised LDP currently refers to an indicative adoption of the LDP in October-November 2024. It is likely that the new policies will need to be taken into consideration in the development of the planning application for the Urgent and Planned Care Hospital. Continued monitoring and review of the emerging policies will be required in order to maintain an up-to-date policy review for the proposed development.

4 THE PLANNING PROCESS

4.1 PLANNING CONSENT

- 4.1.1. A planning application will be required for the proposed Urgent and Planned Care Hospital, as it meets the definition of 'development' as set out in section 55 of the Town and Country Planning Act 1990. The planning application will be submitted to Carmarthenshire County Council, who will be the Local Planning Authority.
- 4.1.2. Due to the nature and the scale of the development, an Environmental Impact Assessment (EIA) will be undertaken and an Environmental Statement will be submitted as part of the planning submission. Further details of the EIA have been set out at the relevant section below.
- 4.1.3. There are three different planning application 'types' which could be considered for the approach to obtaining planning consent for the proposed development.

FULL PLANNING APPLICATION

- 4.1.4. Full planning applications can be made when all the details of a proposed development are known and the development is already considered viable. A full planning application will include detail such as the scale and orientation of buildings and structures on the site, parking and pedestrian access, and drainage.
- 4.1.5. The Local Planning Authority will consider the details of the proposed development, based on the information provided, and will make a decision against the relevant national and local planning policies.
- 4.1.6. As all details are provided through a full planning application, there is clarity in exactly what is consented on the site. A full planning application is more often used when the principle of development is less of a problem, for example when there are similar uses nearby, and therefore it is more cost-effective to have one planning submission (in comparison to two applications for the outline and reserved matters approach, set out below).

OUTLINE PLANNING APPLICATION

- 4.1.7. Outline planning applications establish the principle of the Proposed Development without including all details at the outset. Outline planning applications can consider five matters: access, appearance, landscaping, layout and scale.
- 4.1.8. An outline planning application must be followed by an application for the approval of reserved matters which were not considered at the outline stage. Development cannot commence until the reserved matters applications have been consented.
- 4.1.9. Although an outline and reserved matters application approach involves the submission of two planning applications, it is often used for larger scale projects, as it ensures that the principle of the development is established prior to the commission of detailed design, and helps to set out any issues at an earlier stage.
- 4.1.10. A time limit for the submission of the subsequent reserved matters will be set out within the conditions of an outline planning consent. The standard limit is three years, however, through discussion and agreement with the Council, a longer time frame could be considered, given the

scale of the development and the relevant phases subject to submission of sufficient details within the reserved matters application(s).

HYBRID PLANNING APPLICATION

- 4.1.11. A hybrid planning application seeks outline planning permission for part of the proposed development and full planning permission of another part of the same development. Major developments often use hybrid planning applications in order to enable work to start sooner on one part or phase of the development before the full details of the other parts are fully known or finalised.

4.2 PLANNING SUBMISSION

4.2.1. The following submissions will be required by CCC as part of any planning application:

- Planning Statement
- Design and Access Statement [from Architect/Designers]
- Environmental Statement (including Environmental Impact Assessment)
 - Including associated topic specific surveys, reports and assessments
- Planning Application Form
- Planning Drawings:
 - Site Location Plan
 - Site Layout
 - Elevations
 - Landscaping
- Pre-Application Consultation (PAC) Report

4.2.2. A full list of documents and plans required will be finalised as part of the pre-application process.

4.3 WELSH GOVERNMENT ‘CALL-IN’

4.3.1. As referred to above, the local planning authority (in this instance Carmarthenshire County Council) will make the decision on planning applications. However, Welsh ministers have the power to direct the local planning authority to refer an application to it for decision, which is a ‘called-in’ application.

4.3.2. If an application is called-in, the local planning authority will send a copy of the application and all the supporting documents and plans to Planning and Environment Decisions Wales (PEDW). An independent planning inspector will be appointed to examine the application, either by way of:

- written representations;
- a hearing;
- a public inquiry; or
- a mixture of two or more of the above methods.

4.3.3. Following examination, the planning inspector will present a report with a recommendation of whether to approve or refuse the application to the Welsh Ministers. One of the Welsh Ministers will decide whether or not to issue consent in respect of the application.

4.3.4. There is no right of appeal against any decision of the Welsh Ministers to ‘call in’ an application or not, or in relation to a decision on a ‘called in’ application.

4.3.5. Welsh Ministers will only exercise call-in powers rarely, and where their use can be justified. Is it only considered appropriate where a proposal raises planning issues of more than local importance, for example:

- are in conflict with national planning policies;
- could have wide effects beyond their immediate locality;
- may give rise to substantial controversy beyond their immediate locality;
- are likely significantly to affect sites of scientific, nature conservation or historic interest or areas of landscape importance;
- raise issues of national security; or
- raise novel planning issues.

4.3.6. For major developments which may fall into any of the categories listed above, it is essential to maintain regular engagement and communication with the local authority officers, as well as key stakeholders. It can also be beneficial to maintain dialogue with the Welsh Government Planning Directorate and/or PEDW.

4.4 PROGRAMME

PRE-APPLICATION CONSULTATION (PAC)

- 4.4.1. For all outline or full applications for 'major' development, applicants must undertake statutory Pre-Application Consultation (PAC). The outcome of the consultation exercise is that a PAC Report will be submitted as part of the planning application.
- 4.4.2. Draft planning application documents will need to be prepared and consulted on. Applicants must engage with statutory consultees and members of the public. The PAC Report will set out the details of the consultation and report on any feedback or responses received, and how the proposals have been amended to take into consideration the consultation.
- 4.4.3. To assist developers in complying with the statutory pre application legislation the Welsh Government have produced a step-by-step guide of the process;
- **Step 1-** Establishing the type of development: This will help to establish what documents are required to support the application, the documents are then consulted on.
 - **Step 2-** Make a draft version of the planning application available for the consultation: Developers will need to prepare a full suite of draft planning application documents including the Design and Access Statement, all scaled plans / drawings, information / surveys and technical documents that would be required to validate the planning application.
 - **Step 3-** Start 28-day consultation period: A minimum of a 28-day statutory consultation period must be held ahead of submitting the planning application.
 - **Step 4-** Prepare a Pre-application Consultation Report: This report is a validation requirement for planning applications and will form part of the final application submission.
- 4.4.4. The Welsh Government outline the minimum consultation that needs to be undertaken for major development. However, the Welsh Government encourages developers to go further than the minimum to get the most out of the process.
- 4.4.5. The primary aim of developing a consultation strategy is to ensure that the activities have a clear purpose, involve the right people and groups at the right time, and allows consultees to play a positive part in the project development. It can also help to ensure that the statutory requirements have been satisfied.

