

DYDD MAWRTH, 12 MEDI 2023

AT: HOLL AELODAU'R CABINET

YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD **AML-LEOLIAD O'R CABINET** A GYNHELIR YN Y **SIAMBR, NEUADD Y SIR, CAERFYRDDIN, NEU O BELL AM 10.00 YB, DYDD LLUN, 18FED MEDI, 2023** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA SYDD YNGHLWM

Wendy Walters

PRIF WEITHREDWR

Swyddog Democrataidd:	Martin S. Davies
Ffôn (Ilinell uniongyrchol):	01267 224059
E-bost:	MSDavies@sirgar.gov.uk

Cyfarfod aml-leoliad yw hwn. Gall aelodau'r pwyllgor fynychu'n bersonol yn y lleoliad a nodir uchod neu o bell drwy'r ddolen Zoom a ddarperir ar wahân.

Gellir gwylio'r cyfarfod ar wefan y cyngor drwy'r ddolen canlynol:-
<https://carmarthenshire.public-i.tv/core/portal/home>

Wendy Walters Prif Weithredwr, *Chief Executive*,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

Y CABINET

AELODAETH – 10 AELOD

CYNGHORYDD	PORTFFOLIO
Cynghorydd Darren Price	Arweinydd
Cynghorydd Linda Evans	Dirprwy Arweinydd ac Aelod Cabinet dros Gartrefi
Cynghorydd Glynog Davie	Addysg a'r Gymraeg
Cynghorydd Ann Davies	Materion Gwledig, Cydlyniant Cymunedol a Pholisi Cynllunio
Cynghorydd Hazel Evans	Adfywio, Hamdden, Diwylliant a Thwristiaeth
Cynghorydd Philip Hughes	Trefniadaeth a'r Gweithlu
Cynghorydd Alun Lenny	Adnoddau
Cynghorydd Edward Thomas	Gasanaethau Trafnidiaeth, Gwastraff a Seilwaith
Cynghorydd Jane Tremlett	Iechyd a Gwasanaethau Cymdeithasol
Cynghorydd Aled Vaughan Owen	Newid Hinsawdd, Datgarboneiddio a Chynaliadwyedd

AGENDA

1. YMDDIHEURIADAU AM ABSENOLDEB
2. DATGANIADAU O FUDDIANNAU PERSONOL
3. LLOFNODI FEL COFNOD CYWIR GOFNODION CYFARFOD Y CABINET A GYNHALWYD AR Y 17EG GORFFENNAF 2023. 5 - 10
4. CWESTIYNAU Â RHYBUDD GAN YR AELODAU
5. CWESTIYNAU A RHYBYDD GAN Y CYHOEDD
6. ADRODDIAD BLYNYDDOL YNGYLCH RHEOLI'R TRYSORLYS A'R DANGOSYDD DARBODAETH 2022-2023. 11 - 26
7. RHAGOLYGNON Y GYLLIDEB REFENIW. 27 - 42
8. CAIS I'R GRONFA DATBLYGU. 43 - 50
9. AIL GARTREFI A LLETY GWYLIAU TYMOR BYR. 51 - 62
10. MATERION YSTÂD WLEDIG Y CYNGOR SIR. 63 - 88
11. NODI BOD GRWP PLAID CYMRU WEDI ENWEBU'R CYNGHORYDD MEINIR JAMES I GYMRYD LLE'R CYNGHORYDD HAZEL EVANS AR Y GRWP LLYWODRAETHU LLESIANT DELTA.
12. UNRHYW FATER ARALL Y GALL Y CADEIRYDD OHERWYDD AMGYLCHIADAU ARBENNIG BENDERFYNU EI YSTYRIED YN FATER BRYN YN UNOL AG ADRAN 100B(4)(B) O DDEDDF LLYWODRAETH LEOL, 1972.
13. GORCHYMYN I'R CYHOEDD ADAEL Y CYFARFOD.
NI DDYLID CYHOEDDI'R ADRODDIADAU SY'N YMWNEUD Â'R MATERION CANLYNOL GAN EU BOD YN CYNWYS GWYBODAETH EITHRIEDIG FEL Y'I DIFFINIWYD YM MHARAGRAFF 14 O RAN 4 O ATODLEN 12A I DDEDDF LLYWODRAETH LEOL 1972 FEL Y'I DIWYGIWYD GAN ORCHYMYN LLYWODRAETH LEOL (MYNEDIAD AT WYBODAETH) (AMRYWIO) (CYMRU) 2007. OS BYDD Y CABINET AR ÔL CYNNAL PRAWF LLES Y CYHOEDD YN PENDERFYNU YN UNOL Â'R DDEDDF, I YSTYRIED Y MATERION HYN YN BREIFAT, GORCHMYNNIR I'R CYHOEDD ADAEL Y CYFARFOD YN YSTOD TRAFODAETH O'R FATH.
14. EFFAITH COVID-19 AR GONTRACTWYR - GWAITH MAWR. 89 - 122

CABINET

DYDD LLUN 17EG GORFFENNAF 2023

PRESENNOL: Y Cynghorydd L.D. Evans (Is-gadeirydd yn Cadeirio) (Yn y Siambr)

Cynghorwyr (Yn y Siambr):

C.A. Davies

G. Davies

P.M. Hughes

G.H. John

A. Lenny

E.G. Thomas

J. Tremlett

A. Vaughan-Owen

Hefyd yn bresennol (Yn rhithwir):

Y Cynghorydd D.M. Cundy

Hefyd yn bresennol (Yn y Siambr):

W. Walters - Prif Weithredwr

G. Morgans - Cyfarwyddwr Gwasanaethau Addysg a Phlant

J. Jones - Pennaeth Adfywio, Polisi & Digidol

L. Rees-Jones - Pennaeth Gweinyddiaeth a'r Gyfraith

R. Hemingway - Pennaeth Gwasanaethau Ariannol

C. Higginson - Rheolwr Cyfryngau

N. Thomas - Rheolwr Gwasanaeth y Blynnyddoedd Cynnar ac Ataliaeth

L. Jenkins - Swyddog Cymorth y Cabinet

C. Llwyd - Cyfieithydd Ar Y Pryd

J. Owen - Swyddog Gwasanaethau Democrataidd

S. Hendy - Swyddog Cymorth i'r Aelodau

Hefyd yn bresennol (Yn rhithwir):

J. Coles - Pennaeth Plant a Theuluoedd

J. Lewis - Rheolwr Partneriaeth Rhanbarthol

M. Evans Thomas - Prif Swyddog Gwasanaethau Democrataidd [Note Taker]

Siambr, Neuadd Y Sir, Caerfyrddin ac o bell : 10.00 yb - 10.35 yb

1. YMDDIHEURIADAU AM ABSENOLDEB

Cafwyd ymddiheuriad am absenoldeb gan y Cynghorydd D. Price, y Cadeirydd, a oedd wrthi'n ymwneud â mater arall yn gysylltiedig â gwaith y Cyngor.

2. DATGAN BUDDIANNAU PERSONOL

Swyddog	Rhif y Cofnod	Math o Fuddiant
J. Jones - Pennaeth Adfywio, Polisi a Digidol	10 - Cronfa Ffyniant Gyffredin y DU - Ceisiadau Strategol Annibynnol	Mae wedi'i enwi fel ail ymgeisydd ar un o'r prosiectau.

Sylwer: Mae'r cofnodion hyn yn amodol ar gael eu cadarnhau yn y cyfarfod nesaf

3. LLOFNODI FEL COFNOD CYWIR GOFNODION CYFARFOD Y CABINET A GYNHALWYD AR Y 3 GORFFENNAF 2023

PENDERFYNWYD YN UNFRYDOL Iofnodi bod cofnodion cyfarfod y Cabinet a gynhaliwyd ar 3 Gorffennaf 2023 yn gofnod cywir.

4. CWESTIYNAU Â RHYBYDD GAN YR AELODAU

Dywedodd y Cadeirydd nad oedd dim cwestiynau â rhybudd wedi cael eu cyflwyno gan yr Aelodau.

5. CWESTIYNAU Â RHYBYDD GAN Y CYHOEDD

Dywedodd y Cadeirydd nad oedd dim cwestiynau wedi dod i law gan y cyhoedd.

6. TRAWSNEWID GWASANAETHAU MAMOLAETH A'R BLYNYDDOEDD CYNNAR: STRATEGAETH Y BLYNYDDOEDD CYNNAR AR GYFER GORLLEWIN CYMRU

Bu'r Cabinet yn ystyried Strategaeth Mamolaeth a'r Blynyddoedd Cynnar Gorllewin Cymru. Mae Cyngor Sir Caerfyrddin yn gweithio mewn partneriaeth â Bwrdd Iechyd Prifysgol Hywel Dda, Cyngor Sir Ceredigion a Chyngor Sir Penfro mewn ymateb i Raglen Drawsnewid Integreiddio'r Blynyddoedd Cynnar Llywodraeth Cymru. Mae'r rhaglen yn canolbwyntio ar yr angen am wasanaeth blynyddoedd cynnar cydgysylltiedig ac ymatebol i sicrhau bod pob plentyn yn cael y dechrau gorau mewn bywyd.

Fel rhan o'r rhaglen drawsnewid, mae angen profi a threialu ffyrdd arloesol o weithio, ac o ganlyniad mae swyddogion yn Sir Gaerfyrddin wedi gweithio'n agos gyda Bwrdd Iechyd Prifysgol Hywel Dda i ddatblygu Tîm Integredig Blynyddoedd Cynnar peilot yng Nghwm Gwendraeth. Tîm amlddisgyblaethol o weithwyr iechyd proffesiynol yw hwn (Bydwragedd, Ymwelwyr Iechyd a Therapyddion Lleferydd ac Iaith), gweithwyr proffesiynol yr Awdurdod Lleol (Swyddogion Cymorth i Deuluoedd a Chysylltydd Cymunedol).

Ar lefel ranbarthol, sefydlwyd Grŵp Llywio Mamolaeth a'r Blynyddoedd Cynnar yn 2019 ac mae gwaith wedi bod yn mynd rhagddo i ddatblygu Strategaeth Mamolaeth a'r Blynyddoedd Cynnar ar gyfer y rhanbarth, gan nodi gweledigaeth, amcanion a blaenoriaethau cytunedig ar gyfer yr holl wasanaethau sy'n gweithio yn y sector Mamolaeth a'r Blynyddoedd Cynnar ar draws Bwrdd Iechyd Prifysgol Hywel Dda, yr Awdurdod Lleol a sefydliadau'r trydydd sector.

Erbyn mis Gorffennaf 2022 roedd y broses o ddatblygu'r strategaeth bron wedi'i chwblhau a chymerodd trawstoriad o weithwyr proffesiynol a theuluoedd o bob rhan o'r rhanbarth ran yn y broses ymgynghori drwy grwpiau ffocws ac arolwg ar-lein. Mae'r strategaeth hon ychydig yn wahanol gan ei bod ar y we, yn rhyngweithiol ac yn gryno gan ganiatáu i weithwyr proffesiynol sy'n brin o amser gyrchu'r strategaeth yn ôl yr angen. Yn dilyn cymeradwyaeth lawn y bwriad oedd lansio'r strategaeth ar draws y rhanbarth.

Sylwer: Mae'r cofnodion hyn yn amodol ar gael eu cadarnhau yn y cyfarfod nesaf

PENDERFYNWYD YN UNFRYDOL gymeradwyo Strategaeth Mamolaeth a'r Blynyddoedd Cynnar Gorllewin Cymru.

7. UNRHYW FATER ARALL Y GALL Y CADEIRYDD OHERWYDD AMGYLCHIADAU ARBENNIG BENDERFYNU EI YSTYRIED YN FATER BRYS YN UNOL AG ADRAN 100B(4)(B) O DDEDDF LLYWODRAETH LEOL, 1972.

Dywedodd y Cadeirydd nad oedd unrhyw eitemau eraill o fater brys.

8. GORCHYMYN I'R CYHOEDD ADAEL Y CYFARFOD

PENDERFYNWYD YN UNFRYDOL, yn unol â Deddf Llywodraeth Leol 1972, fel y'i newidiwyd gan Orchymyn Llywodraeth Leol (Mynediad at Wybodaeth) (Amrywio) (Cymru) 2007, orchymyn i'r cyhoedd adael y cyfarfod tra oedd yr eitemau canlynol yn cael eu hystyried, gan fod yr adroddiadau'n cynnwys gwybodaeth eithriedig fel y'i diffiniwyd ym mharagraff 14 o Ran 4 o Atodlen 12A i'r Ddeddf.

9. ROWND 2 - CRONFA CYMUNEDAU CYNALIADWY

Yn dilyn cynnal prawf budd y cyhoedd, PENDERFYNWYD yn unol â'r Ddeddf y cyfeiriwyd ati yng nghofnod 8 uchod, beidio â chyhoeddi cynnwys yr adroddiad gan ei fod yn cynnwys gwybodaeth eithriedig am faterion ariannol neu faterion busnes unigolyn penodol (gan gynnwys yr Awdurdod oedd yn meddu ar y wybodaeth honno) (Paragraff 14 o Ran 4 o Atodlen 12A i'r Ddeddf). Roedd prawf budd y cyhoedd mewn perthynas â'r adroddiad hwn yn drech na'r budd i'r cyhoedd o ran datgelu'r wybodaeth a geir ynddo oherwydd gallai datgelu'r wybodaeth danseilio sefyllfa'r sefydliadau dan sylw mewn perthynas â sefydliadau eraill sy'n gweithredu yn yr un maes gweithgaredd.

