

Coleg Sir Gâr, Pibwrlwyd

Planning Statement

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1.Introduction and Background

1.1. Background

The Urbanists Ltd. has prepared this planning statement for Hydrock (now Stantec) and the Welsh Education Partnership (WEPco). The planning statement is prepared to set the planning case for the redevelopment of the Coleg Sir Gar Pibwrlwyd campus, which is located south of Carmarthen town in the County of Carmarthenshire.

The statement sets the relevant planning details for the proposal. It describes the development site and proposed development; summarises the relevant planning legislation and policy against which the development is to be considered; identifies the planning history; summarises the pre-application engagement with the Planning Authority; and, provides an analysis of the proposals against the key material planning considerations.

1.2. Report Structure

This document comprises the following;

- **Section two** describes the site and surrounding area, including its planning history;
- **Section three** describes the development proposals;
- **Section four** describes the legislative and planning policy context relevant to the proposed development;
- **Section five** sets out the material considerations and provides an assessment of the proposals in planning policy terms;
- **Section six** provides a summary and some conclusions based on the previous sections.

1.3. The Application

The statement is part of a wider planning application that includes the following

- Site location plan, existing site plan, detailed architectural and landscape details.
- Existing and proposed site levels, with supporting sections.
- Demolition and phasing details.
- Foul and surface water drainage details.
- Utilities and lighting design.
- Existing site surveys, including topographic survey, tree survey with tree protection plan, utilities, and drainage surveys.
- Ecological Impact Assessment, including targeted species and habitat surveys.
- Arboriculture Impact Assessment.
- Green Infrastructure Statement.
- Landscape and Visual Impact Assessment.
- Transport Assessment, including appropriate highway surveys and tracking and visibility splay analysis.
- Framework Travel Plan.
- Phase 1 Ground Conditions Desktop Report.
- Phase 2 Site Investigation (with supplementary ground conditions).
- Archaeology Desktop Study.
- Geophysical Survey and Field Evaluation.
- Listed Building Setting Assessment
- Air Quality Assessment.
- Noise Statement.
- Design and Access Statement.
- Planning Statement.
- Pre-Application Consultation Report.

2. The Development Site

2.1. Site Location

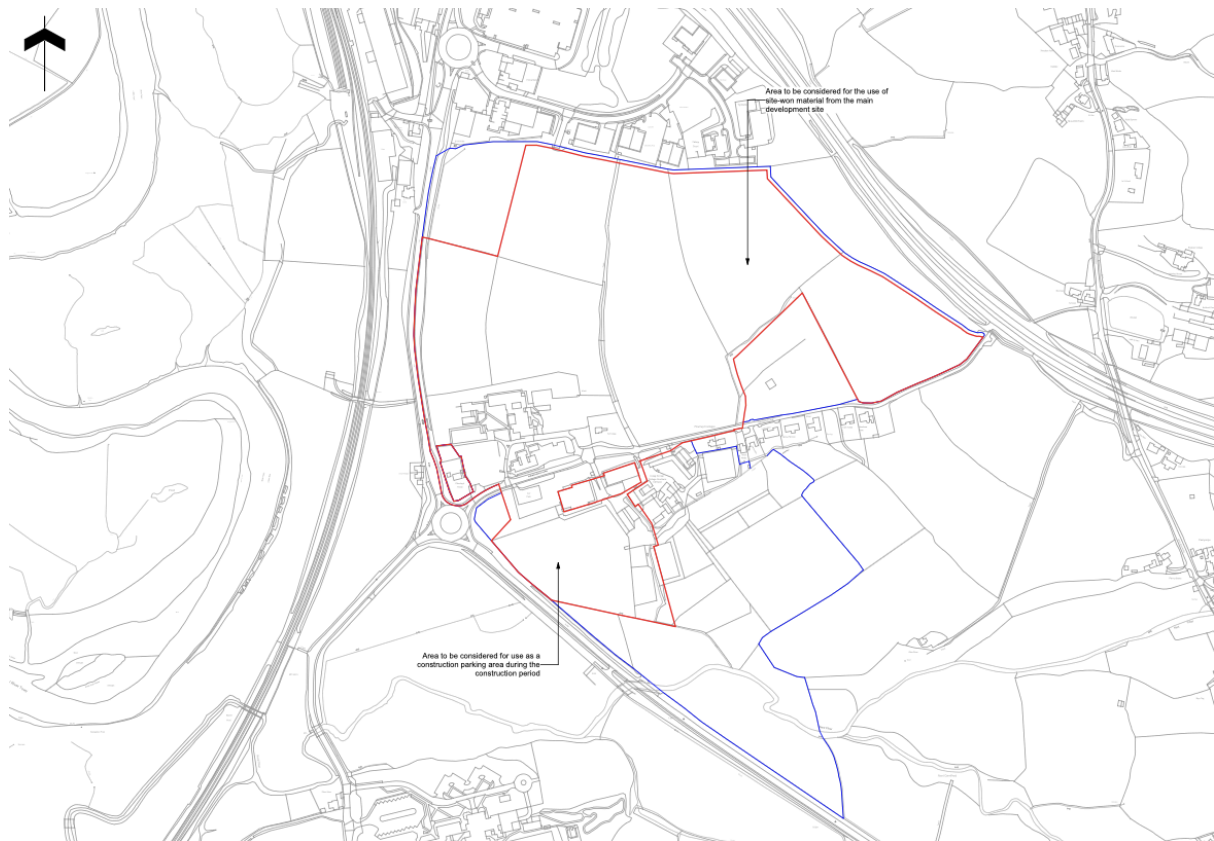
The development site is located at the Coleg Sir Gar Pibwrlwyd Campus, approximately one mile south of the market town of Carmarthen. The campus has excellent highway connections as it is served by the A484, which connects to the wider local and regional strategic highway, the A40 for west/east travel, and the A48 for north/south travel. Access to the campus is provided from Pibwrlwyd Lane, which connects to the A484. Pibwrlwyd Lane splits the campus into two halves, north and south parcels, and also provides access to a series of residential properties east of the campus area. The site is well served by public transport, with bus stops directly west of the campus on the A484.

Figure 1: Existing Site Location



The landscape surrounding the site is agricultural, defined by rolling fields with hedgerow and tree-lined boundaries. Approximately 225m west of the development site, runs the Afon Tywi, one of the longest rivers flowing entirely within Wales. The Nant Pibwr, a smaller tributary to the Tywi is located approximately 300m south of the site. Parc Pensarn retail park is located approximately 330 metres north of the site, while Ysgol Gyfun Gymraeg Bro Myrddin is located to the south.

Figure 2: Site Boundary



2.2. Site Description

The Pibwrlwyd campus is home to a wide range of curricula that span further and higher education. This includes Art and Design, Animal Science, Automotive Engineering, Business and Management, Catering and Hospitality, Equine Studies, Leisure and Tourism, Teacher Training and Veterinary Nursing. The land around the campus has a rural setting.

The redevelopment proposals are primarily proposed on the main campus area north of Pibwrlwyd Lane. The site levels for this development area rise from Pibwrlwyd Lane northwards, with the existing buildings delivered on a series of plateau areas. The architectural styles of the buildings on the campus vary in age and quality, but none are deemed notable - the building heights are between two and four storeys. Two internal parking areas are located in this part of the campus, the largest is in the north-eastern area. The internal access roads climb from two junctions on Pibwrlwyd to provide access to the parking area. The boundaries to this part of the campus are hedgerows and mature trees. A rural lane abuts the eastern boundary and provides access from Pibwrlwyd Lane to the agricultural fields that surround the campus.

As part of the redevelopment proposals, education use will be extended into the field east of the rural lane. This land has been previously used for agricultural use and its topography is similar to the existing campus site. Hedgerow and tree planting also enclose its boundaries.

This main development area is surrounded by agricultural fields that are being considered for the use of site-won materials from the main development area. The details of this are to be determined.

An area of development is also proposed on land south of Pibwrlwyd Lane, to the west of the existing college buildings. This area is currently a car parking and hardstanding area framed by scattered trees and woodland to the west. To the south of this an existing field is being considered for construction parking during the construction phases.

College Sir Gar owns the vast majority of land where development is proposed, the exception being Pibwrlwyd Lane and small pockets of immediately adjacent land, which is in the ownership of Carmarthenshire County Council.

The proposed development area has no mapped flood risk according to the Development Advice Map and the Flood Maps for Planning. There are also no environmental constraints mapped. The closest notable environmental constraints are a Special Landscape Area and an Area of National and International Conservation, which are west of the development area. Both designations are separated from the development area by the A484 and are associated with the River Towy. It is understood from annual Natural Resources Wales records that phosphate levels in the River Towy are passing Natural Resources Wales' headline targets. In

the Agricultural Land Classification: Predictive Map the development area is mapped as 3b, meaning it is not classified as the 'best and most versatile' agricultural land.

There are no listed buildings on the development site, but the Pibwr Lwyd Farmhouse, which is grade II listed, is located approximately 65 metres south of the development site. The farmhouse is surrounded by education and agricultural buildings. There is limited visual connectivity between the farmhouse and the development site.

Figure 3: Series of site photographs.



The existing car park and college buildings (looking west from the centre of the site.)



Existing buildings and landscape on the western part of the site.



View of existing college buildings and access road from Pibwrlwyd Lane.



Existing access at the centre of the site leads to a farm track.



The open field which forms the eastern parcel of the site.



Looking east from the centre of the site.

2.3. Planning History

This section identifies the key site planning history of the site and the proposed development. It details the previous planning applications that have been submitted for the site, followed by planning applications that have been submitted for areas surrounding the site.

Planning applications within site boundary:

- PL/01497: Demolition of two-storey, frame and cladding 'system' building constructed circa 1960 - Prior Approval not Required (17/05/2021).
- W/30300: Sign 1 - 2440mm x 1220mm x 2 Galvanised posts, Sign 2 - 3000mm x 1500mm Installed on Building, Sign 3 - 3000mm x 1500mm x 2 Galvanised posts, Sign 4 - 2440mm x 1220mm x 2 Galvanised posts - Advertisement Granted (07/08/2014).
- W/27581: Demolition of single-storey college building known as E Block - Demolition notification Granted (31/01/2013).
- W/21072: Proposed Change of Use of Existing 3 bedroom house to 2 self-contained - Full Granted (18/06/2009).
- W/19657: Demolition of Lower C Block and Link - Deemed Withdrawn: permitted

development (15/08/2008).

- W/14248: New disabled ramp to Block A - Full Granted (02/11/2006).