- 4.4.6. Developers will need to plan for when the statutory consultation can begin. This is reliant on the availability of the draft application documents. As part of the statutory consultation a full suite of planning application documents is required for consultees to view and comment on.
- 4.4.7. As part of the statutory consultation requirements developers are required to consult on a draft version of all of the planning application documents. It is acknowledged that elements of the application documents need to be technically worded by nature. However, it may be useful to provide non-technical summaries to assist the reader.

PLANNING DETERMINATION

- 4.4.8. Local Planning Authorities have a 16-week determination period for planning applications for EIA development.
- 4.4.9. It is likely that for a development such as the Urgent and Planned Care Hospital, that due to the public interest and the relevance of the scheme across the region, the 16-week determination period will be exceeded. Therefore, it is recommended that a further Planning Performance Agreement is prepared and agreed to in order to confirm the timescales and communication adhered to by CCC and HDUHB in respect of the planning applications. This PPA can cover the period for any outline planning application, subsequent reserved matters applications, and the discharge of any conditions.
- 4.4.10. Also, to note, due to the nature and scale of the development, the application will be reported to the Planning Committee for determination.

5 ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1.1. Three EIA Scoping Reports were submitted to Carmarthenshire County Council (CCC) in May 2023. In August 2023, CCC provided a Scoping Opinion Report for each of the three scoping reports. Several stakeholders were consulted and have also provided a Scoping Opinion which have informed the LPA's Scoping Opinion reports.
- 5.1.2. In summary, the EIA Scoping Responses for each of the shortlisted sites only have minor differences between them and will all require the same extent of design activities to support a planning application.
- 5.1.3. Table 1 summarises the key points outlined in each Scoping Opinion provided by CCC for the following sites:
- Whitland Spring Gardens
 - Whitland Ty Newydd
 - St Clears
- 5.1.4. It is recommended that the table below is read in conjunction with the submitted Scoping Opinion reports and summaries. Whilst the table below captures the key messages of the Scoping Opinions, it does not include all of the recommendations therefore, as the Proposed Development progresses, the Scoping Opinion reports and summaries should be consulted.
- 5.1.5. CCC has advised that once a site has been chosen and that further details of the proposal are undertaken, a further review of the EIA Scope is undertaken to ensure all the environmental factors and associated effects are fully assessed.

Table 1 – Scoping Opinion Responses

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
1 – Introduction	<ul style="list-style-type: none"> As below 	<ul style="list-style-type: none"> As below 	<ul style="list-style-type: none"> As below
2 – Description of the Proposed Development	<p>Information required in the ES:</p> <ul style="list-style-type: none"> Full detailed explanation of the need for the development and the resultant impacts on existing provision within the HDUHB area Information on how the proposal addresses the AHMWW Health Strategy 2018 (and subsequent reviews) Set out services to be provided in new hospital and services to remain at existing hospital sites Likely phasing of various elements Site description update to reflect most up-to-date position in terms of its physical location as well as existing and proposed developments Full project description (including indicative layout setting out approximate location of buildings, routes and opens spaces, the upper and lower for the height, width and 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report; and A clear explanation and justification are required for the reasoning for the size and extent of the site proposed (64 ha) 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
	length of each building; area(s) where access points will be situated)		
3 – Approach to EIA	<ul style="list-style-type: none"> • Contact to be made with LPA prior to the consultation to confirm full list of consultees • Approach to assessing cumulative effects should include, amongst others, sites allocated for housing or employment purposes and committed sites 	<ul style="list-style-type: none"> • As per Whitland Spring Gardens Scoping Opinion Report; 	<ul style="list-style-type: none"> • Contact to be made with LPA prior to the consultation to confirm full list of consultees
4 – Environmental Factors Scoped Out	<ul style="list-style-type: none"> • Reference should be made to potential accidents in the project description chapter, although it is agreed this can be scoped out of the ES • Due to the limited information at this stage, Materials and Waste cannot be scoped out during the construction phase. It is proposed the following elements remain scoped in until further information can be provided: the disposal and recovery of waste associated with the construction of the development, and transportation of material during the construction phase 	<ul style="list-style-type: none"> • As per Whitland Spring Gardens Scoping Opinion Report 	<ul style="list-style-type: none"> • Whitland Spring Gardens Scoping Opinion Report

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
5 – Biodiversity	<ul style="list-style-type: none"> In addition to the further surveys outlined in the Scoping Report, NRW recommends a preliminary ground level roost assessment NRW advocate the inclusion of a Conservation Plan for relevant species is included as an Annex to the ES NRW advise dormouse, badgers and reptiles are scoped into the EIA and subject to specific surveys Requirement for a Habitats Regulations Assessment (HRA) screening report and Statement to Inform an Appropriate Assessment (if applicable) The ES should include a tree survey and categorisation report, and Arboricultural Impact Assessment (AIA) 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report; and In addition to badgers and reptiles, NRW advise otters are scoped into the EIA and subject to specific survey 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report; and There is no mention of a requirement for an AIA NRW advise only badgers and reptiles are scoped into the EIA and subject to specific surveys for this site
6 – Cultural Heritage	<ul style="list-style-type: none"> As part of the ES, Cadw strongly recommends the proposed search area for designated assets is increased from 1km to 3km to include an assessment of the potential effects 	<ul style="list-style-type: none"> As part of the ES, Cadw strongly recommends the proposed search area for designated assets is increased from 1km to 3km to include an assessment of the potential effects upon a number of specific designated assets. 	<ul style="list-style-type: none"> As part of the ES, Cadw strongly recommends the proposed search area for designated assets is increased from 1km to 3km to include an assessment of the potential effects upon a number of specific designated assets.