Bu'r Cabinet yn ystyried adroddiad a oedd yn rhoi trosolwg o geisiadau a gyflwynwyd o dan y Gronfa Cymunedau Cynaliadwy (Rownd 2) sy'n cael ei hariannu drwy Gronfa Ffyniant Gyffredin y DU.

PENDERFYNWYD YN UNFRYDOL

9.1 Dyfarnu cyllid i'r prosiectau a nodir fel yr argymhellwyd gan y Panel Cyllido ac fel y nodir yn yr adroddiad;

9.2 Cymeradwyo trosglwyddo £250,000 ychwanegol o elfennau eraill heb eu dyrannu Rhaglen y Gronfa Ffyniant Gyffredin, oherwydd y nifer uchel o geisiadau o safon a gyflwynwyd.

10. CRONFA FFYNIANT GYFFREDIN Y DU - CEISIADAU STRATEGOL

[NODER: Gan iddo ddatgan buddiant yn y mater hwn yn gynharach, gadawodd Mr J. Jones, Pennaeth Adfywio, Polisi a Digidol, y cyfarfod cyn i'r mater gael ei ystyried a chyn y gwnaed penderfyniad yn ei gylch.]

Yn dilyn cynnal prawf budd y cyhoedd, PENDERFYNWYD yn unol â'r Ddeddf y cyfeiriwyd ati yng nghofnod 8 uchod, beidio â chyhoeddi

Sylwer: Mae'r cofnodion hyn yn amodol ar gael eu cadarnhau yn y cyfarfod nesaf

cynnwys yr adroddiad gan ei fod yn cynnwys gwybodaeth eithriedig am faterion ariannol neu faterion busnes unigolyn penodol (gan gynnwys yr Awdurdod oedd yn meddu ar y wybodaeth honno) (Paragraff 14 o Ran 4 o Atodlen 12A i'r Ddeddf). Roedd prawf budd y cyhoedd mewn perthynas â'r adroddiad hwn yn drech na'r budd i'r cyhoedd o ran datgelu'r wybodaeth a geir ynddo oherwydd byddai datgelu'r wybodaeth yn cael effaith andwyol ar yr ymgeiswyr yn y farchnad lle maent yn gweithredu drwy ddatgelu syniadau busnes arloesol cystadleuwyr.

Bu'r Cabinet yn ystyried adroddiad a oedd yn rhoi trosolwg o'r ceisiadau a gyflwynwyd o dan yr alwad agored am brosiectau strategol annibynnol o fewn blaenoriaethau Cymunedau a Lle a Chefnogi Busnesau Lleol Cronfa Ffyniant Gyffredin y DU.

PENDERFYNWYD YN UNFRYDOL

10.1 Dyfarnu cyllid i'r prosiectau a nodir yn Atodiad 1 ac Atodiad 2, fel y nodir yn yr adroddiad;

10.2 Cymeradwyo argymhellion y Bartneriaeth Adfywio mewn perthynas ag aildosbarthu cyllid a allai ddod yn ôl i'r gyllideb o £5.85m ar gyfer yr alwad hon.

11. CRONFA FFYNIANT GYFFREDIN Y DU - CEISIADAU STRATEGOL - POBL A SGILIAU A LLUOSI

Yn dilyn cynnal prawf budd y cyhoedd, PENDERFYNWYD yn unol â'r Ddeddf y cyfeiriwyd ati yng nghofnod 8 uchod, beidio â chyhoeddi cynnwys yr adroddiad gan ei fod yn cynnwys gwybodaeth eithriedig am faterion ariannol neu faterion busnes unigolyn penodol (gan gynnwys yr Awdurdod oedd yn meddu ar y wybodaeth honno) (Paragraff 14 o Ran 4 o Atodlen 12A i'r Ddeddf). Roedd prawf budd y cyhoedd mewn perthynas â'r adroddiad hwn yn drech na'r budd i'r cyhoedd o ran datgelu'r wybodaeth a geir ynddo oherwydd byddai datgelu'r wybodaeth yn cael effaith andwyol ar yr ymgeiswyr yn y farchnad lle maent yn gweithredu drwy ddatgelu syniadau busnes arloesol cystadleuwyr.

Bu'r Cabinet yn ystyried adroddiad a oedd yn rhoi trosolwg o'r ceisiadau Strategol Annibynnol a gyflwynwyd o dan yr alwad agored ar gyfer y flaenoriaeth Pobl a Sgiliau ac amcanion Lluosi Cronfa Ffyniant Gyffredin y DU.

PENDERFYNWYD YN UNFRYDOL ddyfarnu cyllid i'r prosiectau a nodir yn Atodiad 1 ac Atodiad 2, fel yr argymhellwyd gan y Bartneriaeth Adfywio, fel y nodir yn yr adroddiad.

12. CRONFA FFYNIANT GYFFREDIN Y DU - Y GRONFA SGILIAU A'R GRONFA CYFLOGADWYEDDD

Yn dilyn cynnal prawf budd y cyhoedd, PENDERFYNWYD yn unol â'r Ddeddf y cyfeiriwyd ati yng nghofnod 8 uchod, beidio â chyhoeddi cynnwys yr adroddiad gan ei fod yn cynnwys gwybodaeth eithriedig am faterion ariannol neu faterion busnes unigolyn penodol (gan gynnwys yr

Sylwer: Mae'r cofnodion hyn yn amodol ar gael eu cadarnhau yn y cyfarfod nesaf

Awdurdod oedd yn meddu ar y wybodaeth honno) (Paragraff 14 o Ran 4 o Atodlen 12A i'r Ddeddf). Roedd prawf budd y cyhoedd mewn perthynas â'r adroddiad hwn yn drech na'r budd i'r cyhoedd o ran datgelu'r wybodaeth a geir ynddo oherwydd gallai datgelu'r wybodaeth danseilio sefyllfa'r sefydliadau dan sylw mewn perthynas â sefydliadau eraill sy'n gweithredu yn yr un maes gweithgaredd.

Bu'r Cabinet yn ystyried adroddiad a oedd yn rhoi trosolwg o geisiadau a gyflwynwyd o dan y Gronfa Sgiliau a'r Gronfa Cyflogadwyedd, sy'n cael eu hariannu drwy Gronfa Ffyniant Gyffredin y DU.

PENDERFYNWYD YN UNFRYDOL ddyfarnu cyllid i'r prosiectau a nodir yn Nhabl 2 a Thabl 3, fel yr argymhellwyd gan y Panel Cyllido, fel y nodir yn yr adroddiad.

CADEIRYDD

DYDDIAD

Sylwer: Mae'r cofnodion hyn yn amodol ar gael eu cadarnhau yn y cyfarfod nesaf

Mae'r dudalen hon yn wag yn fwriadol

Cabinet 18/09/2023

ADRODDIAD BLYNYDDOL YNGYLCH RHEOLI'R TRYSORLYS A'R DANGOSYDD DARBODAETH 2022-2023

Yr Argymhellion / Penderfyniadau Allweddol Sydd Eu Hangen:

Cymeradwyo yr adroddiad.

Y Rhesymau:

Cydymffurfio â Chôd Ymarfer CIPFA (Sefydliad Siartredig Cyllid Cyhoeddus a Chyfrifyddiaeth) ar gyfer Rheoli Trysorlys yn y sector Gwasanaethau Cyhoeddus.

Angen i'r Cabinet wneud penderfyniad OES

Angen i'r Cyngor wneud penderfyniad OES

YR AELOD O'R CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:- Cllr. A. Lenny

Y Gyfarwyddiaeth:

Gwasanaeth Corfforaethol

Cyfarwyddwr: Chris Moore

Awdur yr Adroddiad: Anthony Parnell

Cyfarwyddwr
Gwasanaethau
Corfforaethol

Rheolwr Pensiwn a
Buddsodiadau Gyllidol

Rhif ffon: 01267 224120 Ebst:
CMoore@carmarthenshire.gov.uk

Rhif ffon: 01267 224180 Ebst:
AParnell@carmarthenshire.gov.uk

EXECUTIVE SUMMARY
Cabinet
18/09/2023

**Annual Treasury Management and Prudential Indicator Report
2022-2023**

The Council adopted the Treasury Management Policy and Strategy and the five year capital programme for 2022-2023 on the 2nd March 2022. This Annual Report lists the activities that took place in 2022-2023 under the headings of:

- Investments
- Borrowing
- Security, Liquidity and Yield
- Treasury Management Prudential Indicators
- Prudential Indicators
- Leasing
- Rescheduling

DETAILED REPORT ATTACHED?

YES

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: C Moore

Director of Corporate Services

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	NONE	YES	NONE	NONE	NONE	NONE

1. Policy, Crime & Disorder and Equalities

Within the requirements of the Treasury Management Policy and Strategy Report 2022-2023

3. Finance

The authority's investments during the year returned an average rate of 1.82%, exceeding the benchmark rates. Total investment balance at the year-end amounted to £148.50m.

£20m of new PWLB borrowing was taken during the year. Long term debt outstanding at the year-end amounted to £410.57m.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: **C Moore**

Director of Corporate Services

(Please specify the outcomes of consultations undertaken where they arise against the following headings)

1. Scrutiny Committee request for pre-determination	Yes
Scrutiny Committee	Corporate Policy and Resources Committee
Date the report was considered:-	19/07/2023
Scrutiny Committee Outcome/Recommendations:-	

2. Local Member(s) N/A

3. Community / Town Council N/A

4. Relevant Partners N/A

5. Staff Side Representatives and other Organisations N/A

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED	
YES	

**Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:**

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
CIPFA Treasury Management in the Public Services - Code of Practice Revised 2017		County Hall, Carmarthen

Mae'r dudalen hon yn wag yn fwriadol

CABINET

18TH SEPTEMBER 2023

ANNUAL TREASURY MANAGEMENT AND PRUDENTIAL INDICATOR REPORT 2022-23

1. Introduction

The Treasury Management Policy and Strategy for 2022-23 was approved by Council on 2nd March 2022. Section B 1.1(2) stated that a year end annual report would be produced.

This report meets the requirements of both the CIPFA Code of Practice on Treasury Management, (the Code), and the CIPFA Prudential Code for Capital Finance in Local Authorities, (the Prudential Code) and outlines the Treasury Management activities in 2022-23 financial year.

2. Investments

One of the primary activities of the Treasury Management operation is the investment of surplus cash for which the Authority is responsible. As well as the Authority's own cash the County Council invests School Funds, Trust Funds and other Funds, with any interest derived from these investments being passed over to the relevant Fund.

All surplus money is invested daily with the approved counterparties either via brokers on the Money Markets or direct. The security of the investments is the main priority, appropriate liquidity should be maintained and returns on the investments a final consideration. It continues to be difficult to invest these funds as the market continues to be insecure and as a consequence appropriate counterparties are limited.

For 2022-23 investments to individual counterparties were limited to:

	Maximum to Lend £m
Upper Limit Any one British Bank and Building Society with a credit rating of at least F1, P-1 or A-1 short term or AA-, Aa3 or AA- long term	10
Middle Limit Any one British Bank and Building Society with a credit rating of at least F1, P-1 or A-1 short term	7
UK Banks Part Nationalised Included as investment counterparties, as long as they continue to have appropriate UK Government support	7
Any one Local Authority	5
Any one AAA Rated Money Market Fund	10
Debt Management Office*	125
	Tudalen 15

The DMADF (DMO) limit was increased in April 2022 to £125m from £100m by the Director of Corporate Services under Emergency powers. The limits on Money Market Funds were also increased to £10m (each) from £5m.

The total investments at 1st April 2022 and 31st March 2023 are shown in the following table:

Investments	01.04.22				31.03.23			
	Call and notice	Fixed Term	Total		Call and notice	Fixed Term	Total	
	£m	£m	£m	%	£m	£m	£m	%
Banks and 100% Wholly Owned Subsidiaries	39.50	0.00	39.50	25	27.50	14.00	41.50	28
Building Societies	0.00	7.00	7.00	4	0.00	7.00	7.00	5
Money Market Funds	25.00	0.00	25.00	16	40.00	0.00	40.00	27
DMADF (DMO)	0.00	57.00	57.00	35	0.00	20.00	20.00	13
Local Authorities	0.00	32.00	32.00	20	0.00	40.00	40.00	27
TOTAL	64.50	96.00	160.50	100	81.50	67.00	148.50	100

The total investment figure of £148.50m at 31st March 2023 includes £33.45m Swansea Bay City Deal.

An analysis of the daily cash schedules indicates that the minimum balance lent over the twelve month period was £148.50m and the maximum balance lent was £251.02m. The average balance for the year was £206.41m.

The total investments made by the Council and repaid to the Council (the turnover) amounted to £1,853.00m. This averaged approximately £35.54m per week or £5.08m per day. A summary of the turnover is shown below:

	£m
Total Investments 1st April 2022	160.50
Investments made during the year	920.50
Sub Total	1081.00
Investments Repaid during the year	(932.50)
Total Investments 31st March 2023	148.50

The main aim of the Treasury Management Strategy is to manage the cash flows of the Council and the risks associated with this activity. Lending on the money market secures an optimum

rate of return, allows for diversification of investments and consequently reduction of risk, which is of paramount importance in today's financial markets.

For the period under review the average "90-day un compounded SONIA rate" was 1.81% whereas the actual rate the Council earned was 1.82%, an out performance of 0.01%.

This outperformance can be quantified as £50k additional interest earned compared to the average rate above.

The gross interest earned on investments for 2022-23 amounted to £3.614m, which was more than the estimated figure of £0.500m. The Bank of England Official rate was increased from 0.75% to 4.25% during 2022-23.

The income from investments is used by the Authority to reduce the net overall costs to the Council taxpayer.