Planning applications surrounding site boundary:

- W/26924: Aluminum Sign Fitted Directly onto Building - Advertisement Granted (17/09/2012).
- W/25605: Construction of new single- storey small animals teaching unit - Full Granted (22/12/2011).
- W/25362: Demolition of Block K (atcost Agricultural Shed), Block J (Boar Pen) and Block G (Outbuilding) - Demolition Granted (22/09/2011).
- W/17900: Amendment of condition No 2 of Planning permission W/14181 under section 73 of the Town and Country Planning Act 1990 (revised design) - Removal/Variation of Condition Granted (21/01/2008).

The planning history of the site and the immediate local area is typical of the current college education uses and consists of proposals associated with the enhancement and management of the existing estate, or those of adjacent buildings.

3. Development Proposal

The redevelopment of the Pibwrlwyd campus is a £90 million investment that will modernise the existing campus into a 'state of the art' facility that provides an inspiring learning environment for staff and students. The redevelopment will present a professional and business-like environment which will be identified as a centre for excellence for upskilling their workforce of staff and students. The new development is required to create connections between the new campus and the existing retained facilities located south of Pibwrlwyd Lane. The redesigned campus will be centred around a 'campus heart' that unifies pedestrian movement around the whole site. The extension will make more use of the external environment to better connect the new campus with the existing retained facilities.

The development is part of the Mutual Investment Model (MIM), a Welsh variation of Private Finance Initiatives, an innovative Welsh Government model created to deliver investment in public infrastructure and to finance major capital projects. The model allows local authorities and Further Education Institutions to develop and deliver projects through MIM, the campus redevelopment will be the fifth project being developed under the MIM model.

The redevelopment extent is over 14,000 sqm (GIFA) of new education floorspace that will be delivered over a three-storey Art and General Teaching Block on the current campus site and a series of single-storey terraced construction workshops on the proposed expansion area to the east of the campus. A new shared central open space that links to existing campus and buildings and facilities will also be delivered as a part of the redevelopment project.

The construction of a new 'campus heart' to connect the construction workshops to the existing campus, the development will need to straddle the existing rural lane. This will require the removal of some of the existing trees and hedgerow planting. The removal of this is to be informed by the appropriate tree and ecological surveys and the required loss will be replaced on a 3:1 basis. A key driver for the landscape strategy for the development will be to create a diverse habitat and enable the delivery of biodiversity net gain.

Figure 4: Early Concept for the Masterplan.

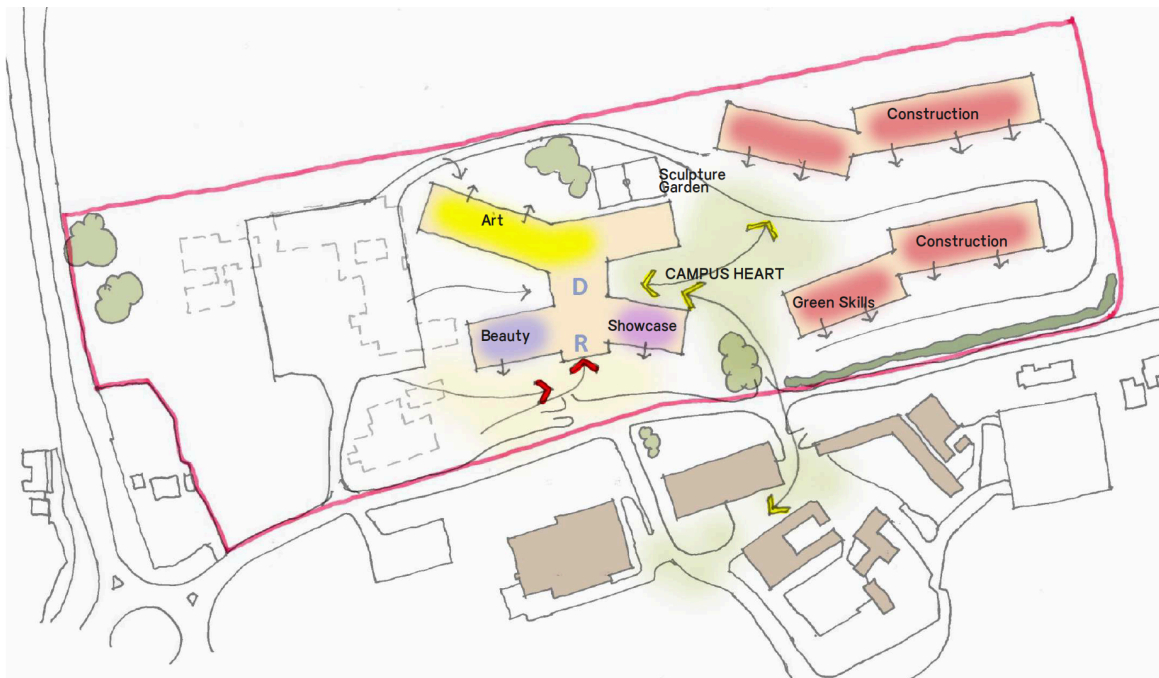


Figure 5: Illustrative Masterplan - Proposed.

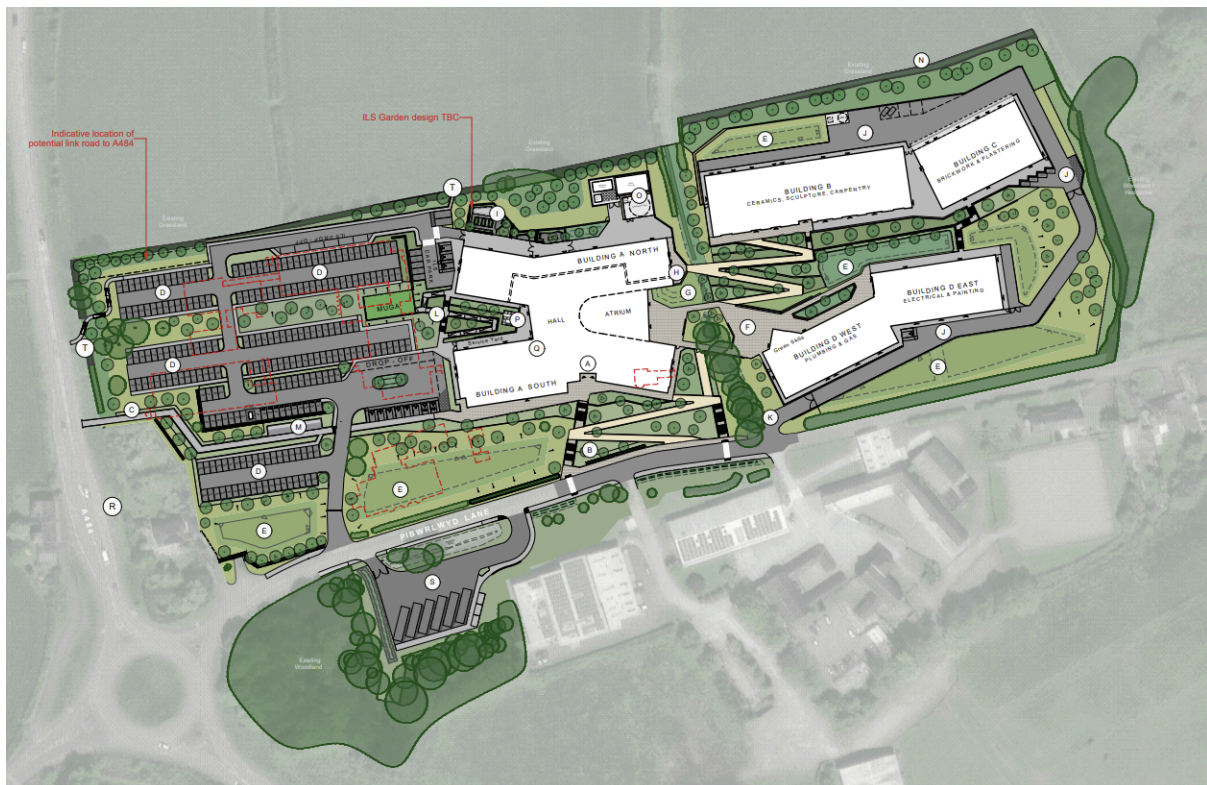


Figure 6: Early Concept for Buildings Layouts and Synergy (Layout).

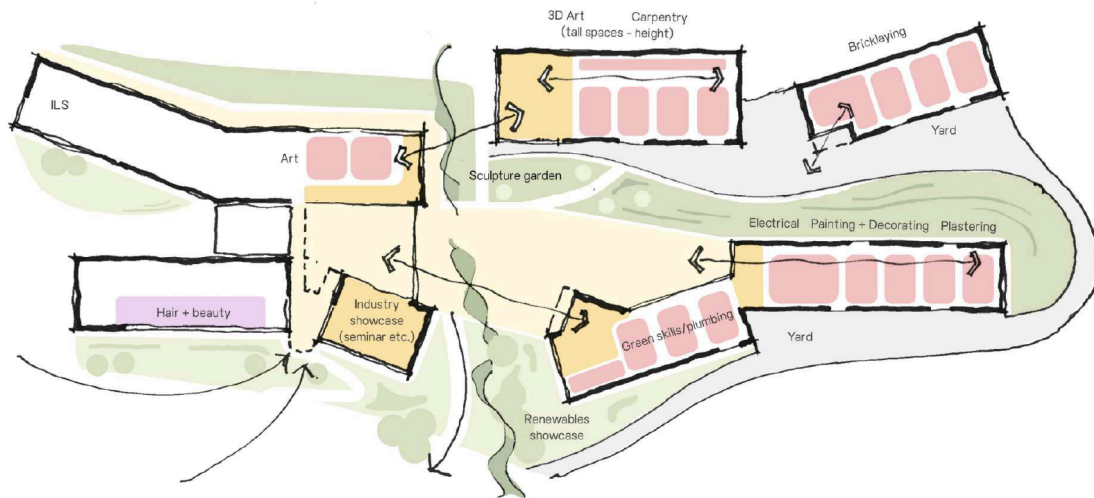


Figure 7: Early Concept for Buildings Layouts and Synergy (Sketch). This is a hand-drawn perspective sketch of the building complex. It shows multiple buildings with different rooflines and colors (orange, blue, white). Key areas are labeled: 'High bay 3D workshop (sculpture and carpentry)' at the top, 'Yard' in two locations, 'Green skills/plumbing/electrical connectivity' on the right, 'Green skills technology showcase' on the right, 'Green skills external area' at the bottom right, 'Display' in two locations, 'Gallery' on the left, 'Views from centre' in the middle, 'Industrial showcase' at the bottom, and 'Hair & Beauty' at the bottom left. Yellow arrows indicate movement or connections between buildings and outdoor spaces.

In the Adopted Local Development Plan and the Revised Local Development Plan, the site is allocated as part of the Pibwrlwyd mixed-use strategic site. The details of the wider allocation are described in Section 4, along with the presentation of a concept masterplan prepared for the allocation. The proposed campus redevelopment proposals are required to align with the wider vision for the strategic mixed-use allocation.