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
	<p>upon a number of specific designated assets.</p> <ul style="list-style-type: none"> • Cadw notes the following historic assets are potentially affected by the proposal: <ul style="list-style-type: none"> ○ 9392 Remains of Whitland Abbey including garden walls to S Grade II ○ 9416 Trevaughan Bridge. Grade II ○ 24116 Cyffig Church Grade II* ○ 24495 Brunant Grade II ○ 24953 Llwynybrain Cottage ○ CM014 Scheduled Monument Whitland Abbey ○ CM279 Scheduled Monument Roman Road 250m NE of Pwll-y-Hwyaid ○ CM327 Scheduled Monument Llan-Marlais Round Barrow ○ CM389 Scheduled Monument Pengawse Medieval House Site 	<ul style="list-style-type: none"> • Cadw notes the following historic assets are potentially affected by the proposal: <ul style="list-style-type: none"> ○ 9392 Remains of Whitland Abbey including garden walls to S Grade II ○ 9416 Trevaughan Bridge. Grade II ○ 24116 Cyffig Church Grade II* ○ 24495 Brunant Grade II ○ 24953 Llwynybrain Cottage ○ 87834 Boundary stone near Gelli-Felen (partly in Eglwyscummin Community) Grade II ○ CM014 Scheduled Monument Whitland Abbey ○ CM279 Scheduled Monument Roman Road 250m NE of Pwll-y-Hwyaid ○ CM327 Scheduled Monument Llan-Marlais Round Barrow ○ CM389 Scheduled Monument Pengawse Medieval House Site 	<ul style="list-style-type: none"> • There are 32 Listed Buildings, six Scheduled Monuments and one Registered Historic Landscape which are potentially affected by the proposal.
7 – Water resource and Flood Risk	<ul style="list-style-type: none"> • Correspondence with Dwr Cymru Welsh Water indicates no capacity exists in the foul water sewerage network and Wastewater Treatment 	<ul style="list-style-type: none"> • Correspondence with Dwr Cymru Welsh Water indicates no capacity exists in the foul water sewerage network and 	<ul style="list-style-type: none"> • Correspondence with Dwr Cymru Welsh Water did not suggest any capacity issues in regard to foul,

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
	<p>Works to accommodate the development</p> <ul style="list-style-type: none"> • Welsh Water indicate concerns over the provision of adequate water supply to the development • No improvements are planned to existing Welsh Water infrastructure • Hydraulic Modelling and Development Impact Assessments are recommended to determine infrastructure improvements required to serve development and should form part of a foul drainage strategy to be submitted in support of the ES • NRW consider the potential risks associated with runoff to WFD water bodies must be considered and therefore should be scoped in • Further consultation with NRW recommended to consider the need for a WFD assessment in the ES • Any Flood Consequence Assessment (FCA) should include an assessment of the development within the context of the Flood Map for Planning (FMfP) • The risks of flooding to the primary access routes to the development, 	<p>Wastewater Treatment Works to accommodate the development</p> <ul style="list-style-type: none"> • No improvements are planned to existing Welsh Water infrastructure • Hydraulic Modelling and Development Impact Assessments are recommended to determine infrastructure improvements required to serve development and should form part of a foul drainage strategy to be submitted in support of the ES • NRW recommend the scoring for WFD water bodies is amended • NRW recommend both the riverine and transitional (estuarine) water bodies should be assessed together with the Three Rivers which are designated shellfish waters • Any Flood Consequence Assessment (FCA) should include an assessment of the development within the context of the Flood Map for Planning (FMfP) • NRW reference national planning policy advice and the Welsh Government's more recent advice that highly vulnerable development and emergency 	<p>surface water, and combined sewer network.</p> <ul style="list-style-type: none"> • Reference should be made to the most up-to-date information provided on the Flood Maps for Planning which are intended to accompany the revised Technical Advice Note 15 due for publication at the end of 2023. • NRW disagree with the proposed assessment methodology outlined in Table 7-3 with regard to WFD water bodies. It is recommended that revisions to the scoring for WFD water bodies is undertaken – ‘Low’ sensitivity should not be attributed to moderate status waterbodies • NRW consider the potential risks associated with runoff to WFD water bodies must be considered and therefore should be scoped in

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
	<p>and the risk of fluvial flooding on surrounding areas should both be scoped into the assessment</p>	<p>services should not be permitted in zone C2.</p> <ul style="list-style-type: none"> The risks of flooding to the primary access routes to the development, and the risk of fluvial flooding on surrounding areas should both be scoped into the assessment 	
<p>8 – Landscape and Visual</p>	<ul style="list-style-type: none"> The intended approach set out in the Scoping Report cannot be confirmed as appropriate at this stage due to the limited detail available. The development’s impact upon the setting of cultural heritage assets should be scoped in It is recommended an AIA should be undertaken 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report
<p>9 – Air Quality</p>	<ul style="list-style-type: none"> Further refinement of the study areas to be undertaken once the final site is chosen Further clarification of the intended 500m extent of the study area for construction traffic on haulage routes should be provided and the reasons for this distance extent having regard to the potential long distance routes, locations of any construction 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
	<p>compounds and materials source locations</p> <ul style="list-style-type: none"> Support the inclusion of the “affected road network” at the operational stage but subject to further refinement once the transport modelling details are available for the chosen site 		
10 – Noise and Vibration	<ul style="list-style-type: none"> It is advised the Council’s Environmental Health Teams are involved in the refinement process of the study area of noise and vibration impacts relating to traffic in both construction and operational phases For clarity, vehicle movements within the Site Boundary should be considered at the construction phase as well as the operational phase 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report
11 – Access, Traffic and Transport	<ul style="list-style-type: none"> Noted this is a major factor that will need to be subject to comprehensive and robust assessments The initial site specific study area is acknowledged but will require further consultation with CCC and SWTRA to agree the extent It is advised Pembrokeshire and Ceredigion highways authorities are 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report; and Network Rail has highlighted the need to assess the impact upon existing rail services and infrastructure 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report; and In regard to elements scoped in, uplift in traffic during the operational phase should not be limited to the A40 Given its location, certain references in the Whitland Spring Gardens Scoping Opinion Report are not applicable including:

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
	<p>also consulted to agree the study area once the site is chosen</p> <ul style="list-style-type: none"> In regard to elements scoped in, uplift in traffic during the operational phase should not be limited to the A40 and should include the surrounding road network including the B4328 (Spring Gardens) Consideration should be given to assessing scenarios during A40 closures and incidents Welsh Government is content with the overall approach but recommended further direct consultation as the Highway Authority for the Trunk Road Network Any amendments to the trunk road would need to be designed and constructed in accordance with the Design Manual for Roads and Bridges (DMRB) with an associated Walking, Cycling and Horse Riding Assessment and review relating to any changes to the trunk road The Transport Assessment must consider public transport provision 		<ul style="list-style-type: none"> Reference to assessing the B4328; and Advice to seek confirmation from Network Rail as to whether their comments on the Whitland Ty Newydd site about assessing the impact upon existing rail services and infrastructure also implies to this site

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
	<p>and what future provisions might be needed by a development of this scale</p> <ul style="list-style-type: none"> TfW welcome continued discussion regarding the project including assistance with the provision of data to help inform assessments Advised to seek confirmation from Network Rail as to whether their comments on the Whitland Ty Newydd site about assessing the impact upon existing rail services and infrastructure also implies to this site 		
12 – Ground Conditions	<ul style="list-style-type: none"> Agreement with approach set out in Scoping Report 	<ul style="list-style-type: none"> Agreement with approach set out in Scoping Report The Welsh Government’s Land Quality Advisory Service support the provision of an Agricultural Land Classification Survey 	<ul style="list-style-type: none"> Agreement with approach set out in Scoping Report
13 – Socio-Economics, Population and Human Health	<ul style="list-style-type: none"> A dedicated assessment of effects on amenity during construction and operational phases should be undertaken, which draws upon other assessments undertaken including landscape and visual, noise, air quality, dust and traffic 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report; and Wales and West Utilities have confirmed the presence of two intermediate/high pressure gas pipelines within the site whereby they traverse the land in an 	<ul style="list-style-type: none"> As per Whitland Spring Gardens Scoping Opinion Report; and Reference to consideration of the LDP housing allocation referenced T2/6/h4 is not applicable to this site

Chapter	Whitland Spring Gardens	Whitland Ty Newydd	St Clears
	<ul style="list-style-type: none"> Light nuisance should be included in any assessment on amenity impacts for construction and operational phases Effects on access for residential, recreational, community and business receptors should be scoped in In terms of assessing residential receptors, consideration should be given to the LDP housing allocation referenced T2/6/h4 	<p>east-west direction and will potentially impact upon the development.</p> <ul style="list-style-type: none"> Consideration to be given to the mitigation outlined by the Council's Public Rights of Way Officer regarding the potential diversion of the public footpath that crosses the site 	
14 – Greenhouse Gases	<ul style="list-style-type: none"> Approach generally supported but the disposal of waste due to demolition works during the construction phase should be scoped in The scoping in of end-user emissions is supported 	<ul style="list-style-type: none"> Approach generally supported but the disposal of waste due to demolition works during the construction phase should be scoped in The scoping in of end-user emissions is supported 	<ul style="list-style-type: none"> The scoping in of end-user emissions is supported
15 – Climate Resilience	<ul style="list-style-type: none"> Agreement with approach set out in Scoping Report 	<ul style="list-style-type: none"> Agreement with approach set out in Scoping Report 	<ul style="list-style-type: none"> Agreement with approach set out in Scoping Report

6 RECOMMENDATIONS AND NEXT STEPS

6.1 PLANNING CONSENT

- 6.1.1. It is considered that an Outline Planning Application with all matters reserved will be the most appropriate consenting route for the Urgent and Planned Care Hospital. This will ensure that the principle of the development in this location is established and approved by CCC and all stakeholders. Once consent has been received, the access, appearance, landscaping, layout and scale of the site can be developed with the 'buy-in' and submitted as part of subsequent reserved matters application(s).
- 6.1.2. The approach of an Outline Planning Application also aligns with Welsh Government and NHS Wales business case process. Outline Planning Approval is a requirement of Outline Business Case approval with all reserved matters being addressed throughout the Full Business Case stage.
- 6.1.3. A hybrid planning application approach could be considered, particularly if the selected site requires infrastructure enabling works as part of the development. In particular, access to the development will be a critical and likely contentious issue. Therefore, consideration could be given to including this as part of a hybrid application.

6.2 ENVIRONMENTAL IMPACT ASSESSMENT

- 6.2.1. An Environmental Impact Assessment will be required to be undertaken prior to the submission of a planning application. An Environmental Statement would be prepared and submitted as part of the planning application. A draft would be required as part of the statutory pre-application consultation.
- 6.2.2. CCC has advised that once a site has been chosen and that further details of the proposal are undertaken, a further review of the EIA Scope is undertaken to ensure all the environmental factors and associated effects are fully assessed. It is considered that this exercise would involve arranging a discussion with CCC to discuss the proposals and to update the recommendations set out in the EIA Scoping Response relevant to the selected site. This would inform the methodology of the EIA and the Environmental Statement.

6.3 NEXT STEPS

- 6.3.1. The current PPA which is in place and agreed between CCC and HDUHB enables the continuation of dialogue with the relevant officers at the Council. Further meetings on specific topics should be arranged (i.e. traffic and transport, biodiversity). These discussions can further support in the site selection and inform the design brief for the Outline Business Case stage.
- 6.3.2. Once a preferred site has been selected, it is recommended that a further PPA should be drafted and agreed in order to cover the submission of a planning application. This will set out the detailed expectations for the planning application submission.
- 6.3.3. As the scheme progresses following site selection, it is recommended that a meeting with Welsh Government Planning Directorate is arranged in order to discuss the proposals and the planning consenting strategy. The principle of the development and the relevant national planning policies can be discussed in order to feed into the planning application.