3. Security, Liquidity and Yield (SLY)

Within the Treasury Management Strategy Statement for 2022-23, the Council's investment priorities are:

- Security of Capital
- Liquidity and
- Yield

The Council aims to achieve the optimum return (yield) on investments commensurate with proper levels of security and liquidity. In the current economic climate it is still considered appropriate to keep investments short term to cover cash flow requirements.

Attached at Appendix 1 is a list of the individual investments held as at the 31st March 2023 together with their credit ratings, historic risk of default and the risk weighting attached to each investment.

4. Borrowing

As Members are aware the Authority has a capital investment programme. For 2022-23 actual capital expenditure was £100.20m. This was financed from:

	£m
Borrowing	16.87
Grants and Contributions	71.04
Usable Capital Receipts Applied	0.96
Revenue and Reserves	11.33
Total	100.20

Under the Treasury Management Strategy it was resolved:

- To borrow to meet the funding requirements of the Authority, after allowing for capital grants, capital receipts and capital contributions, and to stay within the Prudential Indicators to ensure affordability, prudence and sustainability.
- To borrow when interest rates are at their most advantageous, after considering cash flow requirements.

The following loans were borrowed during 2022-23 to fund the capital programme:

Loan Reference	Amount (£m)	Interest Rate	Start Date	Period	Maturity Date
PWLB 548866	5.00	3.91%	12th September 2022	47yrs	28th September 2069
PWLB 548868	5.00	3.90%	12th September 2022	48yrs	28th September 2070
PWLB 548870	5.00	3.90%	12th September 2022	49yrs	28th September 2071
PWLB 548872	5.00	3.89%	12th September 2022	49yrs 10mths	31st July 2072
Total	20.00				

The total loans outstanding at 1st April 2022 and 31st March 2023 were:

Loans	Balance at 01.04.22 £m	Balance at 31.03.23 £m	Net Increase/ (Net Decrease) £m
Public Works Loan Board (PWLB)	387.61	397.61	10.00
Market Loan	3.00	3.00	0.00
Salix, Invest-to-Save, HILS & TCL	10.13	9.96	(0.17)
Total	400.74	410.57	9.83

The total external interest paid in 2022-23 amounted to £16.42m, which compares favourably with the budget of £19.39m. The savings have arisen due to under borrowing on the capital programme and borrowing at lower than anticipated interest rates.

5. Treasury Management Prudential Indicators

Under the requirements of the Prudential Code of Practice for Capital Finance in Local Authorities, the Council are required to set a number of treasury management prudential indicators for the year 2022-23. The indicators set and the performance against those indicators is shown below:

5.1 The estimated and actual interest exposure limits as at 31st March 2023 were:

	Estimate 31.03.23 £m			Actual 31.03.23 £m		
	Fixed Interest Rate	Variable Interest Rate	Total	Fixed Interest Rate	Variable Interest Rate	Total
Borrowed	472.00	3.00	475.00	407.57	3.00	410.57
Invested	(40.00)	(35.00)	(75.00)	(67.00)	(81.50)	(148.50)
Net	432.00	(32.00)	400.00	340.57	(78.50)	262.07
Proportion of Total Net Borrowing	108%	(8%)	100%	130%	(30%)	100%
Limit	125%	5%		125%	5%	Tudalen 18

The Section 151 Officer reports that the authority exceeded this requirement in 2022-23 due to increased investments in Variable Interest Rate products such as Money Market Funds. This PI is currently under review and the Section 151 officer will update members in the Quarter 1 2023 report.

5.2 Maximum principal sums invested > 365 days

	2022-2023 Limit £m	2022-2023 Actual £m
Maximum principal sums invested > 365 days	10	NIL

5.3 Interest rate exposure limits

	2022-23 Limit £m	2022-23 Actual £m
Limits on fixed interest rates based on net debt	512.00	340.57
Limits on variable interest rates based on net debt	51.00	(78.50)

5.4 The upper and lower limits set for the maturity structure of borrowing along with the actual maturity structure as at 31st March 2023.

	Estimated Upper Limit 2022-2023 %	Estimated Lower Limit 2022-2023 %	Actual 31.03.23 %
Under 12 months	15	0	2.02
12 months to 2 years	15	0	2.79
2 years to 5 years	50	0	6.01
5 years to 10 years	50	0	8.39
10 years to 20 years	50	0	21.19
20 years to 30 years	50	0	21.68
30 years to 40 years	50	0	21.12
40 years and above	50	0	16.80
Total			100.00

Details of the above maturity structure are shown below:

Loan Maturities	PWLB Debt	Average Interest Rate	Market Loans/ Invest to Save/Salix/ HILS/TCL	Average Interest Rate	Total Debt Outstanding
	£m	%	£m	%	£m
Before 1st April 2024	8.00	6.69	0.29	0	8.29
1st April 2024 to 31st March 2025	11.16	5.13	0.29	0	11.45
1st April 2025 to 31st March 2028	23.82	4.13	0.87	0	24.69
1st April 2028 to 31st March 2033	30.83	4.18	3.62	0	34.45
1st April 2033 to 31st March 2043	82.10	4.31	4.90	0	87.00
1st April 2043 to 31st March 2053	89.00	4.16	0	0	89.00
1st April 2053 to 31st March 2063	83.70	4.84	3.00	4.72	86.70
After March 2063	69.00	2.77	0	0	69.00
Total as at 31.03.23	397.61		12.96		410.57

6. Prudential Indicators

6.1 Affordability

6.1.1 Actual and estimated ratio of financing costs to net revenue stream.

Ratio of Financing Costs to Net Revenue Stream		
	2022-2023 Estimate	2022-2023 Actual
	%	%
Non-HRA	3.95	3.27
HRA	30.90	29.70

The indicator shows the proportion of income taken up by capital financing costs.

6.2 Prudence

6.2.1 The Capital Financing Requirement (CFR).

	31.03.2023 Estimate £m	31.03.2023 Actual £m
Non-HRA	285	265
HRA	178	162
HRAS	69	69
Total	532	496

The Capital Financing Requirement reflects the underlying need to borrow for capital purposes.

6.2.2 Gross Borrowing against the Capital Finance Requirement indicator.

To ensure that borrowing levels are prudent over the medium term the Council's external borrowing must only be for a capital purpose. Gross borrowing must not exceed the CFR for 2022-23 plus the expected changes to the CFR over 2023-24 and 2024-25 but can in the short term due to cash flows. The table below highlights the Council's gross borrowing position against the CFR. The Council has complied with this prudential indicator.

£m	2022-2023 Estimate	2022-2023 Actual
Debt at 1 st April 2022	411	401
Expected Change in Debt	64	10
Gross debt at 31st March 2023	475	411
CFR	532	496
Under / (Over) borrowing	57	85

The Section 151 Officer reports that the authority had no difficulty meeting this requirement in 2022-23.

6.2.3 The Authorised Limit and Operational Boundary.

The Authorised Limit is the "Affordable Borrowing Limit" required by Section 3 of the Local Government Act 2003. The Council does not have the power to borrow above this level. The table below demonstrates that during 2022-23 the Council has maintained gross borrowing within its Authorised Limit.

The Operational Boundary is the expected borrowing position of the Council during the year. Periods where the actual position is either below or over the Boundary is acceptable subject to the Authorised Limit not being breached.

The actual financing costs as a proportion of net revenue stream identifies the trend in the cost of capital (borrowing and other long term obligation costs net of investment income) against the net revenue stream.

	2022-2023 £m
Authorised Limit	585.40
Gross borrowing	410.57
Operational Boundary	532.20
Average gross borrowing position	404.89
Financing costs as a proportion of net revenue stream	5.86%

7. Leasing

No finance leases were negotiated during the year.

8. Rescheduling

No rescheduling was undertaken during the year.

9. Conclusion

This report demonstrates compliance with the reporting requirements of the CIPFA Treasury Management Code of Practice.

10. Recommendations

It is recommended that this report be received by Cabinet.

Investment Summary as at 31st March 2023

Carmarthenshire County Council

Totals			
Total	£148,500,000		
Calls & MMFs	£67,500,000	45%	
Fixed Deposits	£81,000,000	55%	
Specified	£0	0%	

Weighted Average			
Yield			3.75%
Maturity (Days)			
Total Portfolio	Total Portfolio		64.12
Long Term		Short Term	
AAA	-		1.00
AA	F1		79.42
A	F1		97.27
BBB	F2		0.00
CCC	C		0.00

Risk Factors			
< 1 year	£14,325		0.010%
1 - 2 years	£0		0.000%
2 - 3 years	£0		0.000%
3 - 4 years	£0		0.000%
4 - 5 years	£0		0.000%
Total Portfolio	£14,325		0.010%

Maturity Structure			
< 1 Week	£67,500,000		45%
< 1 Month	£25,000,000		17%
2 - 3 Months	£20,000,000		13%
3 - 6 Months	£17,000,000		11%
6 - 9 Months	£7,000,000		5%
9 - 12 Months	£12,000,000		8%
12 Months+	£0		0%
Total	£148,500,000		100%

SLY Model

Carmarthenshire County Council

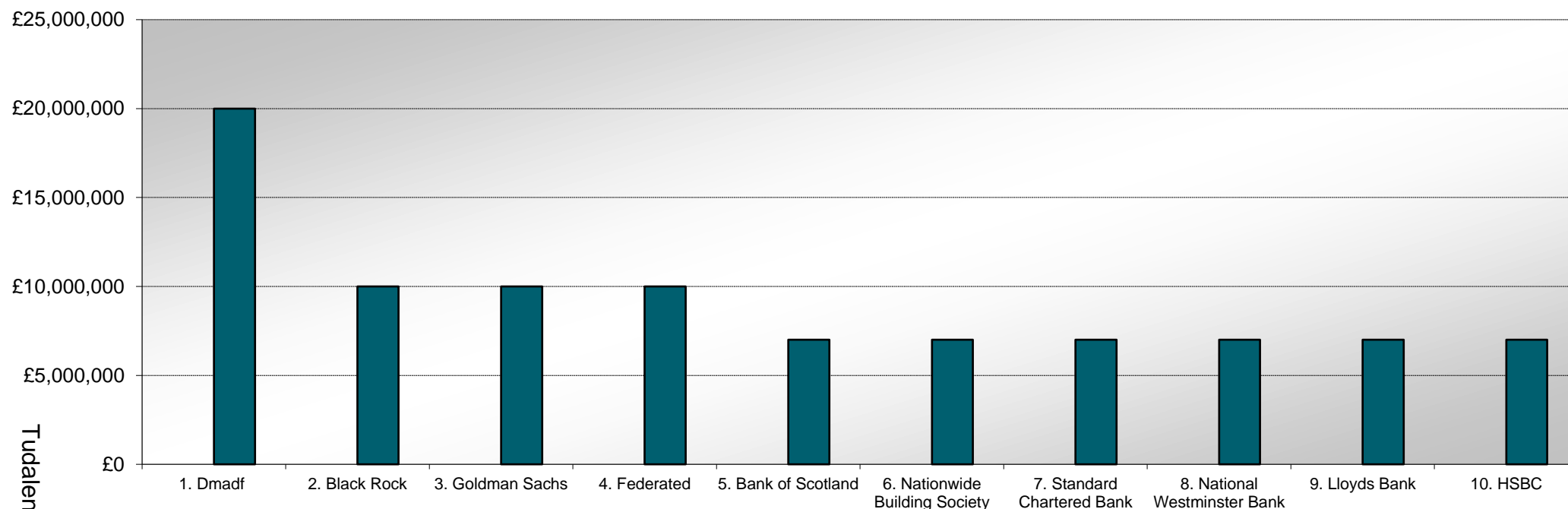
31/03/2023

Mae'r dudalen hon yn wag yn fwiadol

Top 10 Counterparty Holdings

Carmarthenshire County Council

Counterparty	Principal	% of Total Holding	WAM (Days)	WAYield	WADefault
1. Dmadf	£20,000,000	21.74%	26	4.02%	0.001%
2. Black Rock	£10,000,000	10.87%	1	3.99%	0.000%
3. Goldman Sachs	£10,000,000	10.87%	1	3.91%	0.000%
4. Federated	£10,000,000	10.87%	1	3.95%	0.000%
5. Bank of Scotland	£7,000,000	7.61%	1	3.92%	0.000%
6. Nationwide Building Society	£7,000,000	7.61%	210	3.58%	0.054%
7. Standard Chartered Bank	£7,000,000	7.61%	1	4.34%	0.000%
8. National Westminster Bank	£7,000,000	7.61%	362	4.55%	0.093%
9. Lloyds Bank	£7,000,000	7.61%	98	2.00%	0.025%
10. HSBC	£7,000,000	7.61%	1	4.08%	0.000%



Mae'r dudalen hon yn wag yn fwiadol

CABINET 18 MEDI 2023

RHAGOLYGN Y GYLLIDEB REFENIW

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

1. Bod y Cabinet yn derbyn rhagolygon cychwynnol y gyllideb ac yn ystyried lefel y cynnydd yn y Dreth Gyngor a lefel y gostyngiadau yn y gyllideb ar draws yr holl wasanaethau y mae'n ystyried yn briodol ar gyfer datblygu'r Cynllun Ariannol Tymor Canolig.
2. Bod y Cabinet yn cymeradwyo'r dull arfaethedig o glustnodi'r arbedion angenrheidiol.
3. Bod y Cabinet yn nodi'r dull a gynigiwyd o ran y broses ymgynghori ynghylch y gyllideb.

Y Rhesymau:

Rhoi trosolwg i'r Cabinet o'r materion yn ymwneud â'r gyllideb a'r rhagolygon ar gyfer y flwyddyn sydd i ddod.