Physical connectivity between the campus area and the wider Pibwrlwyd allocation is particularly important, and in the masterplan for the proposals there is a good pedestrian connection above the reconfigured car parking area that could, subject to security considerations create an active travel link in the west of the site whilst maintaining the secure requirements of the proposals. It is not proposed to deliver a central active travel connection between the campus and the wider strategic allocation, as this would conflict with the creation of the secure ‘campus heart’. Logically the ‘campus heart’ is to be located at the centre of the extended campus area, so that it connects the art and general teaching block with the construction workshops, creating a place where staff and students working across the site can come together in a high-quality landscaped space. As part of the wider strategic allocation, there are proposals to create a further active travel route to the east of the extended campus site to provide access to an area to be retained for ecology and recreation. This route could connect directly to Pibwrlwyd Lane and provide a key southeastern travel route that would balance the southwestern active travel route enabled by the campus redevelopment. Collectively these routes would ensure strong north-south connectivity between the strategic allocation and local area while ensuring the college can remain safe and secure for staff and students.

Visual connectivity and synergy between the campus redevelopment proposals and wider allocation are also important. The opportunities for this have been exploited by the design approach of the redevelopment in terms of layout, scale and massing and architectural appearance. Future development in the wider strategic allocation can respond to this.

An illustration showing how the campus redevelopment can respond to the wider allocation masterplan is provided in Figure 8.

Figure 8: Development site in the context of the wider masterplan for the Pibwrlwyd mixed-use strategic site.



The development will provide for staff and students currently occupied in wider facilities operated by the College. It is currently predicted that 3,342 learners and 271 staff will be based in the development. This is based on the following existing breakdown:

- Jobs Well Campus - 412 learners and 62 staff.
- Ammanford Campus - 1,471 learners and 92 staff,
- Pibwrlwydd Campus - 1,459 learners and 117 staff.

4. Pre-Application Advice

In progressing the development proposals, two stages of pre-application engagement with the Local Planning Authority have been undertaken. Written advice was provided by the Authority in January 2025 (PRE/02537) and October 2025 (PRE/02999). A summary is below.

- **Principle of Development** - The overall concept of creating a new modern campus at this established site is supported based on local and national planning policy.
- **Landscape and Visual Impact** - While the site is recognised as suitable for landscape and visual change, as per its proposed allocated in the Local Development Plan, a Landscape and Visual Impact Assessment and Colour Assessment was required to inform the design. This advice has been followed with both documents included in the planning application and shaping the development proposals.
- **Highways** - Extensive direct engagement with the Highway Authority has been undertaken to agree the approach to road width adequacy, coach and delivery access, junction modelling, car parking provision, sustainable travel links, and the evolving bus hub proposal. Discussion has also taken place in respect of assessment of cumulative transport impacts. Each of these matters is reflected in the Transport Assessment and Framework Travel Plan included in the planning application.
- **Ecology** - The initial Preliminary Ecological Appraisal prepared for the project was shared early with the Local Authority to agree the targeted surveys required, including bat survey and dormice surveys. These surveys have subsequently been undertaken with updates provided to the Authority on findings and how the proposals have incorporated mitigation. The requirement for a Shadow Habitat Regulation Assessment was also identified and engagement is ongoing with the Local Authority on what this should include to inform the Local Authorities habitat Regulations Assessment, which is to be undertaken during the determination of the planning application. Finally, dialogue with the Local Authority has identified the development proposals are not affected by the condition assessment for the Carmarthen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area, which was prepared and published by Natural Resources Wales in June 2025.

- **Built Heritage** - In its pre-application response Cadw has raised no objections to the scheme, including the potential effects to the setting of the listed Pibwrlwyd Farm House. In response to advice from Heneb, an Archaeological Desk-Based Assessment was prepared, and a following Written Scheme of Investigation and Geophysical Survey. To quantify effects on the listed farm house a Setting Assessment was also prepared. Each document will be included in the planning application. Direct engagement with the Heritage Officer has taken place regarding the impact on the setting of the farm house, with contrasting judgements made on the likely effects. The matter is to be considered in the planning balance during the determination of the planning application, along with the loss of the existing Catering Building, which is located on the boundary to Pibwrlwyd Lane.
- **Public Protection** - Focussed public protection advice has been provided and this has resulted in the preparation of a Planning Noise Report and Air Quality submission, which will be included in the planning application.
- **Drainage** - The site is not identified in the Flood Maps for Planning as a flood zone area, but there is a small area of surface water flooding. To inform the sustainable drainage design a Flood Consequences Assessment has been undertaken and direct engagement is taking place with the SAB over the surface water drainage design. Early engagement has also been undertaken with Dwr Cymru Welsh Water on the foul provision, with adequate measures made in the development proposals. Further engagement will continue as the development proposals progress through planning and into the delivery stage.
- **Design** - The design approach was supported through each pre-application engagement, with recent reference made to the appropriate use of linear buildings that integrate to the site contours, and the location of larger retaining walls in the rear service areas. The Local Authority stated that a response to the advice provided by the Design Commission for Wales should be included in the planning submission.

In addition to the pre-application advice sought, an Environmental Impact Assessment screening request was made. A formal opinion was provided by the Planning Authority in December 2024 (SCO/02566) and confirmed the development did not warrant the preparation of an Environmental Statement.

5. Legislation and Planning Policy Context

This section sets out the planning legislation and policy context against which the development should be considered.

5.1 Town and Country Planning Act (1990)

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise. For Wales, the Development Plan includes the National Development Framework for Wales, any strategic development plan for an area that includes all or part of that area, and the local development plan for that area.

The Planning Act (Wales) (PWA) 2015 states that Local Planning Authorities must exercise their function in relation to the determination of planning applications “...as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 (annex 2), for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.” (PA(W), Sec.2(2)).

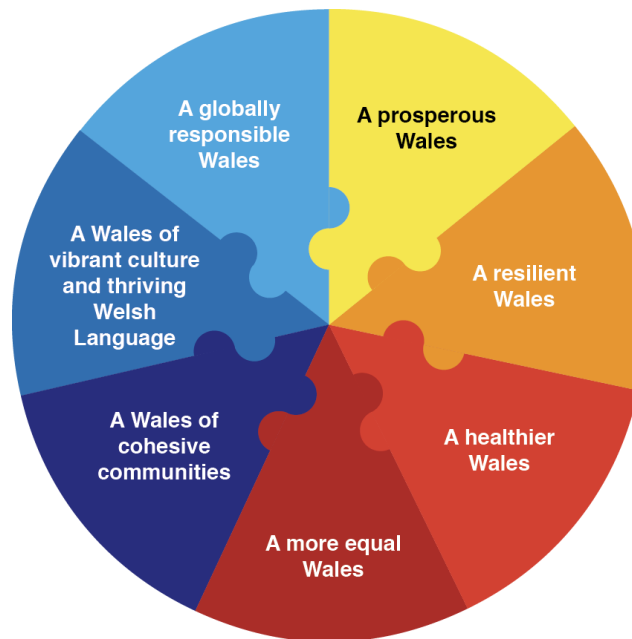
5.2 Wellbeing of Future Generations Act (2015)

The Well-being of Future Generations Act requires public bodies in Wales to consider the long-term impact of their decisions. The Planning Act (Wales) 2015 states that Local Planning Authorities must exercise their function in relation to the determination of planning applications “...as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 (annex 2), for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.” (PA(W), Sec.2(2)).

The Future Generations Act defines Sustainable Development in Wales as: “The process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.” The Act identifies seven well being goals; that are illustrated below. The

Act makes it clear that the public bodies must work to achieve all of the goals, not just one or two. The Act also sets out five ways of working needed for public bodies to achieve the seven well-being goals. These include the fundamental requirement to balance short-term needs with the need to safeguard the ability to also meet long-term needs.

Figure 9: WFGA Wellbeing Goals.



5.3 Planning Policy Wales (2024) Ed. 12

The national planning policy context for the development is provided by Planning Policy Wales (Edition 12) and Future Wales: The National Plan 2040. Collectively, these documents provide a guide to ensure the delivery of sustainable development proposals. This is achieved through improving the social, economic, environmental, and cultural well-being of current, and as required by the Wellbeing of Future Generations (Wales) Act, future generations.

Planning Policy Wales (Edition 12) (PPW) is the Welsh Government's land use planning policy for Wales. The primary objective of PPW is to ensure the planning system contributes towards the delivery of sustainable development, and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Wellbeing of Future Generations (Wales)

Act. PPW names placemaking as the process of creating sustainable places and maximising wellbeing. PPW identifies key planning principles to include: growing our economy in a sustainable manner; delivering educational facilities; creating healthy and accessible environments; sustaining communities; and, maximising environmental protection and limiting impact. These principles are then underpinned by National Sustainable Placemaking Outcomes which interrelate.

PPW also sets out the four key themes which contribute to placemaking thus:

- Strategic and spatial choices, including how to achieve a good design that enables access and inclusivity, environmental sustainability, and respect for local character; and healthier places, including enabling opportunities for outdoor activity and recreation.
- Active and social places, including encouraging the multiple use of open space and facilities, where appropriate, to increase their effective use.
- Productive and enterprising places, including the promotion of healthy lifestyles, physical and mental health and wellbeing, provision of integrated green infrastructure, and resilience to climate change.
- Distinctive and natural places, including the need to conserve and enhance the historic environment and its assets; protecting and enhancing green infrastructure assets and the protection and enhancement of biodiversity; protection of trees and woodland where they contribute towards the ecological, character or green infrastructure functionality of an area; and to integrate Sustainable Drainage Systems to minimise flood risk and maximise other benefits.

The way these different principles, themes, and targets integrate when considering planning proposals is summarised in Figure 9 below. The first consideration is how the proposals contribute towards strategic and spatial choices; then how they contribute towards active and social places, productive and enterprising places, and distinctive and natural places. The conclusion of this process should result in a proposal that contributes towards a sustainable place and achieving the well-being goals and sustainable placemaking outcomes.

Figure 10: Applying PPW principles in decision-making.



Each theme contributes in different ways to the placemaking outcomes. Education development generally falls under the active and social places theme, which includes the key placemaking outcomes of integrated green infrastructure; resilient to climate change; promoting physical and mental health and wellbeing; unlocking potential and regeneration; convenient access to goods and services; minimising the need to travel; makes best use of natural resources; feels safe and inclusive; provides equality of access; and embraces smart and innovative technology.