Appendix A

SITE DESCRIPTIONS



SITE LOCATION

The final three sites approved by the HDUHB were:

- Whitland Spring Gardens;
- Whitland Ty Newydd; and
- St Clears;

WHITLAND SPRING GARDENS

The Site covers approximately 47 acres of land and is situated to the north-east of Whitland. Immediately to the north lies the A40 which runs in an east to west direction providing a key transport link between the towns of Carmarthen and Haverfordwest and various towns and villages in between.

Figure 6-1 - Site Location Plan



A cluster of residential properties, community assets and businesses located on the B4328 (Spring Gardens) are situated adjacent south to the Site boundary. Hill Spring Cricket Ground is located to



the east and to the west, lies River Gronw Mill Leat which intersects agricultural land. Beyond the river, approximately 0.5km southwest of the Site, is the town of Whitland.

The wider landscape is predominantly rural interspersed with a small number of residential properties.

WHITLAND TY NEWYDD

The site consists of an irregular shaped parcel of land that extends to approximately 63.4 hectares in area located to the south and east of the settlement of Whitland. It consists of agricultural land that is characterised by large open pasture fields bounded by well-established hedgerows and trees. It immediately adjoins the southern side of the main built form of the settlement along Spring Gardens (B4328) which consists of residential development along the road frontage, the Bryngwenllian residential estate and Spring Gardens industrial estate.

There is a further industrial development to the west of the site which is located to the north of the railway line that bisects the southern part of the site. The southern boundary of the site runs contiguous with the River Taf.

Whitland town centre is located some 300 metres to the west of the northern part of the site, as is the neighbouring railway station albeit both are located a greater distance from the two vehicular accesses into the site from Spring Gardens. The area of Whitland known as Trevaughan which is detached from the main built form of the town is located to the south-west of the site.

The farmstead of Fferm Ty Newydd and its associated agricultural buildings and slurry storage facilities are centrally located within the site, while the adjacent residential property of Ty Newydd falls outside the site despite being wholly surrounded by the area shown for the proposed development.

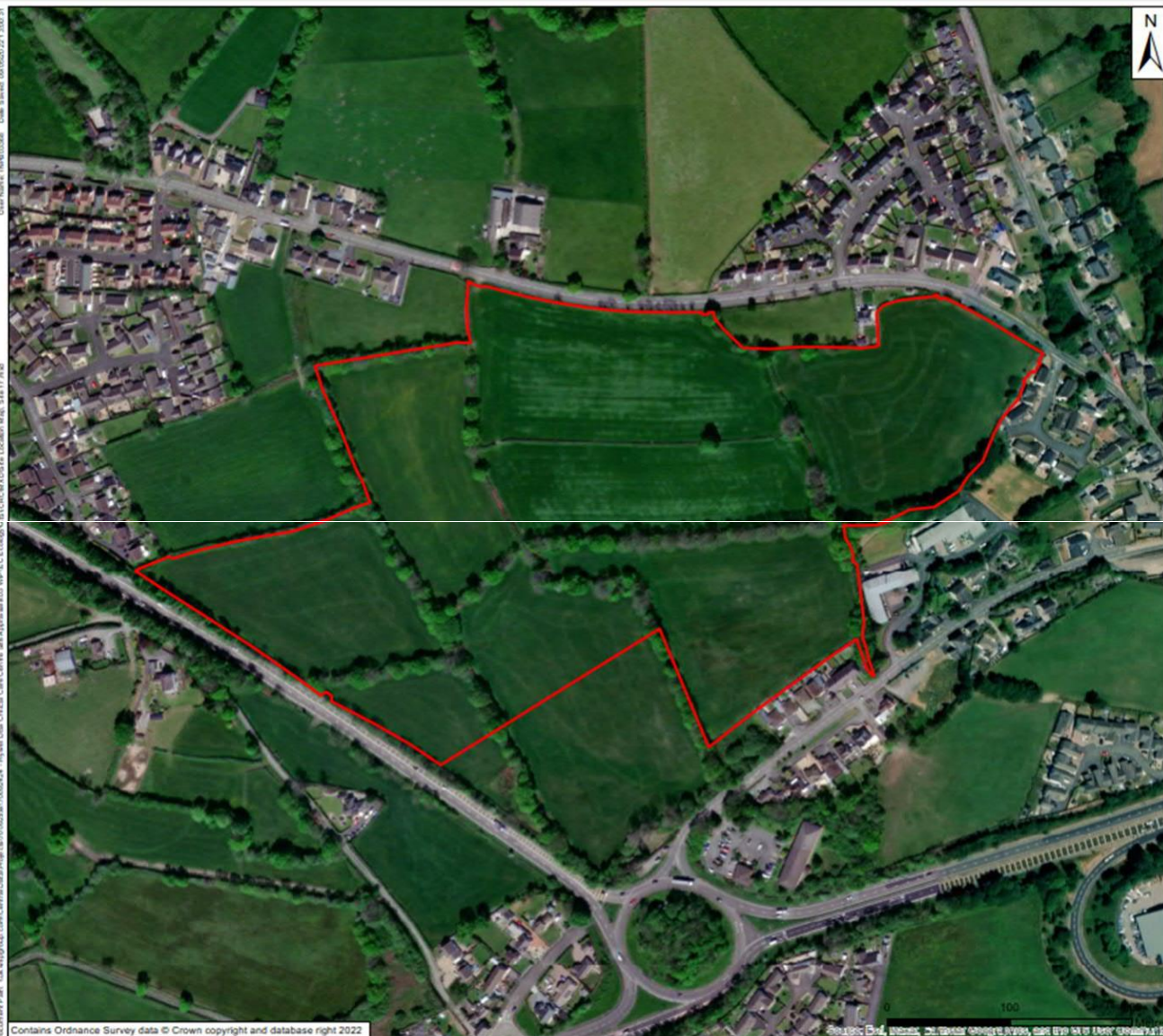
Figure 2-3 - Site Location Plan



ST CLEARS

The site consists of an irregular shaped parcel of land that extends to 16.2 hectares in area located between the settlements of St Clears and Pwll Trapp. It is located to the north and west of the main built form of St Clears and consists primarily of agricultural land comprising large open pasture fields bounded by well-established trees and hedgerows.