Angen ymgynghori â'r Pwyllgor Craffu perthnasol Amherthnasol

Angen i'r Cabinet wneud penderfyniad	OES
Angen i'r Cyngor wneud penderfyniad	NAC OES

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:-

Y Cynghorydd Alun Lenny

Cyfarwyddiaeth
Gwasanaethau Corfforaethol

Enw'r Cyfarwyddwr:
Mr C Moore

Awdur yr Adroddiad:
Randal Hemingway

Swyddi:

Cyfarwyddwr y
Gwasanaethau
Corfforaethol

Pennaeth y
Gwasanaethau
Ariannol

Rhif Ffôn: 01267 224121

Cyfeiriadau E-bost:
cmoore@sirgar.gov.uk

RHemingway@sirgar.gov.uk

EXECUTIVE SUMMARY

Cabinet

18th September 2023

REVENUE BUDGET OUTLOOK

The report appraises members of the current financial outlook and updates our current financial model covering the next financial year.

The report outlines the proposals for taking forward the budget preparation for the next year.

DETAILED REPORT ATTACHED?

YES

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **C Moore**

Director of Corporate Services

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	NONE	YES	NONE	NONE	NONE	NONE

1. Policy, Crime & Disorder and Equalities

The budget is being prepared having regard for the Council's Corporate Strategy.

Equalities Impact Assessments will be undertaken on budget proposals in order to consider and assess the potential impact with respect to protected characteristic groups and the Welsh language. All budget proposals considered to have an impact on front line services will undergo a period of public consultation. The Equalities Impact Assessments will be further developed following consideration of possible mitigation measures to reduce the impact once the responses and findings of the budget consultation have been received.

3. Finance

Council Fund

The report provides an updated view of the Budget Outlook for 2024/25, with updated views of base case and best case scenarios.

The financial model tabled above will be updated as and when more information becomes available, including the provisional and final settlement from Welsh Government.

Provisional settlement is expected in December 2023.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: **C Moore** **Director of Corporate Services**

1. Scrutiny Committee request for pre-determination

If yes include the following information: -

Scrutiny Committee	
Date the report was considered:-	
Scrutiny Committee Outcome/Recommendations:-	

2. Local Member(s)

N/A

3. Community / Town Council

All budget proposals considered to have an impact on front line services will undergo a period of public consultation before the final budget is set.

4. Relevant Partners

N/A

5. Staff Side Representatives and other Organisations

Consultation with Staff Side Representatives and other organisations will be undertaken and results will be reported during the budget process.

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED	Include any observations here
---	-------------------------------

NO

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

Title of Document	File Ref No.	Locations that the papers are available for public inspection
2023/24 3 Year Revenue Budget		County Hall, Carmarthen

REPORT OF DIRECTOR OF CORPORATE SERVICES

CABINET

18th September 2023

BUDGET OUTLOOK 2024/25 to 2026/27

HEAD OF SERVICE & DESIGNATION.	DIRECTORATE	TELEPHONE NO.
R Hemingway, Head of Financial Services	Corporate Services	01267 224886
AUTHOR & DESIGNATION	DIRECTORATE	TELEPHONE NO
R Hemingway, Head of Financial Services	Corporate Services	01267 224886

1. PURPOSE OF REPORT

The purpose of this report is to:

- 1.1. Update Cabinet on the current financial outlook
- 1.2. Review and agree our financial model assumptions
- 1.3. Agree savings targets and key deadlines for taking forward the budget preparation

2. BACKGROUND

- 2.1. The current three year Medium Term Financial Plan (MTFP) was agreed by Council on 1st March 2023 and was based on estimates of known commitments at that time, and formulated in the context of the Welsh Government (WG) financial settlement for 2023/24, including an indicative settlement for years 2 of the plan and estimates for other key inputs.

At the time of budget setting, it was noted that the greatest risk to the MTFP was inflation, and in particular its impact on nationally agreed

pay settlements as well as the uplift in commissioned care costs, linked to increases in the foundation living wage.

2.2. This picture remains true, with the additional changes to the external environment which will have a significant bearing on our budget going forward, most notably:

2.2.1. The headline rate of inflation is now clearly falling, though forward forecasts still remain highly uncertain

2.2.2. An unresolved position regarding the April 2023 NJC pay offer (details below), with the Employers offer already estimated at £3m above current budgeted figures

2.2.3. A risk of further dispute regarding the Teachers September 2023 offer (revised to 5% at the time of writing – details below)

2.2.4. Reduced energy prices not only reducing our corporate costs, but they have also materially reduced the cost of the UK Government price cap mechanism, thus improving public finances

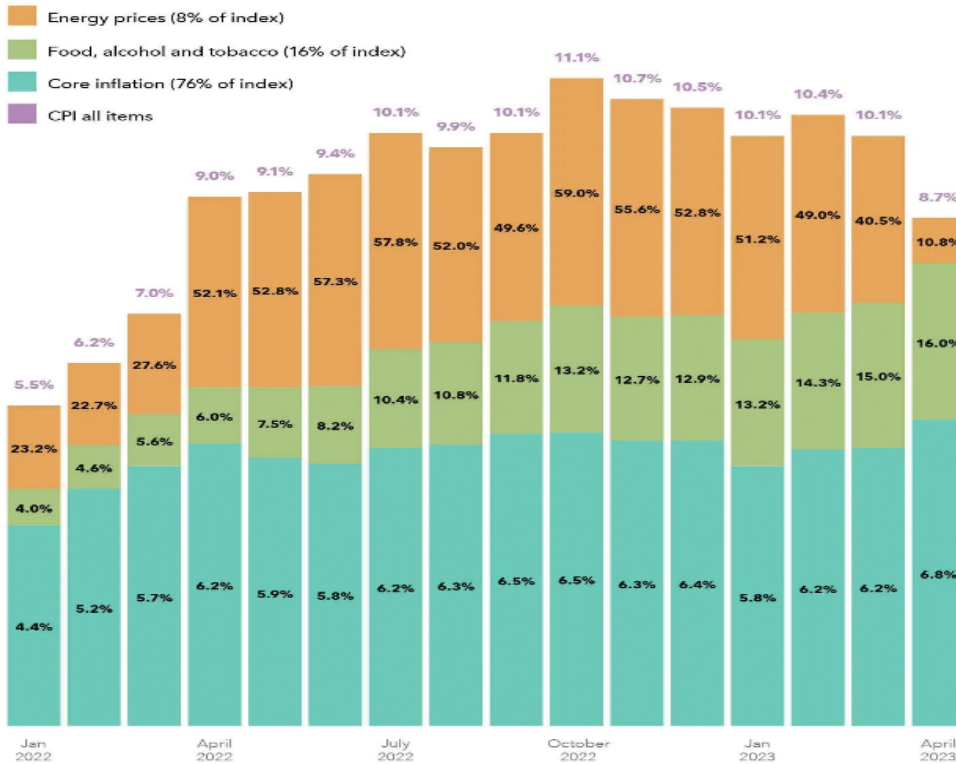
3. CURRENT POSITION

GENERAL INFLATION

UK inflation has remained stubbornly high for longer than economic forecasters predicted. Whilst it now shows signs of reducing and current stands at 6.8%, largely driven by falls in energy prices (including road transport fuel), the core level of inflation has persisted due to sustained increases in food costs and core inflation.

The Chart below illustrates the movement in key components month by month.

Consumer price inflation ICAEW chart of the week



3.1. The Bank of England Monetary Policy Committee, responsible for targeting 2% inflation, has raised interest rates at successive meetings in 2023, with the base rate standing at 5.25% at the time of writing.

3.2. Following the disastrous Kwarteng/Truss mini-budget, UK public sector finances have stabilised under the current chancellor. The short to medium term picture has improved significantly due to reduced forecasts costs of the energy price cap mechanism, driven by falling international commodity prices. However, budgets remain tight – with Westminster expectations that national pay awards are largely met out of existing departmental allocations.

This approach impacts Welsh Government inasmuch as it will not generate any Barnett consequential – in August 2023, the First Minister called it “the toughest financial situation we have faced since devolution”.

3.3. Our previous inflation assumption for 2024/25 was 3%. Every 1% is worth more than expenditure budgets, but clearly this also impacts upon nationally agreed pay settlements as well as input figures when the real living wage is calculated.

Worst Case	Most Likely
5%	4%

N.B. PAY, COMMISSIONED CARE AND ENERGY TREATED SEPARATELY

ENERGY & FUEL

3.4. The 2023/24 budget includes nearly £15m for Electricity, Gas and Oil. As wholesale commodity prices have fallen, the forecast is for a reduction of c. 15-20%, with nearly three quarters of volumes purchased for 2024/25, indicating a saving which could be as high as £2-3million. However Crown Commercial Services (CCS) have notified us of a risk of escalating distribution charges which could offset some of this benefit.

3.5. Likewise, Diesel prices, which reached nearly £2/litre at their peak in 2022, have now fallen back to around £1.50/litre, indicating a possible saving of c. £0.3million based on fleet fuel budgets

Worst Case	Most Likely
£1.5m	£2m

TO BE MONITORED MONTHLY TO IDENTIFY FURTHER REDUCTIONS AS PRICES ARE FIRMED UP

STAFFING COSTS

3.6. The April 2023 employers pay offer for NJC staff was only made in late February 2023, with an estimated budget shortfall for 2023/24 of c.£3million. Unions have rejected the offer, but it appears there has been insufficient support to reach the legal level required for strike action, leaving the position uncertain.

As £1.5m of the estimated pay award costs is expected to be funded from general balances in 2023/24, it will be necessary to build this into base budgets from 2024/25. Beyond this, our working assumption is that future pay awards match our MTFP general inflation assumption, preserving the real terms value of wages over the longer term.

Additionally, budget preparation will need to include a detailed calculation of the value of “incremental drift” – that is, the budget

growth needed as individual officers move up spinal pay points on grades. It is estimated that this value is likely to be small, though this will be confirmed by detailed work to be carried out in Autumn to confirm this.

- 3.7. The Teachers pay offer for September 2023 is 5% in line with the MTFP agreed by Council in March, with assumption of 4% for September 2024 in line with NJC.

For 2023/24, the enhanced pay offers agreed by WG in March 2023 are funded by grants. For 2024/25 onwards, we would expect this sum to be fully built into the settlement on a full year basis. If this is not the case, it will represent a reduction in the settlement value which will need to be factored into decision making.

BASE CASE ASSUMPTION – BUILD IN £1.5M “CATCHUP FOR 2023 NJC OFFER AND INCREASE 2024/25 AWARDS IN LINE WITH INFLATION FORECASTS

Worst Case	Most Likely
5%	4%

PRESSURES

- 3.8. Commissioned care budgets have historically been linked to the National Living Wage. Last year saw a step increase, mandated by WG, to the sector paying the Foundation Living Wage which was implicitly funded through an increase in Revenue Support Grant. Next year’s calculation (published November) is based on everyday living costs, and is therefore likely to lead to another significant increase based on increased in household energy, food and fuel costs.

ASSUMPTION – NLW INCREASE TO £11.50 (60p/6.4% INCREASE) TO BE MET FROM EXISTING GROWTH ALLOCATION.

- 3.9. Teachers pensions employer contributions are widely expected to increase significantly in 2024/25, either in April or September. We are unlikely to have details until late in the budget process, therefore we are relying on experience from the previous increase in 2019, when employers contributions increased from 16% to 23.6%. At that time the increase was provided in the form of a specific grant in the first year and subsequently built into the settlement. It is estimated that the rate could rise as high as 30%, which could represent an increase of c. £5million to Carmarthenshire. There is a further risk that through distribution formulae, individual Local Authority allocations may not fully match liabilities.

ASSUMPTION – INCREASE FULLY FUNDED, THEREFORE NO IMPACT ON CORE BUDGETS

- 3.10.** Within departmental budgets, Childrens services and Learning Disabilities/Mental Health in particular experienced significant a high level of overspend in 2022/23. Monitoring of the initial position is that these pressures appear to be persisting into 2023/24, with departmental expenditure currently forecasted at more than £7m overspent and a draw on school balances approaching £9m. As the picture becomes clearer, this is likely to require consideration as part of the 2024/25 budget setting.

MAINTAIN A WATCHING BRIEF

CORPORATE CONTINGENCY

- 3.11.** The contingency budget for 2023/24 stands at £1.3m, of which £1m will be permanently required for NJC pay (paragraph 3.5 above refers). This leaves £0.3m which can be released

ASSUMPTION – THIS IS NO LONGER REQUIRED AND CAN BE RELEASED

COUNCIL TAX PREMIUM – SECOND AND EMPTY HOMES

- 3.12.** In March 2023, County Council agree in principle to apply a premium to both second and empty homes, commencing in April 2024. The public report provided indicative figures on potential additional revenue, ranging from £1.6million to £3.8million, depending on the average banding and level of premium charged.
- 3.13.** The exact level of income is highly uncertain – as a policy tool to encourage more properties to returned to mainstream usage, it is desirable for the number of properties in scope to reduce significantly, which would of course reduce the resuting revenue. It is therefore considered prudent to include £1million additional revenue for 2024/25.

ASSUMPTION – INCREASE REVENUE OF £1MILLION IN 2024/25, UNHYPOTHECATED TO ANY SERVICE AREA.

WELSH GOVERNMENT FUNDING

3.14. The Welsh Government funding envelope indicative budget allocations provided an increase 3% 2024/25. Given the persistence of core inflation and continued wage pressures, this is likely to prove particularly challenging. The First Minister’s statement in August indicated that Welsh Government budgets are “up to £900m lower in real terms than when that budget was set... in 2021”.

3.15. Whilst the UK Chancellor presented the Spring Budget as a good news story - with Wholesale Energy price reductions as well as an improved economic forecast from the OBR – the only meaningful consequential for WG was childcare funding. Current spending commitments for the coming years are very small increases, with “even tighter plans ... pencilled in beyond ... the next election” (Institute for Government).