The promotion of Active Travel is prominent in PPW; it highlights the important role of the planning system in promoting and supporting the delivery of Active Travel and creating the right environment and infrastructure to make it easier for people to walk and cycle. Active Travel is integral to placemaking, creating life and activity in public places, and providing the opportunity to meet people; it is a key component for sustainable places delivering social, economic, and environmental benefits, therefore, new development must be fully accessible by walking and cycling.

Figure 11: Active and Social Outcomes of PPW.

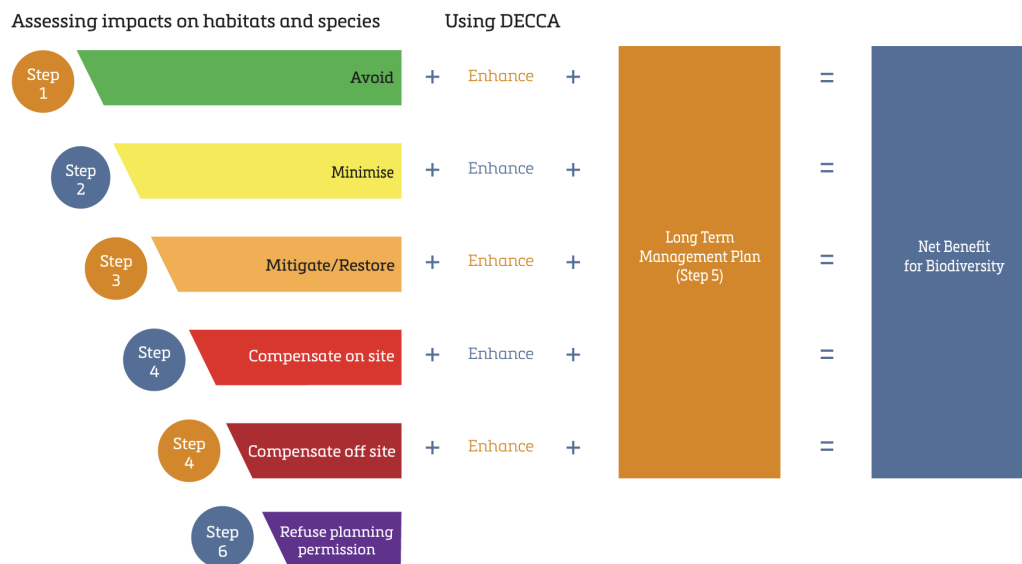


A key update in Edition 12 of PPW responds to the Welsh Government's commitment to 'Addressing the nature emergency through the planning system'. The main changes to policy requirements are:

- **Green Infrastructure:** A stronger emphasis is being placed on a proactive approach, covering cross-boundary consideration, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications, and signposting Building with Nature standards.
- **Net Benefit for Biodiversity and the Step-wise Approach** (see Figure 11 below): Off-site compensation is acknowledged as a last resort, and the need to consider enhancement and long-term management at each step is recognised. Green Infrastructure statements are set out as a requirement to demonstrate the 'step-wise approach' i.e. avoid, minimise, mitigate/restore, compensate on-site, compensate off-site. This links to the DECCA framework of ecosystem resilience to evidence adequate enhancements (Diversity, Extent, Condition, Connectivity, and resultant Adaptation/resistance/recovery aspects).
- **Trees and Woodlands:** a close alignment is taken with the step-wise approach, as well as promotion of new planting as part of development based on securing the right tree in the right place. For any trees that may be removed as part of a proposed development, consideration of their GI value including carbon, landscape amenity, and

ecological resilience sets a baseline from which a proportionate ratio of planting compensation shall be considered. Furthermore, the prescribed minimum ratio or areas of tree cover to compensate for any tree/woodland loss should be regarded.

Figure 12: Summary of the Step-Wise Approach.



5.4 Future Wales - The National Plan 2040

Future Wales - The National Plan 2040 was adopted in February 2021 as the national development framework setting the direction of development in Wales to 2040. The National Plan provides a strategy to address key national priorities through the planning system, including developing a vibrant economy, developing strong ecosystems, achieving decarbonisation and climate resilience, and improving the health and wellbeing of communities.

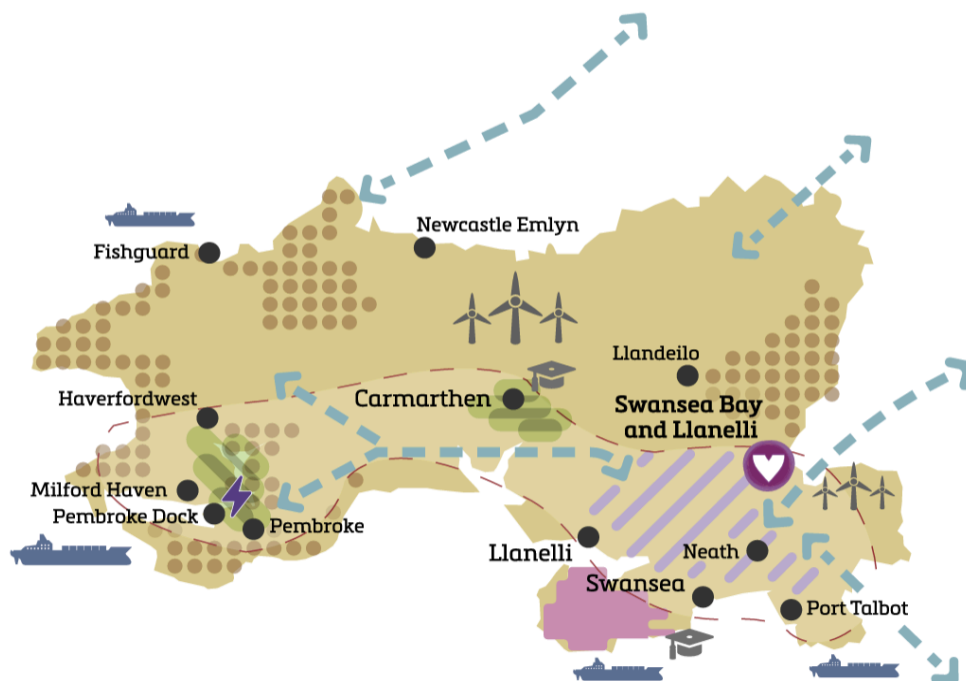
It sets out 11 outcomes of Future Wales comprising the vision for Wales in 2040. The aim is for a Wales where people live:

- In connected, inclusive, and healthy places;
- In vibrant rural places with access to homes, jobs and services;
- In distinctive regions that tackle health and socio-economic inequality through sustainable growth;

- In places with a thriving Welsh Language;
- In towns and cities which are a focus and springboard for sustainable growth;
- In places where prosperity, innovation, and culture are promoted;
- In places where travel is sustainable;
- In places with world-class digital infrastructure;
- In places that sustainably manage their natural resources and reduce pollution;
- In places with biodiverse, resilient, and connected ecosystems; and
- In places that are decarbonised and climate-resilient.

Future Wales divides Wales into 4 regions with Carmarthen falling within the South-West Region, as covered by the Regional Strategic Diagram below. It also shows that Port Talbot is included within the national growth area.

Figure 13: South-West Region.



Future Wales also provides a series of national policies (ch.4, Strategic and Spatial Choices), the following are pertinent to the proposed development:

- Policy 1 – Where Wales would grow;
- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking;
- Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership;
- Policy 8 - Flooding;
- Policy 9 – Resilient Ecological Networks and Green Infrastructure;
- Policy 12 – Regional Connectivity; and
- Policy 29 - National Growth Areas - Carmarthen and the Haven Towns

Policy 1 identifies that South Wales is a key location for future growth and Policy 2 sets out the need to create spatial frameworks to achieve the placemaking aims of the Wales planning system.

Policy 2 also sets out the importance of incorporating the Strategic Placemaking Principles in development proposals: mixtures of uses; a variety of housing; walkable scales; increased densities in towns and cities; integration with street networks; plot-based development; and green infrastructure.

Policy 3 sets out how the Welsh Government would play an active, enabling role in supporting the delivery of urban growth and regeneration. It details that the Welsh Government would assemble land, invest in infrastructure, and prepare sites for development. Policy 3 also explains how local authorities and other public sector bodies would work together to unlock the potential of their land and support them to take an increased development role.

Policy 8 explains how flood risk management enables and supports sustainable strategic growth and regeneration. Opportunities for multiple social, economic, and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have adverse impacts on international and national statutory

designated sites for nature conservation and the features for which they have been designated.

Policy 9 explains the importance of identifying areas that should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystem services, to ensure they are not unduly compromised by future development; and also the importance of identifying opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.

Policy 12 emphasises the importance of Active Travel and explains how planning authorities must plan the growth and regeneration of the National and Regional Growth Areas to maximise opportunities arising from the investment in public transport.

Policy 29 identifies Carmarthen and the Haven Towns area as the primary growth area for the western extent of the region. The aim is to promote and enhance the area's strategic role and ensure key investment decisions support places within the National Growth Area.

5.5 Technical Advice Notes

Technical Advice Notes should be read in conjunction with Planning Policy Wales (PPW) and are to be taken into account during the preparation of Local Development Plans.

Technical Advice Note 5: Nature Conservation and Planning (2009)

This Technical Advice Note instructs how planning should be used to protect and enhance biodiversity and geological conservation. It sets out the key principles for nature conservation, which can be summarised as creating a partnership between local and national authorities and key stakeholders whilst integrating nature conservation into all aspects of planning. There is a main focus on reducing the effects of climate change, which can be achieved by encouraging development that would reduce damaging emissions and energy consumption to protect the environment.

Technical Advice Note 10: Tree preservation orders (1997)

TAN 10 advises in the interest of protecting trees and woodlands by making Tree Protection Orders (TPOs). The Act places a duty on local planning authorities to make adequate provision where appropriate for the preservation and planting of trees when granting planning permissions by imposing conditions and/or making TPOs.

Technical Advice Note 12: Design (2016)

This Technical Advice Note aims to equip all those who are involved in the design of development with advice on how sustainability, through good design, may be facilitated through the planning system. It sets out the core design principles that any development proposal must follow to help create a sustainable environment and exhibit a high level of design quality. These are structured via the five key objectives of good design illustrated below.

Figure 14: Objectives of Good Design.



TAN 15: Development and Flood Risk (2025)

This TAN provides a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. It also provides advice on the consequences of the risks and adapting to and living with the flood risk in relation to development and flooding. This TAN has recently been updated and replaces the previous 2004 advice. The updated TAN refers to the Flood Map for Planning which identifies flood zones. It takes a risk-based approach, so that a locally appropriate approach can be taken during the development management process.

The site falls outside of any Flood Zones however has flood zones to the south of the site, which is an area with 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from rivers in a given year, including the effects of climate change. The site is also designated as a TAN15 Defended Zone (Monmouth 1) which is an area that benefits from Risk Management Authority flood defences, with the minimum Standard of Protection of 1 in 100 years (present day) for rivers.