Figure 6-2 - Site Location Plan



The

southern part of the site includes a recently constructed access road that leads from Tenby Road to a new commercial development located between the site and the roundabout of the A40 and A477 to the south. The access egresses onto Tenby Road some 450 metres to the west of the centre of the settlement.

The south-western boundary of the site runs contiguous with the A40 trunk road, while the C2002 (Ostrey Hill) follows parts of the northern boundary of the site in an east west direction between St Clears and Pwll Trap. The levels of the site fall gradually towards its southern and eastern boundaries.

The site is surrounded in part by residential properties with the residential areas of Pwll Trap located to the north-west of the site and those located off the C2002 (Ostrey Hill) and Tenby Road located to the east and south of the site respectively. The site is elevated above those areas to the south and east, particularly the residential estate of Ostrey Bank that adjoins its eastern boundary. St Clears Business Park is located adjacent to the southern boundary of the site, off Tenby Road.

Appendix B

PLANNING POLICY REVIEW



NATIONAL PLANNING POLICY AND GUIDANCE

FUTURE WALES: THE NATIONAL PLAN 2040

Future Wales is the National Development Framework for Wales, setting the direction for development in Wales to 2040. Future Wales is a spatial plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities.

The following policies are of specific relevance to the Proposed Development:

Policy 1 – Where Wales will grow.

The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are:

- Cardiff, Newport and the Valleys
- Swansea Bay and Llanelli
- Wrexham and Deeside

The National Growth Areas are complemented by Regional Growth Areas which will grow, develop and offer a variety of public and commercial services at regional scale. There are Regional Growth Areas in three regions:

- The Southwest
- Mid Wales
- The North

Development and growth in towns and villages in rural areas should be of appropriate scale and support local aspirations and need.

Policy 2- Shaping Urban Growth and Regeneration- Strategic Placemaking

The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:

- creating a rich mix of uses.
- providing a variety of housing types and tenures.
- building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other.
- increasing population density, with development built at urban densities that can support public transport and local facilities.
- establishing a permeable network of streets, with a hierarchy that informs the nature of development.
- promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and

- integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.

Planning authorities should use development plans to establish a vision for each town and city. This should be supported by a spatial framework that guides growth and regeneration and establishes a structure within which towns and cities can grow, evolve, diversify and flourish over time.

Policy 3- Supporting Urban Growth and Regeneration

The Welsh Government will play an active, enabling role to support the delivery of urban growth and regeneration. The Welsh Government will assemble land, invest in infrastructure and prepare sites for development. We will work with local authorities and other public sector bodies to unlock the potential of their land and support them to take an increased development role. The public sector must show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales.

The public sector's use of land, developments, investments and actions must build sustainable places that improve health and well-being. Planning authorities must take a proactive role and work in collaboration with the Welsh Government and other public sector bodies to identify the best locations for growth and regeneration and provide certainty about how they should be developed.

Policy 5- Supporting the Rural Economy

The Welsh Government supports sustainable, appropriate and proportionate economic growth in rural towns that is planned and managed through Strategic and Local Development Plans.

Strategic and Local Development Plans must plan positively to meet the employment needs of rural areas including employment arising from the foundational economy; the agricultural and forestry sector, including proposals for diversification; start-ups and micro businesses. The Welsh Government also strongly supports development of innovative and emerging technology businesses and sectors to help rural areas unlock their full potential, broadening the economic base, and creating higher paid jobs.

Policy 6 – Town Centre First

Significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region.

A sequential approach must be used to inform the identification of the best location for these developments, and they should be identified in Strategic and Local Development Plans.

The supporting text to the policy states “puts the health and vibrancy of town centres as the starting point of locational decision-making. It also directs facilities and services to where intended users can easily walk, cycle and/or use public transport to access them”.

Policy 12 – Regional Connectivity

Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement.

Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time. Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.

Policy 29- Regional Growth Areas – Carmarthen and the Haven Towns

The Welsh Government supports sustainable growth and regeneration in Carmarthen and the Pembrokeshire Haven Towns (Haverfordwest, Milford Haven, Pembroke and Pembroke Dock). These areas will be a focus for managed growth, reflecting their important sub-regional functions and strong links to the National Growth Area of Swansea Bay and Llanelli.

Strategic and Local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for sub-regional growth.

PLANNING POLICY WALES

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

Placemaking

Paragraph 2.1 states that “Everyone engaged with or operating within the planning system in Wales must embrace the concept of placemaking in both plan making and development management decisions in order to achieve the creation of sustainable places and improve the well-being of communities”.

Paragraph 2.17 states that “In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver developments that address the national sustainable placemaking outcomes.”

Five National Sustainable Development Goals are identified in PPW11:

- Maximising Environmental Protection and Limiting Environmental Impact
- Facilitating Accessible and Healthy Environments
- Making Best Use of Resources
- Growing Our Economy in a Sustainable Manner
- Creating and Sustaining Communities

Placemaking and Rural Areas:

In terms of rural placemaking, paragraph 3.40 states that “Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers”.

Previously Developed Land:

Paragraph 3.55 states that “Previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome. It is recognised, however, that not all previously developed land is suitable for development. This may be, for example, because of its unsustainable location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated”.

The Best and Most Versatile Agricultural Land:

Paragraph 3.58 states that “Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC)16 is the best and most versatile and should be conserved as a finite resource for the future.”

Paragraph 3.59 states that “When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.”

Development in the Countryside:

Paragraph 3.60 states that “Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.”

Sustainable Transport

Paragraph 4.1.10 states that “The planning system has a key role to play in reducing the need to travel, particularly by private car, and supporting sustainable transport, by facilitating developments which:

- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car; Active & Social Places Planning Policy Wales | Edition 11 48
- are designed in a way which integrates them with existing land uses and neighbourhoods; and
- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.”