Whilst persistent inflation could provide improved tax receipts to UK Government, it may be the case that this is outweighed by the sharp increase in the cost of public sector borrowing as interest rates rise.

In a worst case, it is possible that WG could revert to the settlement figure of 2.4% indicated previously, though it is considered unlikely that this would coincide with higher inflation

Worst Case	Most Likely
2.4%	3%

4. CURRENT FINANCIAL OUTLOOK & FINANCIAL MODEL

Budget development always involves assumptions which are refined as the situation evolves and information becomes clearer. As described above, the key assumptions we need to revisit are:

- Pay award levels - both for NJC and Teachers
- Savings accruing from energy and fuel reductions
- The value of financial gain from Council tax premiums, and how that is directed

- Pressures allowed for in the budget – particularly childrens services and commissioned care
- WG settlement levels
- Corporate Contingency
- Local priorities and spending decisions

5. FINANCIAL MODEL

The financial model has been extended by one year and so covers the three year period up to 2026/27. The most important part for any financial plan or model is the underlying assumptions, these are summarised in the table below for the next financial year:

BUDGETARY ASSUMPTIONS 2024-25

Driver	Previous Assumption	Revised MOST LIKELY	Revised WORST
Pay (NJC & Teachers)	3.0%	4.0%	5.0
General Inflation	3.0%	4.0%	5.0
Commissioned Care	£11.50	£11.50	£11.50
Energy & Fuel	£1.4m reduction	£2m reduction	£1.5m reduction
Teachers Pensions	Nil	Nil	Nil
NJC April 2023 Catchup	Nil	£1.5m	£1.5m
WG Funding	2.4%	3.0%	2.4%

- 5.1.** Service specific grants continue to account for around £100 million and it is assumed that EITHER any further reductions are contained within the AEF reduction above OR that activity/expenditure is reduced in line with grant funding. Many grants have historically been “cash flat” in previous years, meaning that inflation, continues to eroded the real terms value year on year. This is again raised as an acute risk given the current rate of inflation.
- 5.2.** As for all Local Authorities, the treatment of delegated school budgets has a significant impact on the scale of savings proposals across every other service area. Given the possible scale of budget reductions required, consideration will need to be given to applying

an element to schools' delegated budgets. Without this, any savings figure required would result in an even larger impact on other service areas.

- 5.3.** The MTFP approved by County Council in March 2023 included a £2m budget reduction in 2023/24, and beyond that, £750k savings in schools linked to the review of our primary schools footprint as well as further departmental efficiencies from central support functions – given the value at stake, it is critical that these savings are taken forward. This would not see an adverse funding outcome for delegated budgets, but is instead about capturing the financial benefit of an overall more efficient schools system and the support services behind it.

CAPITAL PROGRAMME

- 5.4.** The 5 year capital plan was approved by Council in March 2022. Alongside revenue budget development work, a review of existing and new capital projects will be undertaken to inform future development of the five year Capital Programme. It is likely that any projects approved for the Levelling Up Fund (see paragraph 3.6 above) may require match funding which will need to be identified.
- 5.5.** Significant and rapid increases in both materials and labour costs in the construction sector is likely to put further pressure on the future capital programme.
- 5.6.** Depending upon how acute the revenue budget pressures are, consideration could be given to a temporary pause on validation of funding for capital charges and revenue implications of capital. Whilst possible, this change would have a clear knock on impact upon the capital programme, which would need to be downsized. This will need to be carefully considered, but could provide £900k of additional funding.
- 5.7.** The financial model assumes growth pressures of £7.5m per annum for every year. Based on the scale of bids received in previous years, it is imperative this level is retained at this stage in the budget development process and could even need to be increased as pressures become clearer.

With household budgets continuing to be squeezed by the cost of living crisis, the Authority will not again want to restrict any increase to the minimum level possible – the council tax assumptions for planning purposes are therefore suggested as:

FINANCIAL MODEL ASSUMPTION – 4.0% INCREASE.

5.8. Based upon the above assumptions a financial model has been constructed (see table below) which highlights the impact of the proposed changes, and identifies the likely budget shortfall. Comparative figures from the current MTFP are included for information.

Summary of Financial Model

	Current MTFP			
	2023/24 FINAL	2024/25 DRAFT	2024/25 MOST LIKELY	2024/25 WORST CASE
Previous Year's Budget	415.9	450.3	450.3	450.3
General Inflation	5.4	3.5	4.6	5.8
Pay Inflation	14.3	8.0	10.7	13.1
Other (inc levies)	1.2	1.9	2.3	2.3
Growth – Energy & Fuel	9.4	-1.4	-2.0	-1.5
Growth pressures	12.2	7.5	7.5	7.5
Saving Proposals	-8.0	-6.4	-7.9	-12.2
Net Expenditure	450.3	463.4	465.4	465.4
Revenue Settlement	338.4	346.5	348.6	348.6
Council Tax Receipts	111.9	116.8	116.8	116.8
Council Tax increase	6.8%	4.0%	4.0%	4.0%

5.9. Key points:

- 5.9.1. There is significant uncertainty over inflationary forecasts, consequential public sector pay awards, and how they are funded
- 5.9.2. However, even in our most likely scenario, our current savings proposals fall well short of what would be required next year.
- 5.9.3. Officers are need to develop **concrete and deliverable** proposals to meet the most likely case savings requirements of **£7.9million – proposals to be agreed by cabinet member**
- 5.9.4. Specific service reductions to be identified to reach **an overall target of £12.2 million** (i.e. £4.3m more) – agreed by cabinet member, should additional savings be necessary, recognising these will involve difficult choices.

6. BUDGET PREPARATION FOR 2024/25

- 6.1.** The financial model tabled above will be updated as and when more information becomes available, key amongst which will be the provisional settlement, currently expected from WG in December 2023, in particular subject to any changes in Chancellor's Autumn Statement which is normally during November. A timetable is provided at Appendix A.
- As part of the current Medium Term Financial Plan, Departments are requested to update their efficiency/service rationalisation proposals for 2024/25 and 2025/26 and to consider possible areas to target for 2026/27. To support the process, it is critical that the Departmental service Director will agree proposed areas for cost reduction proposals in conjunction with the Cabinet Portfolio member.
- 6.2.** Officers will continue to refine the budget projections taking account of inflation factors, the collection rate and reviewing the potential for the use of reserves etc.
- 6.3.** Following positive feedback from Members on the value of the in-person Member seminars in January 2023, it is planned to be convened in January 2024.
- 6.4.** Public consultation on the budget proposals to take place as early as possible following the Welsh Government Provisional Settlement
- 6.5.** Scrutiny Committee consultation in January 2024.

7. RECOMMENDATION(S)

It is recommended that:

- 7.1.** The Cabinet receives the initial budget outlook and considers the level of Council Tax rises and the level of budget reductions across all services that it considers appropriate for developing the Medium Term Financial Plan.
- 7.2.** Cabinet endorses the proposed approach to identifying the required savings
- 7.3.** Cabinet notes the proposed approach to the Budget Consultation

Mae'r dudalen hon yn wag yn fwriadol

CABINET
18fed MEDI 2023

CAIS I'R GRONFA DDATBLYGU

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

1. Bod cymeradwyaeth yn cael ei rhoi i swm o £175,000 ar gyfer trydaneiddio lleiniau ychwanegol ar Faes Gwersylla Parc Gwledig Pen-bre, sy'n creu mwy o incwm.
2. Bod yr ad-daliad ar gyfer y cynllun uchod yn para dros bedair blynedd.
3. Fe fydd yr ad-daliadau yn cychwyn yn 2024/25.

Y Rhesymau:

Rhoi'r newyddion diweddaraf i'r Cabinet ynghylch y sefyllfa ddiweddaraf o ran y Gronfa Ddatblygu, a gofyn i'r Cabinet gymeradwyo'r cais diweddar i'r Gronfa.

Angen i'r Cabinet wneud penderfyniad OES

Angen i'r Cyngor wneud penderfyniad NAC OES

YR AELOD O'R CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:

Y Cyng. Alun Lenny (Adnoddau)

<p>Cyfarwyddiaeth Gwasanaethau Corfforaethol</p> <p>Enw Pennaeth y Gwasanaeth: Randal Hemingway</p> <p>Awdur yr Adroddiad: Randal Hemingway</p>	<p>Swyddi: Pennaeth y Gwasanaethau Ariannol</p>	<p>Rhifau ffôn: 01267 224886</p> <p>Cyfeiriad e-bost: RHemingway@sirgar.gov.uk</p>
---	---	--

EXECUTIVE SUMMARY

Cabinet

18th September 2023

DEVELOPMENT FUND APPLICATION

The report provides a brief update on the Development Fund and identifies that the Authority has £604k of funds available for new projects.

This sum will rise to £1.64m in 2024/25 and £1.68m in 2025/26 when future repayments to the fund are made. These values are dependent on the sale of the Grillo site in 2024/25 to reimburse the Development Fund.

This report seeks approval for the sum of £175,000 to fund the electrification of additional pitches, generating increased income. It is proposed that the repayment for the above scheme be over four years.

DETAILED REPORT ATTACHED?

YES

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: **R Hemingway** **Head of Financial Services**

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
NONE	NONE	YES	NONE	NONE	NONE	NONE

3. Finance

Based on the latest profile of spending, it is estimated that there is some £604k available for new projects.

The application is for £175,000 with the fund repayments of £43,750 per annum being made from increased income.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: **R Hemingway**

Head of Financial Services

1. Scrutiny Committee request for pre-determination

Not applicable

If yes include the following information: -

Scrutiny Committee

Date the report was considered:

Scrutiny Committee Outcome/Recommendations:

2. Local Member(s)

N/A

3. Community / Town Council

N/A

4. Relevant Partners

N/A

5. Staff Side Representatives and other Organisations

N/A

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Development Fund Application		County Hall, Carmarthen

Report of the Director of Corporate Services

Cabinet

18th September 2023

Development Fund Application

Investment in the electrification of additional pitches at Pembrey Country Park Campsite

Head of Service & Designation. R Hemingway – Head of Financial Services	Directorate Corporate Services	Telephone No. 01267 224886
Author & Designation As above	Directorate	Telephone No

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

An application has been received from the Communities Department for an investment to electrify additional pitches at Pembrey Country Park Campsite.

2. KEY DECISIONS REQUIRED, IF ANY

The report gives an update on the latest position of the Development Fund and seeks the approval for an application to the Fund.

3. RECOMMENDATION(S)

- 3.1 Approval is given in the sum of £175,000 to upgrade the pitches on the campsite, thereby generating additional income due to a forecast increase in demand.
- 3.2 That the repayment for the above scheme be over four years.
- 3.3 That the repayments will commence in 2024/25.
- 3.4 That the repayments to the Insurance Earmarked Reserve from the Development Fund are deferred until 2024/25.

4. REASON(S)

A recent application for financial assistance from the fund has been received from the Communities Department to electrify additional pitches at Pembrey Country Park Campsite. The upgrade to the pitches, including the installation of new Pay As You Go (PAYG) meters, would generate additional income and at the same time encourage campers to be more efficient in their use of energy at the site.

5. BACKGROUND AND EXPLANATION OF ISSUES

Development Fund Criteria

To qualify for Fund support, the following criteria were laid down:

- i. Applications are restricted to “one off” type projects and support for recurring costs are not considered.
- ii. All projects must demonstrate the ability to generate long-term savings to the Authority.
- iii. Financial assistance from the fund to be repaid over a four year period, with no interest being charged.
- iv. Minimum scheme cost eligible for support is set at £50,000.
- v. Financial assistance to any scheme is restricted to 25% of available fund resources.

It must be said however that since its inception the fund has supported projects that did not meet all the above criteria.

5.1 CURRENT POSITION

- 5.1.1 Some 50 schemes have been supported to date to the value of approx. £8.36m by the Development Fund.
- 5.1.2 Based on the approvals to date, there is £604k available for new projects. This sum will rise to £1.64m in 2024/25 and £1.68m in 2025/26 when future repayments to the fund are made.
- 5.1.3 In 2016/17 a transfer from the Insurance Earmarked Reserve was made to support Development Fund applications at that time. To ensure that we could deliver on those applications there was an opportunity to make use of resources that were contained within the Insurance Earmarked Reserve and held for long term potential liabilities and therefore Members approved the short-term use of those resources to buffer the Development Fund.
- 5.1.4 It is felt that to continue to optimise Development Fund opportunities, this repayment can be deferred to a future date which allows funds to be made available for applications. It is therefore recommended that the repayment of £500k to the Insurance Reserve be deferred until 2024/25.

5.2 NEW APPLICATIONS

- 5.2.1 An application has been received from the Communities Department for funding to electrify additional pitches at Pembrey Country Park Campsite, generating increased income, increasing the availability of pitches in high-season and increasing the usage of the pitches during the off-season period.

5.2.2 Scheme Costs and Fund Repayments

Against a cost of £195,000, the application is requesting £175,000 be met from the Development Fund with the additional £20,000 being funded by a departmental revenue contribution. The repayments to the Development Fund will be £43,750 per annum over four years, to be met through increased income.

Based on the current full season price of £2,415 per pitch, it is projected that this will generate additional income of £34k per annum. Added to this is the forecast savings on energy costs due to PAYG meters being installed.

5.2.3 Scheme Benefits

- Current demand often results in customers being turned away due to lack of available electric pitches. The additional pitches will increase availability thereby increasing the number of customers, which in turn will enhance secondary spending both locally and in the south Carmarthenshire area.
- The introduction of the PAYG model will encourage visitors to the site to be more efficient in their use of electricity.
- The additional pitches will reduce the cost of maintenance and out-of-hours call outs as the current electric hook-ups are unreliable due to the age of the equipment.
- The new facility will help ensure a more efficient and sustainable business.