Figure 15: Extract from the Flood Map for Planning - no mapped flood risk from Rivers and Sea.

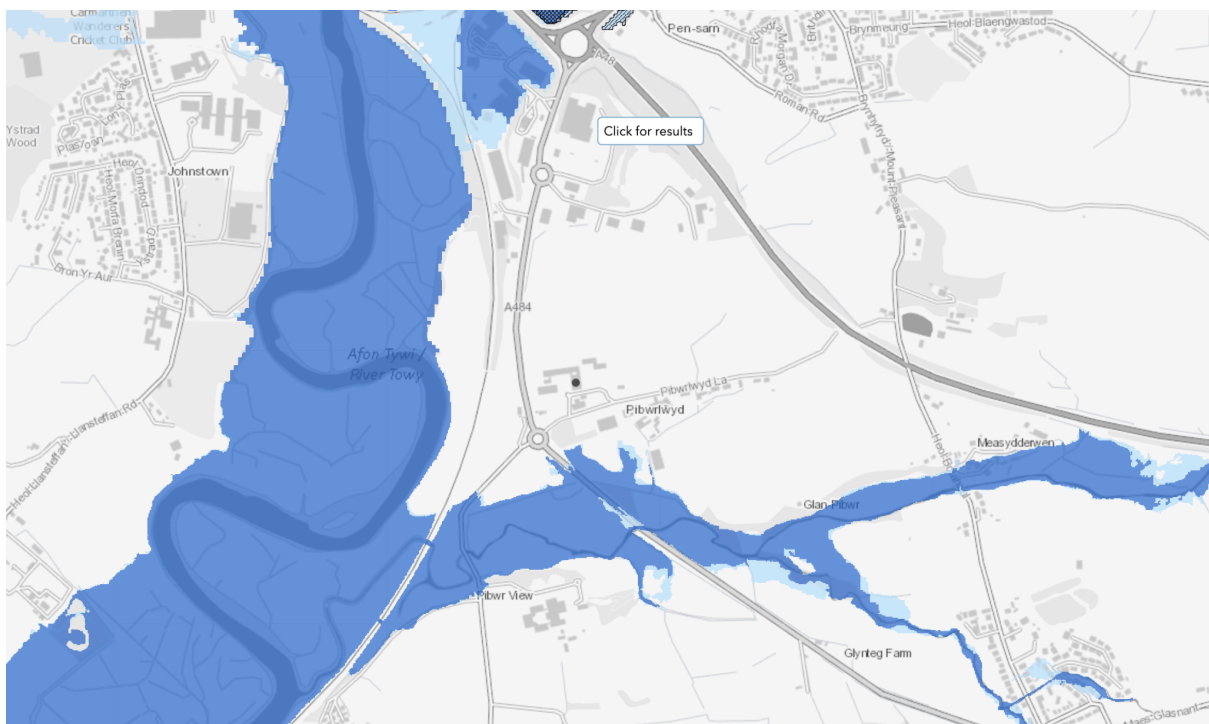
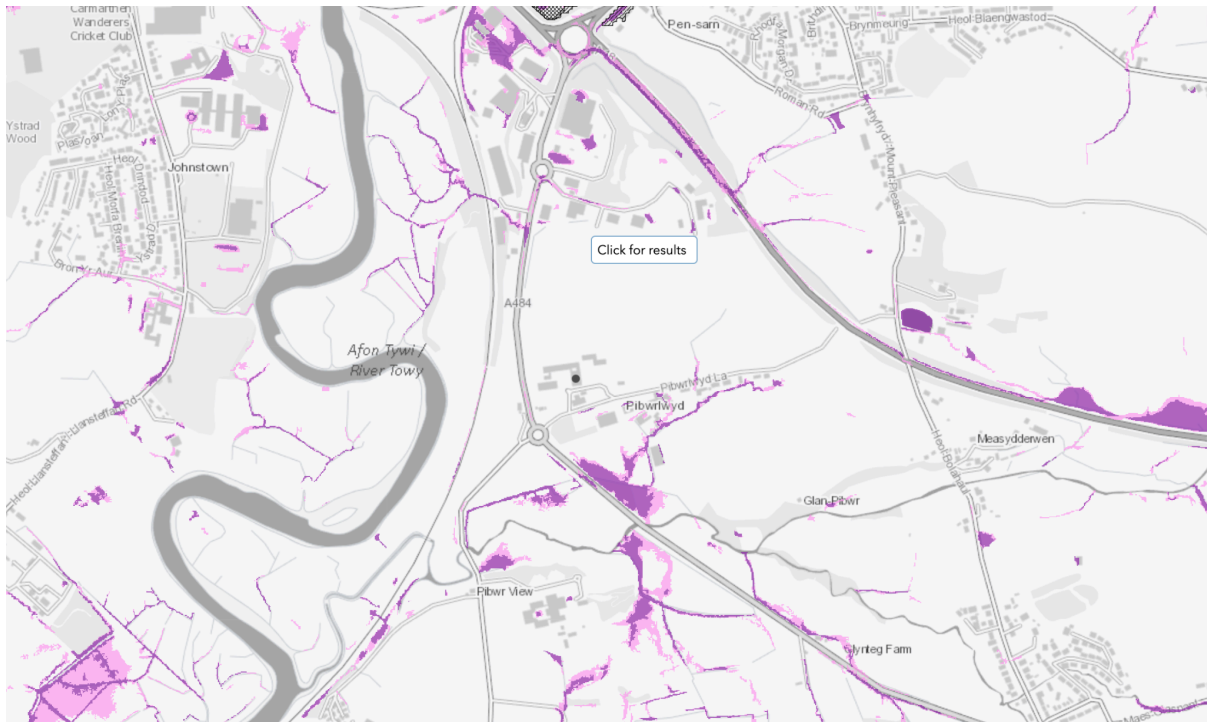


Figure 16: Extract from the Flood Map for Planning - no mapped flood risk from Surface Water and Small Watercourses.



Technical Advice Note 18: Transport (2007)

This TAN recognises that the Integration of land use planning and development of transport infrastructure has a key role to play in addressing the environmental aspects of sustainable development. It states PPW and the Wales Transport Strategy both aim to secure the provision of transport infrastructure and services, which improve accessibility, build a stronger economy, improve road safety and foster more sustainable communities. This includes integration of transport and land use planning.

Technical Advice Note 20: Planning and the Welsh language (2017)

This TAN explains the importance of the Welsh language and how national and local policy should promote the language and the sustainability of communities. The note refers to the Well-being of Future Generations Act 2015, which seeks to create *a Wales of vibrant culture and a thriving Welsh language*.

Technical Advice Notes 24: The Historic Environment (2017)

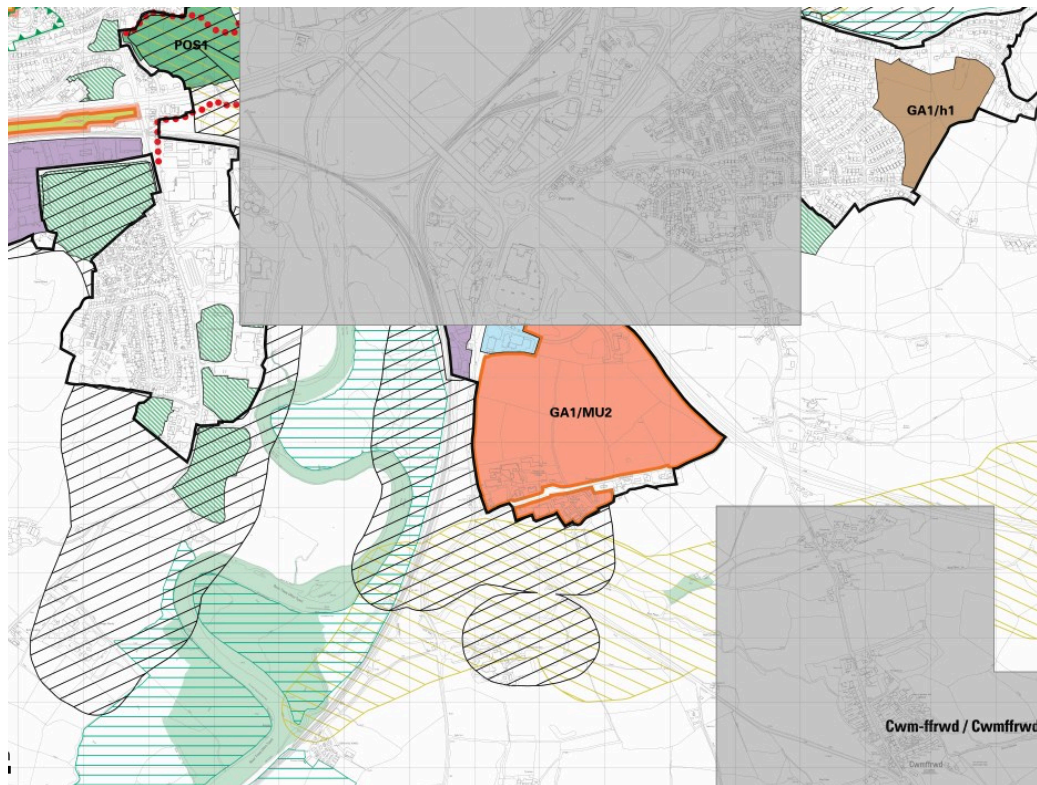
This TAN provides guidance on how the planning system considers the historic environment during development plan preparation and decision-making. It provides specific guidance on how the following aspects of the historic environment should be considered: World Heritage Sites, Scheduled Monuments, Archaeological remains, Listed Buildings, Conservation Areas, Historic Parks and Gardens, Historic Landscapes, Historic assets of special local interest.

5.6 Local Development Plan (2006-2021)

The Carmarthenshire Local Development Plan (2006-2021) was adopted in December 2014. The Revised Local Development Plan is currently in the latter stages of the preparation process, it is currently subject to independent examination by the Planning Inspectorate for Wales with hearings having commenced in October 2024. The Revised Local Development Plan therefore has significant weight in the determination of planning applications. However, until the Replacement Development Plan is adopted the adopted Local Development Plan (2006-2021) will remain in place for all planning decisions and retain significant weight.

In the Adopted Development Plan, the site is part of the defined development limits boundary and included in the Pibwrlwyd strategic mixed-use allocation, including education use associated with Coleg Sir Gar, residential use, employment uses, and commercial leisure use. An extract from the proposals map of the adopted development plan is in Figure 17, with the strategic site identified via the policy annotation GA1/MU2. There are no mapped constraints for the development site.

Figure 17:- Extract from the Adopted LDP proposals map.



The written policies from the Local Development Plan that are relevant to the proposed development are summarised below.

