

Carmarthenshire County Council

**Wellness and Life Science Village,
Delta Lakes, Llanelli**

Planning Statement

Final | 22 January 2018

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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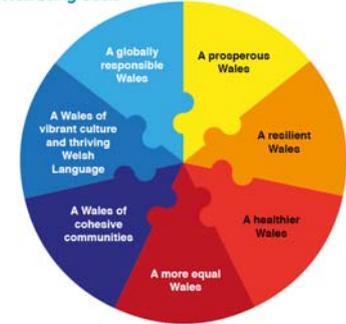
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1 Introduction

The existing policy context is extremely supportive of the principle of the concept of a Wellness and Life Science Village. The following tables outline the alignment of the proposal to national, strategic and site-specific policy, demonstrating that the scheme delivers strongly against each in turn.

Act, Policy, Guidance	Aim or Objective	Alignment of Proposal
Taking Wales Forward (2016-2021)	Sets out how the Welsh Government will deliver more and better jobs through a stronger, fairer economy, improve and reform its public services, and build a united, connected and sustainable Wales.	Clear alignment as the proposal is for a multi-purpose redevelopment that encompasses community, education, business, leisure and health/well-being.
Prosperity for All: The National Strategy	Explains how although Wales as a whole has grown strongly out of recession, there are areas of the country which have not seen the full benefits of growth. This has left some communities struggling to prosper and feeling isolated from other parts of Wales. Government has a key role in stimulating economic growth in areas of greatest need.	Clear alignment as the proposal is for a multi-purpose redevelopment that encompasses community, education, business, leisure and health/well-being. Carmarthenshire is one of four local authority areas that form the Swansea Bay City Region. The City Region has submitted what is badged as a ground-breaking 'Internet Coast' City Deal bid, for in excess of £500m over 20 years, to the UK and Welsh Governments. The aim of the bid is to address the integrated universal themes and challenges of energy, health and well-being and economic acceleration

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		<p>by harnessing the transformational power of digital networks and the asset base of Swansea Bay. The Wellness and Life Science Village is a named project within the Deal.</p>
<p>Well-Being of Future Generations (Wales) Act 2015</p>	<p>Deals with improving the social, economic, environmental and cultural well-being of Wales with an overarching aim of creating a Wales we all want to live in, now and in the future. The Act puts in place the following seven well-being goals:</p> <p>Well-being Goals</p> 	<p>A prosperous Wales: LWLV will secure and expand a wide range of employment opportunities within the locality and beyond.</p> <p>A resilient Wales: The site and environs are very bio-diverse and the proposal will create, enhance and mitigate to support that interest.</p> <p>A healthier Wales: Health and well-being are at the heart of the proposal.</p> <p>A more equal Wales: LWLV will offer a broad range of employment, training and education opportunities, reaching a wide spectrum of society locally and beyond.</p> <p>A Wales of cohesive communities: the application site sits between two areas, one of affluence and one of social deprivation in a Communities First area. Through design,</p>

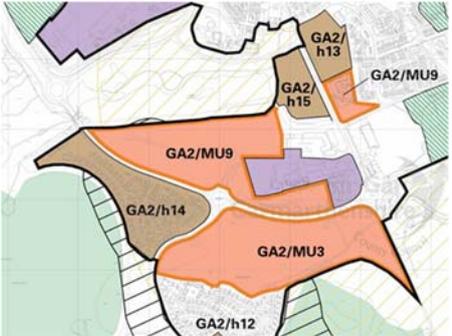
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		<p>layout, activity and opportunity to work and learn the proposal has a real opportunity to unite this part of Llanelli and bridge the current social and economic divide.</p> <p>A Wales of vibrant culture and thriving Welsh language: LWLV will offer a breadth of opportunity for sports, recreation, community engagement among other aspects.</p> <p>A globally responsible Wales: The impact and reach of LWLV will extend beyond south-west Wales through its broad, transformational offer which includes tourism.</p>
<p>Wales Spatial Plan (2008)</p>	<p>Sets out the planning agenda for Wales at the spatial level, guiding future development and policy interventions. Its main principle is that development should be sustainable, by improving the wellbeing and quality of life for Wales.</p>	<p>The LWLV proposal aligns strongly with the Plan. The site sits in the Swansea Bay plan area and Llanelli is identified as a key settlement in the success of the city region and being an important location of regeneration activity across the sectors all of which LWLV has a clear fit with.</p>
<p>Planning Policy Wales (2016)</p>	<p>Sets out the strategic policy framework under a range of topics. PPW promotes such things as a plan-led system, a better working</p>	<p>The LWLV proposal aligns strongly with PPW, being the re-use of previously</p>