6. OTHER OPTIONS AVAILABLE

To keep pace with demand and the changes in the tourism industry, the campsite needs the investment to upgrade the facilities. It is anticipated that without improvements, current demand could decrease and the site would not be attractive to new business.

7. COMMUNITY STRATEGY INTEGRATION TOOL

Not applicable

8. IMPLICATIONS:

FINANCE

Based on the latest profile of spending, it is estimated that there is £604k available for new projects. The application is for £175,000, with the fund repayments of £43,750 per annum being made from savings on income generated.

There are efficiencies to be gained by using the PAYG method, both financially and environmentally.

9. FEEDBACK FROM CONSULTATIONS UNDERTAKEN

Experience has shown that customers will not book non-electric pitches at certain times of the year, i.e. off-season.

10. LIST OF BACKGROUND PAPERS USED IN THE PREPARATION OF THE REPORT

Title of Document	File Ref No.	Where available for public inspection
Development Fund Application		County Hall, Carmarthen.

Cabinet
18 Medi 2023

AIL GARTREFI A LLETY GWYLIAU TYMOR BYR

Y Pwrpas:

- Darparu crynodeb o'r newidiadau deddfwriaethol a pholisi cynllunio Llywodraeth Cymru a gyflwynwyd yn ddiweddar a goblygiadau'r newidiadau hyn.
- Nodi'r cwrpas a'r gofynion tystiolaethol i lywio'r ymateb o ran ail gartrefi a llety gwyliau tymor byr.
- Amlinellu opsiynau a goblygiadau'r newidiadau hyn o ran yr opsiynau sy'n ymwneud â Chyfarwyddyd Erthygl 4.
- Gosod dull gweithredu fesul cam mewn perthynas â'r camau nesaf a datblygu dull polisi.

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

Nodi cynnwys yr adroddiad hwn a chefnogi'r camau canlynol:

- **Mabwysiadu'r dull fesul cam a nodwyd wrth ddatblygu ymateb a arweinir gan bolisi.**
- **Cymeradwyo datblygiad pellach y sylfaen dystiolaeth fel yr amlinellir yn yr adroddiad.**

Y rhesymau:

Sicrhau bod yr awdurdod yn ymateb i'r newidiadau deddfwriaethol a goblygiadau/effeithiau ail gartrefi a llety gwyliau tymor byr ar gymunedau yn y Sir.

Angen i'r Cabinet wneud penderfyniad	OES
Angen i'r Cyngor wneud penderfyniad	NAC OES

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:-

Y Cyngorydd Ann Davies. Yr Aelod Cabinet dros Faterion Gwledig a Pholisi Cynllunio

Y Gyfarwyddiaeth: Enw Pennaeth y Gwasanaeth: Rhodri Griffiths Awdur yr Adroddiad: Ian R Llewelyn	Swyddi: Pennaeth Lle a Chynaliadwyedd Rheolwr Blaen-gynllunio Gwlad	Cyfeiriadau e-bost: RDGriffiths@sirgar.gov.uk IRLlewelyn@sirgar.gov.uk
---	---	---

EXECUTIVE SUMMARY
Cabinet
18th September 2023

SECOND HOMES AND SHORT-TERM HOLIDAY LETS

1. SUMMARY OF PURPOSE OF REPORT.

The report sets out the way forward in relation to second homes and short-term holiday lets. It will frame the way forward in developing a planning policy approach and will highlight the primary considerations and the potential mechanisms to control of the unrestricted change of use between the new use classes. In framing the way forward, the report sets out a series of steps as part of a staged approach to considering and implementing a new policy approach for second homes and short-term holiday lets within Carmarthenshire.

Following amendments to the Town and Country Planning Order (Use Classes) 1987 and the creation 3 new use classes for Primary Residence (C3), Second Homes (C5) and Short-Term Holiday Let (C6), this report seeks to set out the context and implications of these changes in relation to second homes and short-term holiday lets.

These amendments to planning legislation came into force on the 20 October 2022 and enable Local Planning Authorities to respond to the challenges associated with second homes and holiday accommodation in a way that was not previously possible.

This change in legislative provisions, and the potential impacts of the prevalence of second homes and short-term holiday lets, requires detailed consideration both of the extent of any impact and the strategy and future interventions open to the Authority.

The appended report provides further detail on the above.

DETAILED REPORT ATTACHED?

YES

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: **R Griffiths**

Head of Place and Sustainability

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	YES	YES	NONE

1. Policy, Crime & Disorder and Equalities

The Local Authority has a major role in ensuring that the housing needs of the local population can be met and ensuring that the Welsh language continues to be spoken through the County. To this end, the aims and objectives of the Local Development Plan (LDP) and the Well-being Objectives are supported. It will also reflect the Council's policies in relation to regeneration and economic development and the delivery of housing and affordable homes.

The impact of the presence of second homes and holiday homes could potentially impact upon the Welsh language and communities. In this regard, this work and potential actions resulting from it, would align positively with the Well-being of Future Generations Act's goal of creating a Wales of vibrant culture and thriving Welsh language. Equally, it aligns with the aims of creating a Wales of Cohesive Communities and a More Equal Wales in assessing and potentially improving access to housing within local communities and the communities' ability to sustain local services and facilities.

The Council is required (under the Equality Act 2010) to consider the impact that any change in any policy or procedure (or the creation of a new policy or procedure) will have on people with protected equality characteristics. The Council also has additional general duties to ensure fairness and to foster good relationships. An Equality Impact Assessment will therefore be undertaken before any decision is taken on any relevant change.

2. Legal

The report highlights the legal consideration in relation to the legislative changes to the Town and Country Planning Order (Use Classes) 1987 and the Town and Country Planning (General Permitted Development) Order 1995.

Further information on the legal implications of the policy approach in relation to second homes and short-term holiday lets will be considered in detail as part of future reporting.

3. Finance

The preparation of the evidence base and any legal opinions on progressing with the approaches identified will be met through current financial provisions or reserves. Anticipated evidence costs set out under stages 1 and 2 would be circa £50,000.

It is noted that should an Article 4 Direction come into force it will inevitably increase pressure on officers within the Place and Sustainability Service, and as the report highlights the need to consider additional resources and support. This will be considered as part of the staged approach and within future reports. In this respect stage 5 implementation and notably monitoring and compliance will result in pressures on resources which are currently unfunded. It should be noted that a compliance monitoring role would be required to ensure the policy approaches in relation to second homes and short-term holiday lets are implemented. It is anticipated any potential new compliance post would cost £60,664 based on 203/24 salary range (inclusive of NI, Super). Note: any role would link into other corporate responses/approaches in relation to the issue.

5. Risk Management Issues

The financial and legal risks identified within the report will be further considered as part of the staged approach and will be detailed in future reports.

6. Staffing Implications

It is noted that should an Article 4 Direction come into force it will inevitably increase pressure on officers within the Place and Sustainability Service. The report highlights the need for additional resources and support. This will be considered as part of the staged approach and within future reports.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: R Griffiths

Head of Place and Sustainability

(Please specify the outcomes of consultations undertaken where they arise against the following headings)

1. Scrutiny Committee request for pre-determination	NO
If yes include the following information: -	
Scrutiny Committee	
Date the report was considered:-	
Scrutiny Committee Outcome/Recommendations:-	

2. Local Member(s)

Local members will be consulted as part of the development and implementation of the policy approach.

3. Community / Town Council

Community and Town Councils will be consulted where appropriate as part of the development and implementation of the policy approach.

4. Relevant Partners

Relevant partners will be consulted where appropriate as part of the development and implementation of the policy approach.

5. Staff Side Representatives and other Organisations

To be consulted where appropriate as part of the development and implementation of the policy approach.

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED YES	Include any observations here
Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report: THERE ARE NONE	

Appended Report - Second Homes and Short-term Holiday Lets

Background - Legislative Changes

In response to research on the impact of second homes and short-term lets on housing markets and communities in localities across Wales, the Welsh Government announced a series of measures aimed at providing greater controls in relation to the use of properties as second homes and short-term commercial lets. These include:

- Providing Local Authorities with the ability to charge 300% on Council tax for second homes.
- The introduction of a licensing scheme for short-term lets (a consultation on this is currently underway).
- Changes to planning legislation and policy. It is this measure that this report has primary focus, noting the planning interventions and implications and the remit as a Local Planning Authority (LPA).

In October 2022 the Welsh Government via an amendment to The Town and Country Planning (Use Classes) Order 1987 introduced the following three new use classes. At present, owners can change between these specific use classes without the need for planning permission:

- Use class C3 (dwelling houses; used as sole or main residences occupied for more than 183 days in a calendar year).
- Use class C5 (Dwelling houses; used otherwise than as sole or main residences covering a dwellinghouse other than as a sole or main residence and occupied for 183 days or fewer in a calendar year i.e., second homes).
- Use class C6 (Short-term lets, covers the use of a dwellinghouse for commercial short-term letting not longer than 31 days for each period of occupation).

New planning applications for main residences/second homes/short-term holiday lets will need to obtain planning permission for the relevant use class.

The Welsh Government has also amended the Town and Country Planning (General Permitted Development) Order 1995 to allow changes of use between the new use classes - C3, C5 and C6 or a mixture of those uses to be permitted.

Background: National Planning Policy: Planning Policy Wales

As part of the changes to the legislative provisions, complementary amendments have also been made to section 4.2 of the forthcoming Edition 12 of Planning Policy Wales (PPW). This introduces a requirement for Local Development Plans (LDPs), where there is a prevalence of second homes and short term lets in a local area, to take them into account when considering future housing requirements and policy approaches.

PPW also refers to a co-ordinated approach being required with a need to explore options when drafting or redrafting LDPs. This includes:

- The introduction of a cap or ceiling on the number of second homes or short-term lets.
- Where clearly evidenced, the potential divergence from national policies in order to meet specific local housing needs for market housing. This should be accompanied

by specific justification, e.g. through, land supply, environmental or social impacts, including the prevalence of second homes and short-term lets.

- Area specific Article 4 Directions could be considered which may limit the use of all new housing to being sole or main residences.

Note: The preparation of the Second Deposit Revised LDP was sufficiently advanced so that the above provisions could not be incorporated within our evidence, and into any robust policy approaches within the emerging Plan.

However, these changes in legislation and national policy, along with the further evidence on second homes and short-term holiday lets within Carmarthenshire as proposed within this report, will be further considered as part of the LDP's examination in public.

Article 4 Directions

Additional changes to the Town and Country Planning (General Permitted Development) Order 1995 introduced amended processes which now give LPAs the ability, where they have evidence, to disapply permitted development rights within a specific area. This is done by the LPA making an Article 4 Direction which must be accompanied by clear and robust evidence in support of the approach and in accordance with regulatory processes.

Where used, an Article 4 direction takes away permitted development rights within a specific area or site. Where an Article 4 Direction is in place, it would be possible for the LPA to remove the permitted development rights for some types of development. This would make it a requirement for instance for residential property owners to obtain planning permission from the Authority before changing their property to a specific use including second homes and short term lets. The potential introduction, scope, and content of an Article 4 Direction is for the LPA to decide. Indeed, any decision on how to take forward the response to the level of second homes or short-term holiday lets must be supported by evidence. In relation to an Article 4 Direction it, should demonstrate that there are exceptional circumstances that justify it.

It is important to note that the issuing of an Article 4 Direction does not prevent development, but rather it means that planning permission must be sought from the Local Planning Authority for the proposal.

Introducing an Article 4 Direction

When introducing and implementing the Article 4 Direction, it is a requirement to follow the procedures set out in legislation through the Town and Country Planning (Permitted General Development) Act 1995 as amended.

It is possible to issue two types of Article 4 Direction, namely:

- A Direction with immediate effect which means that the Article 4 Direction comes into force prior to public engagement.
- A Direction that does not come into immediate effect which means that public engagement is held before the Article 4 Direction comes into force.

Whilst both approaches have their merits, should the authority in the future deem it appropriate to put an Article 4 Direction in place, it will need to consider the potential implications of each approach. In this respect the relative risks to the authority will need to be carefully considered - notably the right to potential compensation that would be payable in the context of an immediate effect Article 4 Direction. The significance of this risk will need

to be fully understood. The non-immediate Article 4 Direction would include issuing a 12 month notice prior to when the Article 4 Direction comes into force.

Irrespective of the approach adopted in relation to the Article 4, the evidence base supporting the exceptional local circumstances should be prepared following which the authority would need to determine what if any interventions are needed and if an Article 4 Direction is appropriate.

Note: Officers have begun to consider the implications of these legislative, national planning policy changes for future policy development. Initial evidence prepared in relation to the level of second homes by communities will be updated and expanded upon in light of the staged approach proposed in this paper and to reflect the need to consider the subsequent changes to legislation and national planning policy. It will also seek to ensure it reflects the evidential provisions needed to inform the potential introduction of an Article 4 Direction.

In this respect, it is considered that additional/updated data analysis and further research would be required to explore establishing an Article 4 Direction. Consideration is being given to the scope of this additional work.

Officers are working closely with other authorities and other groups on best practice, particularly where they are faced with similar issues.

Evidence Gathering

The Authority has collated evidence previously in relation to second homes. However, whilst providing a useful context it is not up to date and further research is needed including drawing on and analysing other datasets before any conclusions regarding the use of Article 4 Directions or other approaches are reached.

This local evidence will highlight the impact of second homes and short-term lets including where appropriate on specific communities. It will also form part of a co-ordinated response which applies all available interventions and will include effective community engagement.