Car Parking

Paragraph 4.1.50 states that “A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed. The needs of disabled people must be recognised, and adequate parking provided for them.”

Community Facilities

Paragraph 4.4.2 states that “Planning authorities should develop a strategic and long-term approach to the provision of community facilities when preparing development plans based on evidence. When considering development proposals planning authorities should consider the needs of the communities and ensure that community facilities continue to address the requirements of residents in the area.”

TECHNICAL ADVICE NOTE (TAN)

Technical Advice Notes (TANS) produce by Welsh Government provide detailed planning advice to accompany Future Wales and PPW.

TAN 12 Design (2016)

The purpose of this TAN is to equip all those involved in the design of development with advice on how ‘Promoting sustainability through good design’ and ‘Planning for sustainable building’ may be facilitated through the planning system. PPW, TANs and Circulars should be considered by local planning authorities in the preparation of development plans. They may be material to decisions on individual planning applications and will be considered by the Welsh Government and Planning Inspectors in the determination of called-in planning applications and appeals.

Paragraph 5.10.1 of TAN 12 states that “In the design of schools, hospitals and other buildings and infrastructure intended for use by the local community the aim should be to achieve fitness for purpose, value for money over the whole life of the building, and a positive impact on the lives of those who use it and on its surroundings.”

TAN 15 Development and Flood Risk (2004)

This TAN provides technical guidance which supplements the policy set out in Planning Policy Wales in relation to development and flooding. It advises on development and flood risk as this relates to sustainability principles (section 2.2 PPW), and provides a framework within which risks arising from both river and coastal flooding, and from additional run-off from development in any location, can be assessed.

A new version of TAN 15 is not due to come into force until June 2023 following an 18-month suspension by the Welsh Government in November 2021. A letter from the Welsh Government dated 15th December 2021 stated that “During the 18 month pause period, the existing policy framework of Planning Policy Wales, TAN 15 and the Development Advice Map (DAM), along with TAN 14 will remain in place.

Potential sites would need to be appraised to consider the proposed land use of the sites, and adjacent land, the proximity of any environmental designations which may influence the



development of the sites, and any other development proposals or ambitions which should be considered.

LOCAL PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004)²⁶ requires that proposals are determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan comprises of local planning documents which have been the subject of examination in public or testing through public inquiry and are adopted having been through due process.

The Site falls within the Local Planning Authority boundary of Carmarthenshire County Council (CCC). The statutory development plan is made up of the following:

- Carmarthenshire Local Development Plan (2014)
- Supplementary Planning Guidance

The Revised (Replacement) Carmarthenshire Local Development Plan 2018 – 2033 is currently being prepared by CCC. The production of the Revised LDP has been delayed due to the publication of new targets by Natural Resources Wales which seek to reduce river phosphate levels in riverine Special Areas of Conservation (SAC) across Wales.

The public consultation on the second Deposit LDP closed on 14 April 2023. Until the Revised LDP is adopted, the existing 2006-2021 LDP will remain in place for all planning decisions, in line with advice issued by the Welsh Government.

CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN (2006-2021)

A Local Development Plan (LDP) sets out proposals and policies for the future use of all local land and is part of the development plan framework for Wales. The LDP covers a period of fifteen years and should reflect national planning policy in Wales.

Table 6-1 – Carmarthenshire LDP Relevant Policy

Policy	Description
SP1 Sustainable Places and Spaces	<p>Policy SP1 states that “Proposals for development will be supported where they reflect sustainable. development and design principles by:</p> <ul style="list-style-type: none"> a) Distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements. b) Promoting, where appropriate, the efficient use of land including previously developed sites. c) Integrating with the local community, taking account of character and amenity as well as cultural and linguistic considerations. d) Respecting, reflecting and, wherever possible, enhancing local character and distinctiveness. e) Creating safe, attractive and accessible environments which contribute to people’s health and wellbeing and adhere to urban design best practice. f) Promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling. g) Utilising sustainable construction methods where feasible. h) Improving social and economic wellbeing.

	<p>i) Protect and enhance the area’s biodiversity value and where appropriate, seek to integrate nature conservation into new development.”</p>
SP2 Climate Change	<p>Policy SP2 states that “Development proposals which respond to, are resilient to adapt to and minimise for the causes and impacts of climate change will be supported. In particular proposals will be supported where they:</p> <p>a) Adhere to the waste hierarchy and in particular the minimisation of waste.</p> <p>b) Promote the efficient consumption of resources (including water).</p> <p>c) Reflect sustainable transport principles and minimise the need to travel, particularly by private motor car.</p> <p>d) Avoid, or where appropriate, minimise the risk of flooding including the incorporation of measures such as SUDS and flood resilient design.</p> <p>e) Promote the energy hierarchy by reducing energy demand, promoting energy efficiency and increasing the supply of renewable energy.</p> <p>f) Incorporate appropriate climate responsive design solutions including orientation, layout, density and low carbon solutions (including design and construction methods) and utilise sustainable construction methods where feasible.</p>
S3 Sustainable Distribution	<p>Policy SP3 states that “Provision for growth and development will be at sustainable locations in accordance with the following Settlement Framework:</p> <p>Growth Areas:</p> <ul style="list-style-type: none"> ■ Carmarthen (Includes Abergwili, Llangunnor, Johnstown and Trevaughan) ■ Llanelli (Includes Llangennech) ■ Ammanford/Cross Hands (Includes Tumble, Llandybie, Penygroes, Tycroes, Betws, Blaenau/Caerbryn, Drefach, Capel Hendre, Cefneithin, Gorslas, Saron and Castell y Rhingyll) <p>Service Centres:</p> <ul style="list-style-type: none"> ■ Burry Port/Pembrey ■ Llandeilo (Includes Ffairfach, Rhosmaen and Nanyrhobo) ■ Llandovery ■ Newcastle Emlyn ■ St Clears (Includes Pwll Trap) ■ Whitland”
SP5 Housing	<p>Policy SP5 states that “In order to ensure the overall housing land requirement of 15,197 for the plan period 2006-2021 is met, provision is made for 15,778 new dwellings. Sufficient land is allocated (on sites of 5 or more dwellings) to accommodate 13,352 dwellings in accordance with the Settlement Framework.</p>
SP7 Employment – Land Allocations	<p>Policy SP7 states that “Sufficient land is allocated for the provision of 111.13 hectares of employment land for the plan period 2006 – 2021 in accordance with the Settlement Framework.”</p> <p>Allocations T2/5/E1 ‘Land adjacent Station Yard’, T2/5/E2 ‘Land adjacent A40’ and T2/5/MU1 ‘Old Butter Factory’ are located in St. Clears and allocated for Use classes B1 and B8 across 1.92ha of land cumulatively.</p> <p>The policy further states that “Proposals for small scale employment undertakings (not on allocated sites) will be permitted where they are in accordance with Policy EMP2.”</p>