GP1: Sustainability and High Design Quality

This policy states that development proposals will be permitted where they accord with the criteria set out in the policy. The policy ensures that developments are of high-quality design and are in keeping with the local character.

GP4: Infrastructure and New Development

Proposals for development will be permitted where the infrastructure is adequate to meet the needs of the development according to this policy. Where new or improved infrastructure is required but does not form part of an infrastructure providers improvement programme, the development may be permitted where it can be demonstrated that this infrastructure will exist or the work will be funded/ contributed towards by the developer.

SP1: Sustainable Places and Spaces

This policy states the criteria in which proposals for development will be supported where they reflect sustainable development and design principles. These include but are not limited to promoting efficient use of land, enhancing local character, promoting active transport infrastructure, utilising sustainable construction methods (where feasible).

SP2: Climate Change

This policy supports development proposals that respond to, are resilient to, adapt to, and minimise the causes and impacts of climate change. In particular, proposals that adhere to a waste hierarchy, promote efficient consumption of resources, reflect sustainable transport principles, reduce energy demand, and incorporate appropriate climate-responsive design.

SP4: Strategic Sites

This policy ensures that provision is made within growth area settlements for specific strategic sites. The development site is a strategic site (Pibwrlwyd, Carmarthen) and has been allocated mixed-use provision GA1/MU2 (Ref. Policy EMP5).

SP9: Transportation

Policy SP9 sets out the provision to contribute to the delivery of an efficient, effective, safe, and sustainable integrated transport system through a set of objectives. Development proposals that do not prejudice the efficient implementation of any identified improvement or scheme will be permitted under this policy.

SP10: Sustainable Mineral Development

Mineral Safeguarding Areas are identified in this policy, to safeguard resources of hard rock, sand and gravel, and coal where they could be worked in the future to ensure that such resources are not unnecessarily sterilised by development. Provision for a continuous supply of minerals will be made by maintaining an adequate landbank, encouraging efficient and appropriate use of minerals, and encouraging the re-use and recycling of suitable minerals.

SP11: Renewable Energy and Energy Efficiency

This policy supports development proposals that incorporate energy efficiency measures and renewable energy production technologies so long as such developments do not cause

demonstrable harm to residential amenities and would be acceptable within the landscape. Each proposal will be assessed on a case-by-case basis under this policy.

SP12: Waste Management

This policy ensures provisions are made to ensure an integrated approach to waste management. In-building waste management operations will be permitted on allocated and safeguarded B2 employment sites where the use could be adequately accommodated.

SP13: Protection and Enhancement of the Built and Historic Environment

Policy SP13 guarantees that development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape, and landscape assets, and where appropriate their setting. Proposals relating to the following will be considered under national guidance and legislation.

SP14: Protection and Enhancement of the Natural Environment

Under this policy development should reflect the need to protect and wherever possible enhance the County's natural environment. Due consideration will be given to areas of nature conservation value, the countryside, landscapes, and coastal areas. This includes statutory designated sites (incl. Ramsar sites, SPAs, SACs, SSIs, and National Nature Reserves)

SP16: Community Facilities

This policy supports the provision of new facilities, along with the protection and enhancement of existing facilities, based upon evidence of need. Proposals for new education and training-related developments will be supported where they support the settlement framework and accord with the policies of this plan. To mitigate the impacts of particular developments contributions may be sought through planning obligations as and where appropriate.

SP17: Infrastructure

This policy directs development to locations where adequate and appropriate infrastructure is available or can be readily provided, further supporting the economic provision of infrastructure by allocating sites in identified settlements and following the settlement

framework. Planning Obligations relating to developer contributions towards necessary infrastructure improvements may be sought subject to policy GP3.

SP18: The Welsh Language

The interest of the Welsh language will be safeguarded and promoted by this policy.

EMP5: Mixed Use Sites

This policy identifies strategic sites that have been allocated mixed-use. A mix of uses consisting of employment, leisure, and education (linked to the current college campus) has been clearly stated in this policy in reference with policy SP4.

TR1: Primary and Core Road Networks

This policy outlines that proposals that do not restrict traffic movement and/or compromise the safety of the primary road network and core network will be supported.

TR2: Location of Development - Transport Considerations

Proposals that have a potential for significant trip generation will be permitted given that they fall under the following set criteria under this policy. Proposals should be located in a manner consistent with the plan's strategic objectives, accessible to non-car modes of transport, provision is made for non-car modes of transport and those with mobility difficulties, and should consider travel plans and where appropriate incorporate them.

TR3: Highways in Developments - Design Considerations

Proposals that do not generate unacceptable levels of traffic on the surrounding road network and would not be detrimental to highway safety would be permitted under this policy. Proposals that will not result in offsite congestion in terms of parking or service provision or where the capacity of the network is sufficient to serve the development will be permitted.

TR4: Cycling and Walking

This policy ensures that land needed for the improvement of cycle networks is safeguarded and considers the potential opportunity for horse riding where appropriate. Development should, where possible, incorporate and facilitate links to cycle way, right of way, and bridleway networks under this policy.

EQ1: Protection of Buildings, Landscapes and Features of Historic Importance

Under this policy, new development proposals may only be permitted where it preserves or enhances the built and historic environment.

EQ3: Regional and Local Designations

Development proposals that are likely to cause unacceptable harm to a Local Nature Reserve (LNR), or Regionally Important Geological/Geomorphological Sites (RIGS) will only be permitted where the need to safeguard the substantive nature conservation value of the site or feature is clearly outweighed by the reason for the development or land use change under this policy.

EQ6: Special Landscape Areas

This policy covers the named Special Landscape Areas as identified on the Proposals Map. Proposals for the development that enhance or improve the Special Landscape Areas through their design, appearance, and landscape schemes will be permitted under this policy.

MPP3: Mineral Safeguarding

Under this policy development proposals will not be permitted where they would permanently sterilise resources of aggregates and coal identified within the mineral safeguarding areas.

5.7 Revised Local Development Plan (2018-2033)

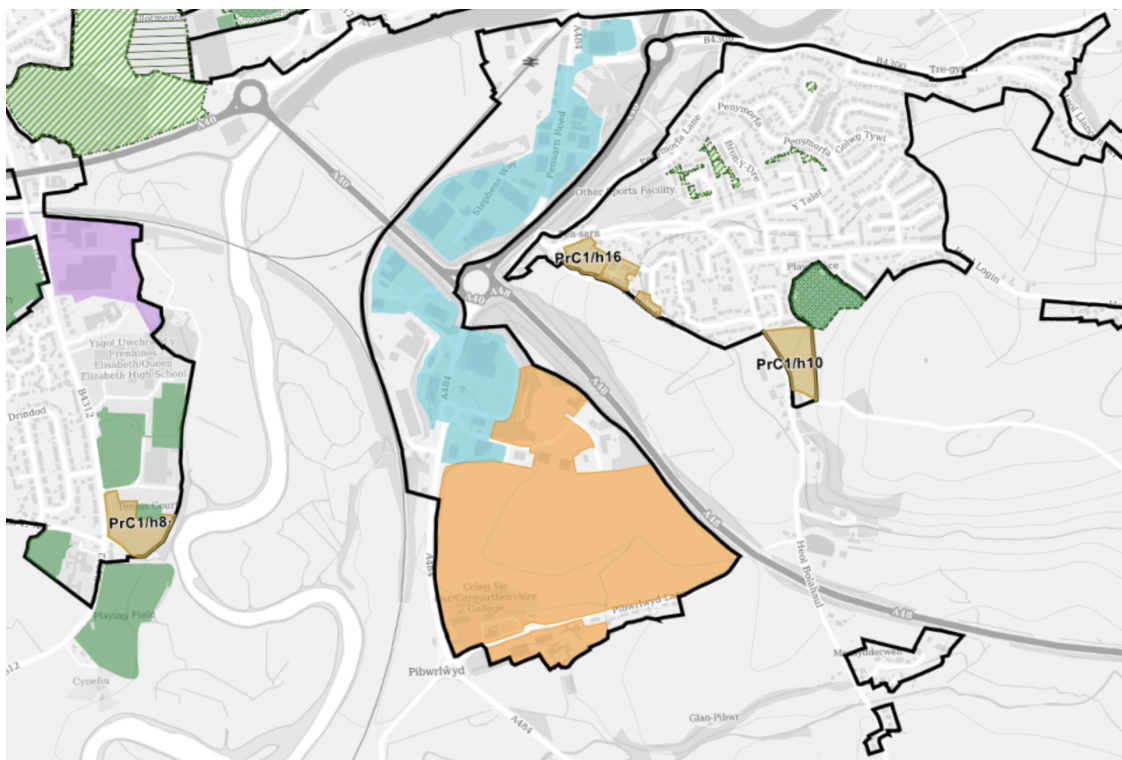
Carmarthenshire County Council is currently working on the Revised LDP, the timeline for the Revised Local Development Plan is as follows:

- Preparation of Pre-Deposit Stage - February 2018 to July 2018
- Pre-Deposit Public Consultation - May 2018 to May 2019
- First Deposit Revised LDP - January 2019 to January 2021
- Second Deposit Revised LDP - March 2022 to March 2024
- Submission of LDP to Welsh Government - March 2024
- Independent Examination March 2024 to January 2025
- Publication of Inspectors Report - March 2025
- Adoption - May/June 2025

As explained previously, the Revised Local Development Plan (2018-2033) has significant material weight when determining development applications, along with the adopted Local Development Plan, due to it being in the latter stages of preparation and examination. In the Revised Development Plan the site is again part of the defined development limits boundary and included in the Pibwrlwyd strategic mixed-use allocation, including education use associated with Coleg Sir Gar, residential use, employment uses, and commercial leisure use. In the Revised Local Development Plan, the residential use defined in the allocation is approximately 247 new homes.

An extract from the proposals map of the adopted development plan is in Figure 17, with the strategic site identified via the orange colour. There are no mapped constraints for the development site.

Figure 18:- Extract from the Revised LDP proposals map.



A candidate site submission and several supporting representations have been made by Coleg Sir Gar regarding the inclusion of the strategic mixed-use allocation in the Revised Development Plan. Key documents presented during this time include a concept masterplan for the mixed-use allocation; a development viability model and accompanying viability

statement; a Statement of Common Ground; and the submission of a Strategic Outline Case for transforming the College facilities at Pibwrlwyd via the Welsh Government's Mutual Investment Model initiative. All representations have been made in close liaison with the Local Authority, demonstrating a joint commitment to shape a viable mixed-use scheme that can be delivered throughout the Revised Development Plan.