It is anticipated this evidence will be based on, and will develop further liaison and good practice with other authorities, and will include:

- a baseline assessment of the number of second homes and short-term holiday lets including their spatial spread.
- outline and assessment of potential planning and non-planning interventions
- a qualitative assessment of the housing market, community facilities and the latest Welsh language data.
- an assessment of impact (quantitative), and
- an options appraisal in terms of potential interventions along with options in relation to the use of Article 4 Directions.

A future report detailing the outcome of this evidence gathering and identifying options, including the potential for an Article 4 Direction, will be brought back to progress the implementation of any identified interventions.

Use of Planning Conditions

Pending any future decision on the use of an Article 4 Direction, planning conditions may be used in the shorter term. For instance, new planning applications for C3 (dwelling houses; used as sole or main residences) may though condition be restricted to prevent a change of use to second homes (C5) or short-term holiday let (C6). However, this would not prevent those existing dwellings moving for instance from C3 to C6. The imposition of an occupancy condition may be considered on a case-by-case basis.

Planning conditions are subject to a number of tests established in the Welsh Government circular WGC016/2014 with any condition required to be: (i) necessary; (ii) relevant to planning; (iii) relevant to the development to be permitted; (iv) enforceable; (v) precise; and (vi) reasonable in all other respects.

Developments across Wales

The authority continues to work closely and collaboratively with local authorities across Wales including through the Welsh Local Government Association (WLGA) and the Planning Officers Society for Wales (POSW). In terms of the progress of other authorities it is noted that in June 2023 Gwynedd County Council resolved to introduce an Article 4 Direction with a view to bringing it into force by summer 2024. It should be noted that other authorities are currently evaluating the next steps including evidence gathering to inform any future response.

A Staged Approach

Amendments to planning legislation in Autumn 2022 created the opportunity for the Local Planning Authority to use both Article 4 Directions and the imposition of planning conditions to restrict the use of dwellinghouses to main residences in new developments.

The following stages will be adopted in developing a policy approach to second homes and short-term holiday lets:

Stage 1 Collaboration, Evidence Gathering and Short-Term solutions:

- Collaborate with LPA's across Wales, including through POSW Working Group and sub-task group, WG and WLGA.
- Internal partnerships e.g. corporate policy.
- Stakeholder/Partner Engagement.
- Planning Conditions – Utilise planning conditions where appropriate recognising their limitations on controlling permitted development.

Stage 2 Develop Evidence Base including the following elements:

- Non planning based interventions.
- Baseline and spatial spread of second homes and short-term holiday lets.
- Rural and community service impacts.
- Housing market impacts (process and affordability).
- Socio, cultural and Welsh language Impact.
- Economic and sectoral impact.
- Options Appraisal including use of Article 4 Direction(s).

Stage 3 – LDP Policy framework – through the examination process examine and set out LDP policy approaches to respond to evidence and put necessary provisions in place. Any

potential changes to the LDP policies will be subject to matters arising changes as part of the examination, and consulted upon accordingly as well as the content of the independent Planning Inspector's Report into the Revised LDP.

Stage 4 – Option Selection and Preferred Option

- Reporting of evidence, options, and preferred options through democratic process.
- Risk identification.
- Legal process and counsel opinion (where required).
- Financial implications, including risk of compensation.
- Identified Options and informal consultation (incl. internal, cabinet, sectoral and public feedback).
- Preferred Option and Implementation requirements including potential Article 4 Direction.
- Formal public consultation/engagement.
- Publication of Notice of Article 4 Direction.
- Identification of resource pressures to manage and monitor compliance including potential staff recruitment.

Stage 5 – Adoption of Policy Option and Implementation

- Reporting of consultation responses and resolution to adopt and implement, including potential Article 4 Direction.
- Devise and implement compliance monitoring structure (including internal links to Council Tax) and staff structures/recruitment, charging schedules to effectively manage compliance monitoring and future legal actions.
- Adoption and adherence to legal processes.
- Web and other guidance material.
- Training and briefings incl. County Cllrs, agents/developers, Town and Community Councils etc.
- Monitoring and Compliance arrangements including staff and resource requirements.

Legal Diligence

It is essential to note that the evidence gathering, and processes involved in controlling changes of use, including through Article 4 Direction(s), requires due diligence to avoid legal challenge including through the high court. Stages 4 and 5 above will be undertaken with reference to understanding the legal implications of the policy approach and the processes being undertaken. Where necessary counsel opinion will be sought to ensure the approach and processes followed safeguard the authority from successful legal challenges, compensation claims and/or where appropriate appeals.

Further details will be set out in future reports.

Timetable

Using the Stage Approach outlined above as a template, the following sets out an indicative timeline for the delivery of a robust and deliverable planning policy approach for second homes and short-term holiday lets. It should be noted, the following are indicative and

include the reporting timescales associated with taking the various stages through the Council's democratic processes.

Stage		Completion
Stage 1 Collaboration, Evidence Gathering and Short-Term solutions	Commenced.	Ongoing
Stage 2 Develop Evidence Base including the following elements	Evidence gathering commenced. Development of options appraisal and reporting.	anticipated completion December 2023 January 2024
Stage 3 LDP Policy framework	Commenced with Examination starting January 2024 and Adoption of LDP Policies December 2024.	December 2024
Stage 4 Option Selection and Preferred Option	Reporting January 2024 through to public consultation April - June 2024, and Publication of Notice of Article 4 Direction (April 2024).	
Stage 5 Adoption of Policy Option and Implementation	Reporting September – November 2024. Adoption non-immediate Article 4 Direction(s) following 12 months' Notice prior to the Article 4 Direction coming into force – April 2025.	Adoption - April 2025

Cabinet
18 MEDI 2023

MATERION YSTÂD WLEDIG Y CYNGOR SIR

Y Pwrpas: Penderfynwyd yn unfrydol yng nghyfarfod y Cabinet ar 20 Chwefror 2023 i gadw a rheoli Ystâd Ffermydd y Sir o dan y polisi presennol wrth resymoli ac ystyried cyfleoedd datblygu a gwerthu wrth iddynt godi. Pwrpas yr adroddiad hwn yw cael cymeradwyaeth y Cabinet ar ddau fater yn ymwneud â phortffolio Ystâd Wledig y Cyngor.

Penderfyniadau Allweddol Sydd Eu Hangen:

Mae angen penderfyniad Cabinet ar gyfer y canlynol:

1. Bwrw ymlaen â phlannu coed a chreu coetir ar dir y Cyngor.
2. Bwrw ymlaen â'r Prosiect Datblygu Systemau Bwyd ar Fferm Bremenda Isaf, Llanarthne.

Y Rhesymau:

1. Cwrdd amcanion y Cyngor mewn perthynas â'i ymrwymiad Carbon Sero-net a'r Argyfwng Natur.
2. Cwrdd ag amcanion y Cyngor o gynhyrchu bwyd yn lleol, cefnogi mentrau gwledig a galluogi arallgyfeirio ar yr Ystâd Ffermydd er mwyn sicrhau cynaliadwyedd yn y dyfodol.

Angen i'r Cabinet wneud penderfyniad: OES

Angen i'r Cyngor wneud penderfyniad: NAC OES

YR AELOD O'R CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:- Cyngorydd Alun Lenny (Aelod Cabinet Adnoddau)

Y Gyfarwyddiaeth: Y Prif Weithredwr

Enw Pennaeth y Gwasanaeth: Jason Jones

Pennaeth Adfywio, Polisi a Digidol

jajones@sirgar.gov.uk

Awdur yr Adroddiad: Emily Hughes

Uwch-Syrfëwr Rheoli Asedau

ehughes@sirgar.gov.uk

EXECUTIVE SUMMARY

CABINET

18th September 2023

COUNTY COUNCIL RURAL ESTATE MATTERS

BACKGROUND INFORMATION

It was unanimously resolved at the Cabinet meeting on the 20th February 2023 that the County Farm Estate be retained and managed under the current policy whilst rationalising and considering development and sale opportunities as they arise.

There are several advantages of retaining and managing the Rural Estate under the current policy whilst rationalising and considering development and sale opportunities as they arise, to include the following:

- When holdings become vacant, a comprehensive review is undertaken of that farm and an appraisal carried out looking at key factors such as the potential market rent if re-letting was to be considered, the opportunities of establishing new viable agricultural diversification enterprises on the farm, renewable energy and biodiversity opportunities, the continued investment required on the farm and the potential capital receipt if sold.
- It allows for the land on the holdings to be available for renewable energy opportunities to generate further income and reduce the Council's carbon footprint. It also allows opportunity to maximise environmental benefits, including carbon sequestration and diversification. The Council's Strategic Land Use Review is currently underway with a group of officers across the Council reviewing the Council's property holdings in light of requirements emerging from net zero carbon commitments and meeting corporate aims across the Council's services. Phase 1 of the review has been carried out where the Council's Rural Estate was looked at to consider options for energy generation, carbon sequestration, phosphate mitigation, tree planning and opportunities for enhancing biodiversity.
- It will reflect the good practice of having a flexible and vibrant portfolio supporting the rural policies and initiatives consistent with the aims of good estate management.
- A Rural Estate Plan is in the process of being drafted and will be presented to Cabinet over the coming months to highlight the extent and performance of the current portfolio, together with the key issues and future strategy of the Estate to enable the Council to maximise the opportunities available to support its wellbeing objectives. We will also continue to engage with the Climate Change and Nature Emergency Advisory Panel and the Rural Affairs Advisory Panel to consider their views in finalising the Rural Estate Plan.

MATTERS FOR CONSIDERATION

1. Tree Planting and Woodland Creation

In February 2019, Carmarthenshire County Council (CCC) declared a Climate Emergency and made a commitment to becoming a Net Zero Carbon local authority by 2030. The Council has since been the first local authority in Wales to publish a Net Zero Carbon action plan, which was endorsed by full Council in February 2020.

CCC and Welsh Government (WG) have both announced a Nature Emergency. The establishment of new woodland on CCC's estate will deliver outcomes against both these emergencies and is consistent with CCC's draft Tree and Woodland Strategy which is progressing through CCC's democratic process. CCC's Ash Dieback project also includes the planting of new woodland to mitigate the loss of ash trees and ash woodland in Carmarthenshire.

Parcels of land across the county have been identified by the Strategic Land Use Group as potential sites for woodland creation (a list of these sites along with plans of the areas can be seen in **Appendix 1**).

Trees help mitigate climate change. They remove carbon dioxide from the air, store carbon in their timber and the soil, and release oxygen into the atmosphere. New woodland planting also addresses the Nature Emergency as it creates new wildlife habitat and provide linkages between existing habitats, building essential ecological connectivity and ecosystem resilience. This approach is consistent with the Resilience Goal of the Well-being of Future Generations (Wales) Act 2015.

At present approximately 5% of CCC and 13% of Carmarthenshire land is woodland. The UK Climate Change Committee recommend that to address the Climate Change Emergency, woodland cover across the UK should be increased to 19%. Consistent with this guidance, CCC's draft Strategy for Trees and Woodlands is proposing that CCC increase the amount of woodland on its estate.

The cost of woodland planting is largely met by Welsh Government grants. At present any short fall and expected maintenance costs would need to be met by other budgets. By managing the Council's trees and woodlands appropriately and by planting more trees and woodland in the right places, for the right reason, the County Council will assist in mitigating the Nature Emergency and the Climate Change Emergency. This approach is also consistent with CCC's Ash Dieback project.

Potential loss of capital value - If all parcels of land are to be planted, there is a potential loss of capital value in the region of £130,000. However, it is likely that any farm entering WG's Sustainable Farming Scheme will be expected to have at least 10% woodland. These parcels could be rented out, as they have been, perhaps to provide the woodland necessary to make farm holdings eligible for WG support.

Potential loss of rental value - The sites identified for tree planting currently generate an annual rental income of £5,144. If all the sites are to be planted, they may no longer provide an income stream to the Council. See also reference to the WG's Sustainable Farming Scheme above. Any such loss in rental income could perhaps be balanced by CCC placing its bare land holdings that are rented on short term tenancies (together with the necessary 10% woodland cover) into WG's Sustainable Farming Scheme, as this would create a new income stream.

The options to consider are outlined below:

Option 1 - To proceed with the planting of trees on all identified sites as proposed by officers as part of CCC's Strategic Land Use Review, and consistent with CCC's draft Tree and Woodland Strategy and with providing an initial response to the Climate and Nature Emergencies.

Option 2 - To proceed with the planting of trees on some of the identified sites to mitigate effect on loss of future development potential (as outlined in the spreadsheet in **Appendix 1**).

Option 3 - Not to proceed with the planting of trees.

Recommendation: It is recommended that a decision is made to plant trees and create woodland on all sites identified to date (as set out within the spreadsheet in **Appendix 1**).

2. Food Systems Development Project at Bremenda Isaf Farm, Llanarthney

Funding has recently been secured from the Shared Prosperity Fund for the Strategic 'Food Systems Development Project'; a multi-partnership application led by Carmarthenshire County Council. The aim of the project is to put in place infrastructure, equipment and skilled staff for the development of a model market to field-scale sustainable fruit and vegetable production site at Bremenda Isaf Farm.

The holding comprises a farmhouse, outbuildings and approximately 100 acres (a plan of Bremenda Isaf Farm can be seen in **Appendix 2**). This is a pilot project with the aim of re-letting the entire holding to a suitable tenant to continue with managing the ongoing venture.