<p>SP9 Transportation</p>	<p>Policy SP9 states that “Provision is made to contribute to the delivery of an efficient, effective, safe and sustainable integrated transport system through:</p> <ul style="list-style-type: none"> a) Reducing the need to travel, particularly by private motor car. b) Addressing social inclusion through increased accessibility to employment, services and facilities. c) Supporting and where applicable enhancing alternatives to the motor car, such as public transport (including park and ride facilities and encourage the adoption of travel plans), and active transport through cycling and walking. d) Re-enforcing the function and role of settlements in accordance with the settlement framework. e) Promoting the efficient use of the transport network. f) The use of locational considerations for significant trip generating proposals, with design and access solutions within developments to promote accessibility by non-car modes of transport.
<p>SP11 Renewable Energy and Energy Efficiency</p>	<p>Policy SP11 states that “Development proposals which incorporate energy efficiency measures and renewable energy production technologies will be supported in areas where the environmental and cumulative impacts can be addressed satisfactorily. Such developments will not cause demonstrable harm to residential amenity and will be acceptable within the landscape. Each proposal will be assessed on a case-by-case basis.</p>
<p>SP12 Waste Management</p>	<p>Policy SP12 states that “Provision will be made to ensure an integrated approach to waste management caters for:</p> <ul style="list-style-type: none"> a) The allocation of adequate appropriate land to provide for an integrated network of waste management facilities. b) The adoption of a hierarchy of options for managing waste in the following order: prevention, preparing for re-use, recycling, other recovery (e.g energy recovery); and disposal; c) The management and disposal of waste close to where it has been generated, in accordance with the proximity principle; proposals for development should have regard to the location of waste management facilities (and their capacity) in formulating proposals.”
<p>SP13 Protection and Enhancement of the Built and Historic Environment</p>	<p>Policy SP13 states that “Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets (outlined below), and, where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation.</p>
<p>SP14 Protection and Enhancement of the Natural Environment</p>	<p>Policy SP14 states that “Development should reflect the need to protect, and wherever possible enhance the County’s natural environment. All development proposals should be considered in accordance with national guidance/legislation and the policies and proposals of this Plan, with due consideration given to areas of nature conservation value, the countryside, landscapes and coastal areas.</p>
<p>SP16 Community Facilities</p>	<p>Policy SP16 states that “The LDP will support the provision of new facilities, along with the protection and enhancement of existing facilities, in accordance with the settlement framework and based upon evidence of need. Proposals for new education and training related developments will be supported where it supports the settlement framework and accords with the policies of this Plan.</p>

	<p>Any proposals that will result in the loss of an existing facility will be permitted where it can be clearly demonstrated that the facility is no longer viable and that a suitable alternative is accessible within the settlement or sustainable community (where applicable).</p> <p>In order to mitigate the impacts of particular developments, and to facilitate the delivery of the Plan’s strategic objectives, community contributions may be sought through planning obligations as and where appropriate.”</p>
<p>GP1 Sustainability and High-Quality Design</p>	<p>Policy GP1 states that “Development proposals will be permitted where they accord with the following:</p> <ul style="list-style-type: none"> a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing. b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges. c) Utilises materials appropriate to the area within which it is located. d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community. e) Includes an integrated mixture of uses appropriate to the scale of the development. f) It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;
<p>Policy GP4 Infrastructure and New Development</p>	<p>Policy GP4 states that “Proposals for development will be permitted where the infrastructure is adequate to meet the needs of the development.</p> <p>Proposals where new or improved infrastructure is required but does not form part of an infrastructure provider’s improvement programme may be permitted where it can be satisfactorily demonstrated that this infrastructure will exist, or where the required work is funded by (or an appropriate contribution is provided by) the developer.</p>
<p>Policy EMP2 New Employment Proposals</p>	<p>Policy EMP2 states that “Proposals for employment developments which are within, adjacent or directly related to the Development Limits of all defined settlements (Policy SP3) will be permitted provided that:</p> <ul style="list-style-type: none"> a) A sequential search has been undertaken identifying that there is no allocation or existing employment site available that can reasonably accommodate the use, followed by there being no suitable land or building (for conversion or re-use) available within the Development Limits, then adjacent to limits, and finally on a site directly related to a recognised settlement. b) The development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/ landscape. c) The development proposals are of an appropriate scale and form compatible with its location and with neighbouring uses.”
<p>Policy EQ4 Biodiversity</p>	<p>Policy EQ4 states that “Proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK and Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that:</p>

	<p>a) The impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements.</p> <p>b) There are exceptional circumstances where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site and where alternative habitat provision can be made in order to maintain and enhance local biodiversity.”</p>
<p>Policy REC2 Open space Provision and New Developments</p>	<p>Policy REC2 states that “All new residential developments of five or more units will be required to provide on site open space in accordance with the Council’s adopted standards of 2.4ha per 1000 population. In the event that the above standards cannot be met on site, or where there is sufficient existing provision already available to service the development, then off site financial contributions will be sought as and where appropriate.”</p>
<p>Policy EP3 Sustainable Drainage</p>	<p>Policy EP3 states that “Proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated. The details and options resulting from the investigation must show that there are justifiable reasons for not incorporating SUDS into the scheme in accordance with section 8 of TAN 15.”</p>



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