The concept masterplan prepared to promote the Pibwrlwyd mixed-use strategic allocation through the Revised Development Plan preparation and examination processes is provided in Figure 18. The masterplan sets a series of design principles that have a bearing on the delivery of education use on an extended Pibwrlwyd campus. Key principles include locating education use in the existing campus and expanding into the agricultural field to the east, residential use on the land north of the extended campus area, and employment and commercial leisure uses north of the residential use in the northern extent of the allocation. A series of fields are proposed for retention as reserved land and nature and recreational areas, and a strong natural landscape infrastructure is proposed, with key natural vegetated boundaries retained and enhanced. On access, the main entrance to the strategic allocation is from the north via the A484. Active travel connections are proposed between the redeveloped Pibwrlwyd Campus and the wider allocation.

Figure 19: Pibwrlwyd Strategic Mixed Use Allocation Concept Masterplan.



The preparation of the early design work for the Pibwrlwyd Campus redevelopment has been undertaken following the wider strategic mixed-use masterplan principles. The redevelopment of the Pibwrlwyd campus is a cornerstone to the wider allocation and its design and delivery will be seamless to that of the wider strategic mixed-use allocation, ensuring suitable connectivity, visual integration, and a joined-up approach to delivering green infrastructure and contributing to biodiversity net gain. The inclusion of the campus redevelopment in the MIM programme means that it will be one of the first elements of the strategic mixed-use allocation to be delivered.

The written policies from the Revised Local Development Plan that are relevant to the proposed development are summarised below.

SG1: Regeneration and Mixed-use Sites - PrC1/MU2

Under Policy SP1 are a number of policies for strategic growth, Policy SG1 lists the sites that have been allocated mixed-use under the revised LDP and includes the Pibwrlwyd site under the allocation PrC1/MU2. This site includes a mix of uses reflecting its strategic location, the uses include employment, commercial leisure, education associated with Coleg Sir Gar, and residential with allowance made for 247 new homes.

SP8: Welsh Language and New Developments

Under this policy, the Plan supports development proposals that safeguard and promote the interests of the Welsh language and Culture.

SP12: Placemaking and Sustainable Places

To facilitate sustainable development, proposals must acknowledge and incorporate local distinctiveness and a sense of place as well as be resilient to climate change and deliver net benefits for biodiversity. To achieve this policy SP12 sets out a list of criteria that is to be met as well as several more detailed policies.

PSD1: Effective Design Solutions: Sustainability and Placemaking

Under this policy, development proposals should demonstrate the effective delivery of site-specific design and sustainability objectives by meeting the detailed criteria set out.

PSD3: Green and Blue Infrastructure Network

Development proposals should demonstrate effective Green and Blue Infrastructure design solutions that meet the criteria set out in the policy. Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to establish a baseline for Green and Blue Infrastructure design solutions.

PSD4: Green and Blue Infrastructure - Trees, Woodlands and Hedgerows

The policy recognises the important contribution trees, woodlands, and hedgerows can have to the environment and communities. This policy sets out the guidelines for the delivery of Green and Blue Infrastructure.

PSD5: Development and the Circular Economy

Development proposals will be required under this policy to demonstrate how the generation of waste has been minimised and managed in order to keep resources in use for as long as possible through the submission of a natural materials management plan.

PSD11: Noise Pollution

Proposals that would have a detrimental effect on noise pollution will only be permitted where it can be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the development to minimise these effects.

PSD12: Light and Air Pollution

Proposals that would have a detrimental impact from light and/or air pollution will be permitted where it can be demonstrated that appropriate mitigation will be implemented under this policy.

SP14: Maintaining and Enhancing the Natural Environment

Proposed developments must protect and enhance the County's natural environment. Any proposals should contribute towards the overall aim of the South West Wales Area Statement (NRW, 2020) in building the resilience of ecosystems and enhancing the benefits they provide under the guidance set out in the policy.

NE1: Regional and Local Designations

Development proposals that will result in adverse effects on Local Nature Reserves, Sites of Importance for Nature Conservation, or Regionally Important Geological/Geomorphological Sites will only be permitted where it can be demonstrated that the criteria in this policy have been met.

NE2: Biodiversity

Biodiversity must be maintained and enhanced following Section 6 of the Environment (Wales) Act 2016 by all development proposals and must meet the criteria set out in the policy to be considered acceptable.

SP16: Climate Change

Development proposals must meet the criteria set out in the policy to respond, adapt, increase resilience, and minimise the causes of and impacts of climate change. Development proposals will not be permitted within areas at risk from flooding unless they accord with the provisions of Planning Policy Wales TAN 15.

CCH6: Renewable and Low Carbon Energy in New Developments

This policy encourages the incorporation of renewable and low-carbon energy in all new development proposals.

SP17: Transport and Accessibility

Development that is sustainable and deliverable requires an integrated, accessible, and reliable transport network to underpin delivery. This policy contributes to the delivery of a sustainable transport system and associated infrastructure through the criteria set out in this policy description.

TRA2: Active Travel

Development proposals that enhance walking and cycling access by incorporating the criteria set out in this policy, either within the site and/or making financial contributions towards the delivery of off-site provision.

5.8 Supplementary Planning Guidance

Archaeology and Development (2018)

This document elaborates on the policies and provisions of the adopted LDP and in doing so seeks to protect the archaeological heritage of the County and its setting by advising how development proposals can best take account of archaeological issues.

Placemaking and Design (2016)

The Placemaking and Design Supplementary Planning Guidance has been prepared to guide and promote high-quality, sustainable design. The guidance is aimed at securing and deliverable, a coordinated, high standard of development and ensuring that proposals reflect and respect the character and requirements of Carmarthenshire. New development must

acknowledge the historical context by seeking to form logical additions to the existing patterns of urban form.

Rural Development (2016)

This supplementary planning document was prepared to give clear practical guidance on how policies and proposals relating to rural enterprises and buildings in the countryside will be implemented.

Nature Conservation and Biodiversity

The supplementary planning guidance on nature conservation and biodiversity was created to be a material consideration in the determination of planning applications. This guidance will assist developers in identifying the potential for projects to impact biodiversity.

Welsh Language (2014)

The Welsh language Supplementary Planning Guidance has been prepared to provide guidance and where applicable, elaborates on how policies and proposals are to be implemented, particularly Policy SP18: Welsh Language of the LDP.

Pibwrlwyd (2014)

This document informs development proposals for the strategic allocation by elaborating on the policies of the Carmarthenshire Local Development Plan.

6. Planning Assessment

6.1. Introduction

Planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This requirement is set out in the Planning and Compulsory Purchase Act 2004 (Sec. 38(6)).

To demonstrate how the development proposal satisfies the adopted Development Plan, this section of the statement assesses the proposal against the relevant Development Plan policies. It also demonstrates how the proposal satisfies wider local policy and also wider national policy and legislation. These documents and plans should be relied upon to decide the planning application.

In light of the development site character and the nature of the development proposed, the below are considered to be the key material planning considerations that will need to be sufficiently satisfied in a future planning application:

- The relationship between the redevelopment of the Pibwrlwyd campus and the delivery of the wider Pibwrlwyd strategic mixed-use allocation.
- Effects on biodiversity and the delivering biodiversity net gain.
- Minimising tree and hedgerow removal and delivering replacement habitat on a 3:1 replacement basis.
- Ensuring the local highway network can accommodate the proposed development safely and promote sustainable travel to the site.
- Integrating a sustainable drainage design to manage on-site surface water suitably.
- Delivering a suitable placemaking response through the design approach to layout, scale, appearance, landscape, and site levels.

6.2 Assessment

Relationship to Pibwrlwyd Campus

The land use of the development proposals fully accords with the strategic mixed-use Pibwrlwyd site as proposed in the adopted and replacement versions of the Development Plan.

The design proposals also align with the wider intent for the strategic site. The concept masterplan prepared to promote the Pibwrlwyd mixed-use strategic allocation through the Revised Development Plan sets a series of design principles that have a bearing on the delivery of education use on an extended Pibwrlwyd campus. The key element is connectivity and there is an opportunity as part of the proposals to accommodate a pedestrian connection to the rear of the ILS car park that could, subject to security considerations, create an active travel link between the campus and a wider strategic site to the north. This could be done while maintaining the security requirements of the proposals.

In respect of scale, it is deemed that the buildings would be in keeping with the existing campus site character and would thus not be overbearing to future residential development to be delivered on adjacent land. The integration into the site contours, in particular, helped to assimilate the development into the landscape of the local area, and the application of suitable materials, informed by a Landscape and Visual Impact Assessment and Colour Assessment, and new landscape planting further screening and assimilating the development.

Finally, the approach to retaining and enhancing the site's existing northern vegetated boundaries and enhancing it shall provide the opportunity to establish a 'joined-up' approach to green infrastructure across the strategic allocation site.

On land use and design grounds, it is thus considered that the development fully aligns with the strategic site allocations of both the adopted and replacement Development Plans, meeting policies GA1/MU2 (adopted LDP) and PrC1/MU2 (replacement LDP). The nature of the proposal, a major education investment in West Wales that will significantly enhance education standards and create development and research opportunities is also considered to fully align with the ambitions of Future Wales for the region and deliver on

the requirements of the Wellbeing of Future Generations (Wales) Act. The proposals also accord with the guidance in the Pibwrllydd SPG.

Biodiversity Effects and Delivering Net Gain

There is a statutory requirement for the development to demonstrate net benefit for biodiversity and ecosystem resilience, and follow the step-wise approach. A Preliminary Ecological Assessment has been undertaken and identifies the requirement for further species surveys for bats, dormouse, and reptiles. These surveys have been completed and are included in an Ecological Impact Assessment, which has shaped the design of the scheme. For example, the development includes replacement bat roosts, to mitigate for the loss of existing roosts in campus properties. This includes new roosts in retained trees, externally mounted boxes on the new properties, but also two new maternity roosts to be integrated into the existing buildings. A considered lighting design is also proposed to ensure that dark corridors are retained across the site to enable continued bat foraging and commuting activity.

In respect of dormouse, presence has been identified in the east of the site, and while surveys are being finalised, appropriate dormouse habitat is to be replaced on a 3:1 basis and delivered in a manner that provides connectivity to retained and adjacent appropriate dormouse habitat. No mitigation requirements were identified for reptiles, with limited reptile presence found. Appropriate management and protection is to be provided via a Construction Environmental Management Plan.

To demonstrate compliance with the stepwise approach, a Green Infrastructure Statement has been prepared and is included in the planning application. This evidences the considerations given to avoidance, re-provision and enhancement.

In light of the above factors, it is considered that the development meets the requirements of Planning Policy Wales to evidence and deliver biodiversity net gain and the development plan policies SP2, SP14 EQ16 (adopted LDP) and SP13, PSD1, PSD3, PSD4, SP14, NE1, NE2, CCH7 (replacement LDP). The proposals also accord with the guidance in the Biodiversity and Nature Conservation SPG.