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	<p>planning system, planning for sustainability, re-use of previously developed land and accessibility among others.</p>	<p>developed land, is allocated for the range of uses proposed in the adopted development plan and aims to provide high quality and transformational development in terms of design, well-being, community integration and connectivity and overall sustainability.</p>
<p>Technical Advice Note 5: Nature Conservation and Planning (2009)</p>	<p>It states that when deciding planning applications that may affect nature conservation, LPA should:</p> <ul style="list-style-type: none"> • pay particular attention to the principles of sustainable development; contribute to the protection and improvement of the environment, seeking to avoid irreversible harmful effects on the natural environment; • promote the conservation and enhancement of statutorily designated areas; • ensure that appropriate weight is attached to designated sites of international, national and local importance; • protect wildlife and natural features in the wider environment; • ensure that all material considerations and adequate information are taken into account about the potential effects on nature conservation; and • adopt a step-wise approach to avoid harm to nature conservation; through mitigation and compensation 	<p>The planning application for the proposed development is clearly aligned with the guidance as it is accompanied by appropriate environmental and ecological assessments. The masterplan for the site is sensitively designed to protect existing biodiversity features at the site including watercourses and enhance and create habitat and landscape areas to avoid harm to the natural environment.</p>

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	measures and look for new opportunities to enhance nature conservation.	
Technical Advice Note 12: Design (2016)	<p>It establishes four considerations which must be included within the design of new buildings:</p> <ul style="list-style-type: none"> • Accessibility: Including ease of access for all into the development and to all elements within the site; • Character: Including sustaining or enhancing local character; • Community Safety: Including securing through natural surveillance; and • Environmental Sustainability: Including achieving efficient use and protection of natural resources. 	The proposal (as demonstrated in this Design and Access Statement) has evolved in line with the four key considerations outlined in the TAN.
Technical Advice Note 18: Transport (2007)	Promotes the relationship between land use planning and transport infrastructure. States that LPAs should seek to achieve a broad balance between housing and employment opportunities to minimise the potential need for long distance commuting.	The application site is well located to create strong accessibility links for a range of travel modes. It is close to services and areas of housing and by providing a range of on-site facilities, it will promote linked trips and foster cycling and walking.
Technical Advice Note 23: Economic Development (2014)	Defines economic development broadly so that it can include any form of development that generates wealth, jobs and income. It recognises that the traditional land use classes B1-B8 must continue to be planned for in a sustainable way as these will form the cornerstone of many development plan employment policies and site allocations. However, it also recognises that construction, including house	The proposal is for a broad range of employment generating uses on a strategic and allocated mixed use site. In addition, the construction of the site would contribute to economic development in the local community, with opportunities for local

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	building can contribute as an economic land use.	suppliers and businesses.
Carmarthenshire Local Development Plan (2014)	Policy SP4 Strategic Sites.	Land at Delta Lakes, Machynys and the Avenue sit in Site 3 – South Llanelli Strategic Zone offering B1&B8 business, well-being, leisure, social and residential care and private health care among other potential acceptable uses.
	Policy SP7 Employment – Land Allocations.	Delta Lakes is allocated for 9.78 hectares of B1 business use.
	Policy SP9 Transportation – promotes the provision of an efficient, effective, safe and sustainable integrated transport system.	LWLV aligns well by seeking to reduce the need to travel by private car and facilitating and promoting alternatives and addressing social inclusion through accessibility to employment and services and facilities.
	Policy SP11 Renewable Energy & Energy Efficiency – supports proposals which incorporate energy efficiency measures and energy production technologies.	LWLV offers significant and wide-ranging potential for energy efficiency and energy production technologies given the scale, type and location of the development.
	Policy SP14 Protection and Enhancement of the Natural Environment – Development should reflect the need to protect, and wherever possible enhance the County’s natural environment. All development proposals should be	The masterplan and environmental statement demonstrates how the scheme has evolved in full recognition of the requirement to protect

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	<p>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>and seek to enhance the natural environment.</p>
	<p>Policy SP16 Community Facilities – 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 the LDP.</p>	<p>The proposal includes for a range of new community and education facilities. The project is inter-generational and has whole society provision at its heart, tackling many different aspects of social exclusion and health inequality. It has a central role to play in the sustainable, socio-economic and physical regeneration of South Llanelli and beyond, creating a destination in its own right, but one that unites what has already been developed locally both physically and in terms of the existing employment, residential, tourism and leisure opportunities. As such, it is in clear alignment with the policy.</p>
	<p>Policy SP17 Infrastructure – Seeks to direct development to locations of available, adequate and appropriate infrastructure as well as encouraging renewable energy</p>	<p>The Delta Lakes site has been readied for re-development including not only restoration, but</p>

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	<p>generation and associated utility connections.</p> <p>Policy GA2/MU9 is for a mixed use allocation at Delta Lakes with a focus on employment uses, maximising the environmental quality and setting of the site. Potential uses include health care provision. No residential allowance made.</p> 	<p>advanced infrastructure including a gateway access and sewage pumping station.</p> <p>The application and associated masterplan envisage a mixed use development in line with the allocation.</p>
<p>South Llanelli Planning and Development Brief 2014</p>	<p>The Development Brief is adopted Supplementary Planning Guidance that envisages Delta Lakes as a high quality development area where suitable and deliverable uses are fully integrated in a high quality setting.</p>	<p>The Delta Lakes part of the strategic area is identified in the Development Brief as a mixed use zone, focused on employment/business development uses, but within which healthcare/service sector, social and/or private healthcare may also be considered appropriate in planning terms.</p>