Minimising Tree and Hedgerow Loss

As part of the development proposals, vegetation in the middle of the site will need to be removed, this includes hedgerow and tree planting. This is unavoidable to deliver the development brief and establish a connected campus with a logical 'campus heart'. Further areas of tree planting integrated throughout the campus area will also need to be removed. A tree survey and arboricultural impact assessment has been prepared to reduce the tree loss and inform the replacement tree planting strategy. The development will exceed the 3:1 replacement requirement and include species that are appropriate to the site conditions and offer biodiversity net gain.

Again, the Green Infrastructure Statement will evidence the considerations given to avoidance, re-provision and enhancement.

In light of the above factors, it is considered that the development meets the requirements of Planning Policy Wales in respect of tree loss and replacement and meets development plan policies GP1 and SP14 (adopted LDP) and PSD 13, PSD3, PSD 4, SP14, and NE2 (replacement LDP).

Transport

As part of the development proposals, there will be more staff and student numbers at the campus and an increase in vehicle trips to the site. To ensure that due regard is made to the potential impacts a Transport Assessment has been undertaken, which models the impact of the proposals on the local highway network. Based on the number of teaching staff and pupils that are likely to be present, and accounting for a reasonable modal split of arrivals by bus, active means and private vehicles, the Assessment undertakes a worst-case review, and identifies the proposals would not result in any capacity increases to a level that would be deemed to be at or over capacity and / or require mitigation. This is based on 88 two-way vehicle trips in the AM peak and 145 two-way trips in the PM peak. A review has also been undertaken of the proposed internal highway, and appropriate tracking and visibility splay analysis has informed the design. Minor amendments are to be concluded before formal submission of the planning application.

The Transport Assessment also undertakes a review of the sustainability of the site, and concludes the site is well located to take advantage of sustainable and active travel modes. To this purpose the proposal includes a reasonable number of car parking spaces (240 standard spaces and 12 disabled) spaces which accord with local standards and would meet the development's forecast needs. Space is also included for 2 van / minibus spaces for maintenance / small deliveries and 8 to 9 coach spaces for up to 13m / 57-seater coaches. Cycle parking is also included. Staff provision will be located within the building. Learner provision will be provided on the northern part of the Campus to tie-in with the Active Travel route provided from the A484 in the west.

As part of the preparation of the development proposals extensive engagement has been undertaken with the Highway Authority, and it is considered that a robust transport case has been included for the development. On this basis it is considered that the development meets the sustainable and active travel focus in Planning Policy Wales and Future Wales and meets development plan policies **GP4, SP1, SP9, SP17, TR2, TR3 and TR4 (adopted LDP) and SP17 and TRA2 (replacement LDP).**

Drainage

The proposed development includes a suitable SuDS scheme that manages surface water runoff and achieves predevelopment Greenfield run-off rates. The scheme is also multi-purpose, offering biodiversity benefits as part of the site's landscape design and also creating amenity benefits for staff and students. A drainage strategy has been prepared as part of the planning application and drainage design proposals included. These have been shaped by engagement with the SAB and SAB approval is to be sought in due course.

Surface water connections are proposed in the west and east of the site to a new swale / ditch in the west and an existing drainage channel in the east. The internal SUDS network consists of permeable paving, stone storage, rain gardens attenuation basins, filter trenches and existing ditches. Development works to Pibwrwlyd Lane will continue to connect to the highway drainage network, while the coach drop-off area will discharge to ground. This approach will potentially see the removal of a significant quantity of surface water runoff from the public sewer network, which would represent a significant improvement over the existing drainage regime.

It is proposed to discharge foul water flows from the eastern site directly to the existing DCWW foul water sewer at the south east corner of the site. It is proposed to discharge foul flows from western site to the existing foul water chamber at the south of the site before continuing to discharge to the DCWW foul water sewer via the existing connection from the previous development. This will be subject to DCWW consent and approval.

Flood risk is not a significant consideration for the site given that the development site is not in a flood zone, but the development proposals will deliver drainage betterment and not increase flood risk elsewhere.

In light of the above it is considered the proposals include an appropriate drainage response that will help the development meet the sustainable and climate resilient development required by Natural Resources Wales, the flood risk advice in TAN 15 and satisfy local development plan policies GP1, GP4, SP1, SP2, SP17 (**adopted LDP**) and **SP12, PSD1, PSD3, SP16 (replacement LDP)**.

Placemaking

The development proposals will revitalise an existing educational site, reflecting a good use of land and an appropriate site location. The development thus meets the gateway placemaking taste set in Planning Policy Wales for development to be located in the right place.

The proposed layout is a logical approach to delivering a significant volume of new education floorspace that is well connected and integrated into the site landscape. The creation of a 'campus heart' that serves the new development and the retained campus facilities located south of Pibwrlwyd Lane is a key requirement of the brief, and the proposals deliver upon that. The use of liner forms that step up the site landscape is deemed appropriate to integrate the development and create a series of interesting internal routes, approaches and public spaces. The material palette proposed is deemed to be fitting to the rural character, while also reflecting the prestige of the development. The scale and massing of the building are deemed appropriate to the site, embracing the existing parameters at the campus site.

The design and operation of the new educational buildings will be highly sustainable, targeting Net Zero carbon Status for operations, and BREEAM Excellent.

The landscape design is a key part of the development and it works alongside the architectural approaches to manage level change, and create a network of accessible and safe pedestrian routes that provide access to a series of outdoor learning, play and social space, which will be a significant asset to the development. The 'campus heart' is a particularly striking feature, providing a space that can become the social centre of the new campus.

To inform the landscape design and approach to scale and massing and materiality a Landscape and Visual Impact Assessment has been undertaken alongside a Colour Assessment. This has been scoped with the Local Authority and demonstrates the proposals would have no unacceptable impacts on the wider landscape or the nearby Special Landscape Area, to the west of the site around the River Tywi..

Engagement has been undertaken with the Design Commission for Wales as part of the design preparation and the discussion has provided considerations for the design team. The Design and Access Statement included in the planning application evidenced the design rationale and evolution of the development proposals, a factor that was identified as important by the Commission.

On placemaking grounds it is deemed that the development fully accords with the approach advocated in Planning Policy Wales and Future Wales, and the design guidance offered by TAN 12. At a local level the quality of the proposals is considered to satisfy development plan policies GP1, SP2, SP1 and EQ6 (adopted LDP) and SP12 and PSD1 (replacement LDP). It is also deemed to meet the supplementary requirements of the Placemaking and Design and Rural Development SPG.

Heritage

An Archaeological Desktop Assessment has been prepared for the development that identifies potential for low value prehistoric, Roman and post medieval sub surface remains, with the proposals having potential to have moderate impact due to the need for below ground works. The assessment concludes the significance of impact to archaeological remains on site to be slight to moderate. To mitigate the assessment recommends a precautionary approach, based on a geophysical survey followed by a field evaluation.

Subsequently a geophysical survey was undertaken and it identified low probability for archaeological features. Rather, the survey shows evidence of agriculture and modern activity.

Given the presence of the listed Pibwrlwyd Lane Farm House to the south of the development site, a Setting Assessment has also been undertaken and is included in the planning application. This concludes that the setting of Pibwr Lwyd Farmhouse has already been altered by changes made to the former farmstead and the area surrounding it since the establishment of the college, including new openings through the farmstead boundary and additional buildings. These detract from the ability to understand the building as a house within a historic farmstead, with the building instead feeling like a peripheral part of the college campus. It is therefore considered that the visual impact of the proposed development will not alter the way the building's setting is understood. While the Local Authority holds a different conclusion, Cadw has also raised no concerns regarding the setting of the listed building.

In light of the above, it is considered that the development fully meets the heritage guidance in Planning Policy Wales and TAN 24, and also local policies SP13 and EQ1 (adopted LDP) and PSD1 (replacement LDP).

Other Matters

Aside from the above, the development is also deemed to be sound on the following matters:

- Waste - Appropriate waste storage facilities are included in the proposals, with suitable provision made for refuse vehicle access. **The development meets local policy SP12 of the adopted LDP.**
- Minerals - The proposed development is in a Category 1 sand and gravel safeguarding area and is located within development limits of both development plans. The proposals cover the same area of land as the current college development, and would therefore not have a significant impact on the potential working of the resource. **The development meets local policies SP10 and MPP3 of the adopted LDP.**
- Community Facilities - The development marks a significant investment into a strategically important education facility. It would thus have significant positive effects

for the local population, notably learners, equipping them with the skills to thrive. **The development would thus meet local policy SP16, but is also very much in alignment with the Wellbeing of Future Generation (Wales) Act through the benefits it will also deliver for future generations living in the local area and region.**

- Welsh Language - Protection of the Welsh language and culture is a key requirement of the planning system, and the proposals fully align. The proposals will future proof the delivery of high-quality education in the local area and wider region, ensuring that local communities have the opportunities to access education and employment close to home, a key requirement to protect and grow the Welsh language and its culture. The development thus **meets the requirements of Planning Policy Wales and local policy SP8 (adopted LDP) and SP18 (replacement LDP) and the supplementary planning guidance.**
- Pollution - Lighting, air quality and noise pollution have all been considered in the progression of the design proposals and appropriate assessments or designs are included in the planning application. There is evidence that there will be no unacceptable impact on the amenity of residents as a result of delivering the development, and in the case of lighting, site ecology also. **The development therefore meets local policies GP1 (adopted LDP) and PSD11 and PSD12(replacement LDP).**

6.3 Summary

Based on the above assessment, the proposed development is deemed to be highly sustainable, meeting the placemaking requirements of Planning Policy Wales, matching the ambitions of Future Wales for the West Wales region and delivering on the requirements of the Wellbeing of Future Generations (Wales) Act to safeguard and deliver for future generations while meeting the needs of current generations. At a local development plan level, the proposals fully align with the land use allocations set for the site and the ambitions to grow the educational offer as part of a wider strategic site. They are also deemed to accord with key development management policies. The development is thus deemed to be in accord with both the adopted and replacement LDPs.

6. Conclusion

The redevelopment of the Pibwrlwyd campus is a £90 million investment that will modernise the existing Pibwrlwyd campus into a 'state of the art' facility that provides an inspiring learning environment for staff and students. The redevelopment will present a professional and business-like environment that establishes the Pibwrlwyd campus as a centre for excellence; one that can benefit local students, support the growth of local businesses, and attract new external investment into the region.

The design process has laid the foundations for the creation of a high-quality sustainable development that meets national and local requirements for placemaking, delivering biodiversity net gain and climate resilience in the process, and not having undue impact on the amenity of adjacent residents. It is thus deemed that the development meets the requirements of the relevant national legislation and the guidance and requirements of national and local planning policy, and is suitable for the grant of planning permission.