The project objectives are:

- **Create low-carbon infrastructure:** Develop the site to be capable of supporting a 1.5 - 2 acres intensive no-dig agroecological market garden, and wider field-scale cultivated areas of 10 - 15 acres. The market garden will be expected to produce approximately 7 tons per year. The additional cultivated area of the farm would exceed this to provide for further customer demand and would be nested in the wider land asset (approx. 80 acres) managed for optimum biodiversity, carbon sequestration and sustainable food production.
- **Engage with a wide range of stakeholders:** Including schools, green/social prescribers, civil society, community and small-scale growers, public and private sector

customers, as well as local, regional and national interested parties. This will include hosting site tours, recruiting and retaining horticultural volunteers, and training sessions for growers.

- **Grow new local markets for local and sustainable produce:** This will involve building on Social Farms and Gardens' Sustainable Food for Local Prosperity pilot to supply a growing public sector market. One of the findings from this pilot was that there is currently insufficient supply to meet increasing demand. Additionally, to public sector supply, the project will explore sales to hospitality outlets and other local markets. By growing stable markets, the project will provide confidence to local enterprises, new entrants and for on-farm diversification.
- **Develop models of aggregation of supply:** Working with local small-scale horticultural enterprises to develop cooperative ways of working together to increase collective capacity, multi-sector supply and business growth.
- **Develop accredited training pathways:** Social Farms and Gardens and Bwyd Sir Gâr Food to work with local, regional and national partners including University of Wales Trinity Saint Davids, Coleg Sir Gâr, the National Botanic Garden of Wales, Food Sense Wales, Land Workers' Alliance, Tyfu Dyfu, LANTRA, Horticulture Wales, and others. Increasing facilitation capacity on-site for nationally recognised accredited apprenticeships in Sustainable Commercial Horticulture. This diverse training offer will be targeted to support the existing Agri-Food sector with the necessary skills for business diversification ahead of the upcoming Sustainable Farming Scheme, creating a more economically resilient local sector.
- **Measure the benefits:** Evaluate the impact of growing food in a sustainable manner including carbon sequestration, biodiversity enhancement, economic impact, reduced food miles from short supply-chains, and social wellbeing.

Bremenda Isaf Farm became vacant on the 16th May 2023 and remains vacant whilst the potential opportunities to source funding for the Food Systems Development Project is being explored. Now that funding has been secured, the proposed Food Systems Development Project can be explored further.

Recommendation: It is recommended that a decision is made to proceed with the Food Systems Development Project at Bremenda Isaf Farm, Llanarthney.

DETAILED REPORT ATTACHED?

Appendix 1 - Woodland Creation Spreadsheet and Plans
Appendix 2 - Plan of Bremenda Isaf Farm

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: Jason Jones (Head of Regeneration, Policy and Digital)

Policy, Crime and Disorder and Equalities YES	Legal YES	Finance YES	ICT NONE	Risk Management Issues YES	Staffing Implications NONE	Physical Assets YES
---	---------------------	-----------------------	--------------------	--------------------------------------	--------------------------------------	-------------------------------

Policy, Crime and Disorder and Equalities - The Farm Estate seeks to deliver well equipped farm and business opportunities that enable tenants to establish and grow successful businesses which deliver a holistic approach to economic and environmental growth, including promoting health and wellbeing, and enhancing the landscape of Carmarthenshire. Appropriate and robust management of the Farm Estate will support several of the Council's wellbeing objectives to achieve its vision. By creating a thriving and progressive Council Farms Estate which supports agricultural businesses, the Council enables both environmental and economic growth whilst directly supporting the agricultural sector. Appropriate and robust management of the Rural Estate will support several of the Council's wellbeing objectives to achieve the above vision by:

- Creating more jobs and growth throughout the County
- Looking after the environment now and for the future
- Promoting Welsh language and culture
- Making better use of resources

The establishment of new woodland on CCC's estate will deliver against both Climate Change and Nature Emergencies. New woodland planting will create new wildlife habitat and provide linkages between existing habitats, building essential ecological connectivity and ecosystem resilience. This approach is consistent with the Resilience Goal of the Well-being of Future Generations (Wales) Act 2015.

Legal - There is primary legislation in force to enable County Councils to own and operate smallholdings estates but not necessarily an obligation to do so. When a decision is made to re-let or sell assets within the Rural Estate, Legal will be instructed to represent the County Council in dealing with the various transactions.

Finance - Grant aid is expected to cover most tree planting costs with the need for CCC funding from existing budgets to cover any shortfall. Tree planting will affect future capital values with an estimated loss in the region of £130,000.

Risk Management Issues - Failure to establish new woodland on CCC land could compromise its corporate response to both the Climate and Nature Emergencies.

Physical Assets - The creation of new woodland will assist the Council in mitigating the Nature Emergency and the Climate Change Emergency and will address the impacts of Ash Dieback disease in Carmarthenshire.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below:

Signed: Jason Jones (Head of Regeneration, Policy and Digital)

1. Scrutiny Committee request for pre-determination	N/A
If yes include the following information:	
Scrutiny Committee	
Date the report was considered:	
Scrutiny Committee Outcome/Recommendations:	

2. Local Member(s) - Local Member (Cllr. Ann Davies - Llanddarog) has been consulted with in connection with the 'Food Systems Development Project' at Bremenda Isaf Farm and is supportive of the proposal. In relation to the proposed woodland creation, Local Members will be consulted with post Cabinet decision.

3. Community / Town Council - N/A

4. Relevant Partners - Relevant partners will be consulted post Cabinet decision.

5. Staff Side Representatives and other Organisations - N/A

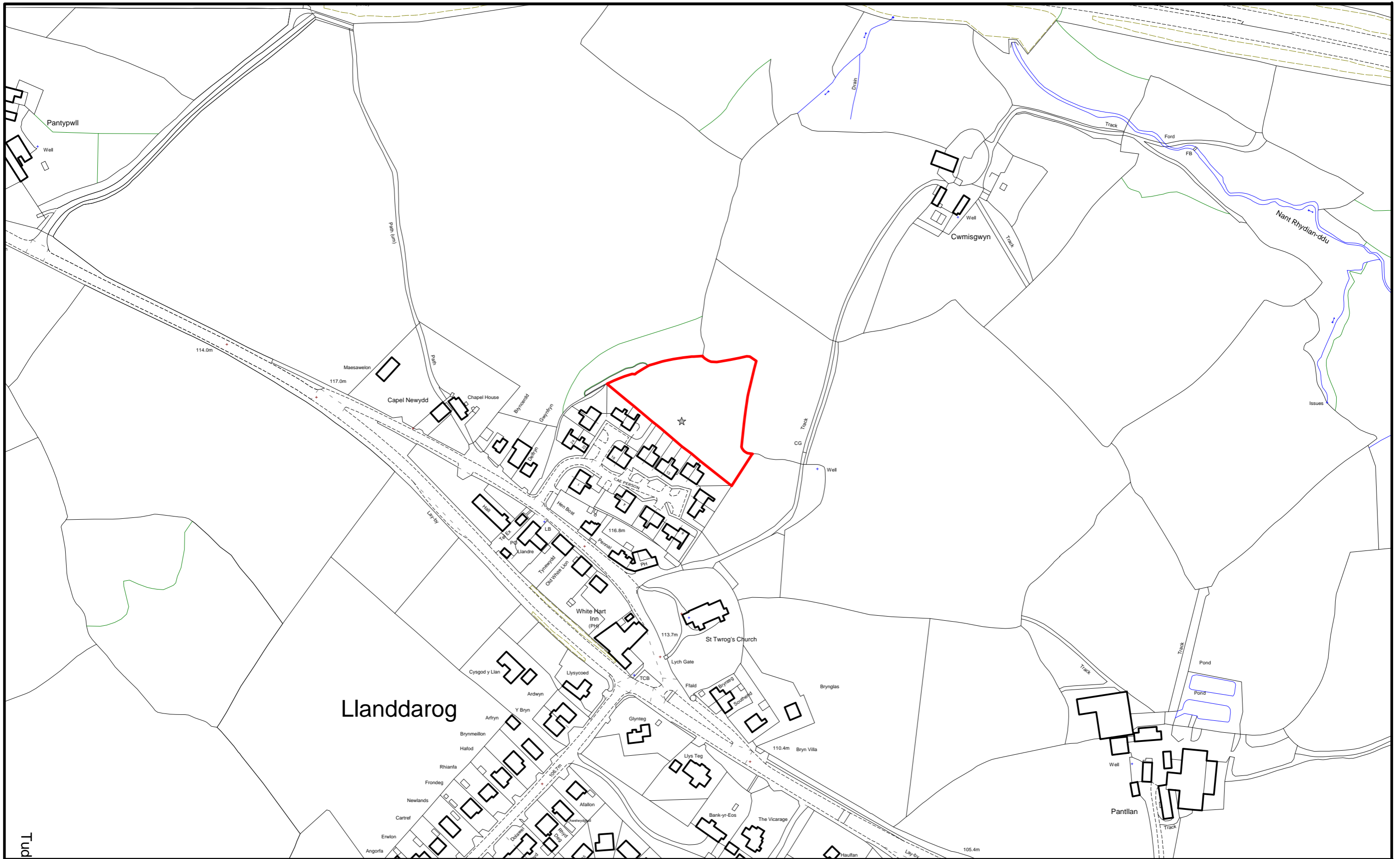
CABINET MEMBER PORTFOLIO HOLDER(S) AWARE / CONSULTED	Yes
---	-----

Section 100D Local Government Act, 1972 - Access to Information

List of Background Papers used in the preparation of this report:

Title of Document	Locations that the papers are available for public inspection

Mae'r dudalen hon yn wag yn fwriadol



Tudalen 7



Eiddo/Property
Adeilad 8/Building 8
Parc Dewi Sant/St. David's Park
Caerfyrddin/Carmarthen
SA31 3HB

Mae'r map hwn yn seiliedig a deunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfria Ei Mawrhydi © Hawffraint y Goron. Mae atgynhyrchu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil.
 © Hawffraint y Goron a hawliau cronfa ddata 2011 Arolwg Ordnans 100023377

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 © Crown copyright and database rights 2011 Ordnance Survey 100023377

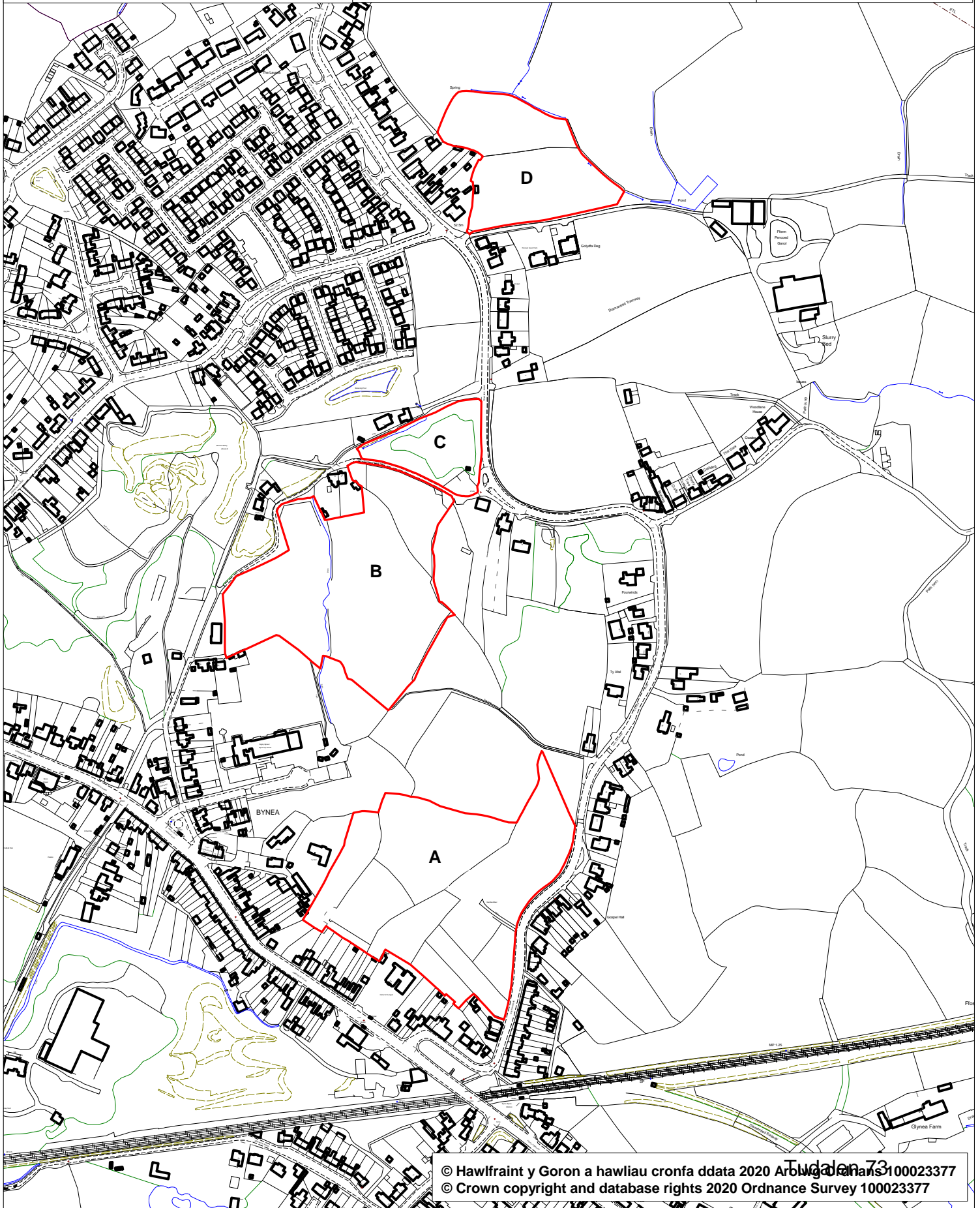
Land at,
 Cae Person,
 Llanddarog

Ref. - AEM/GM

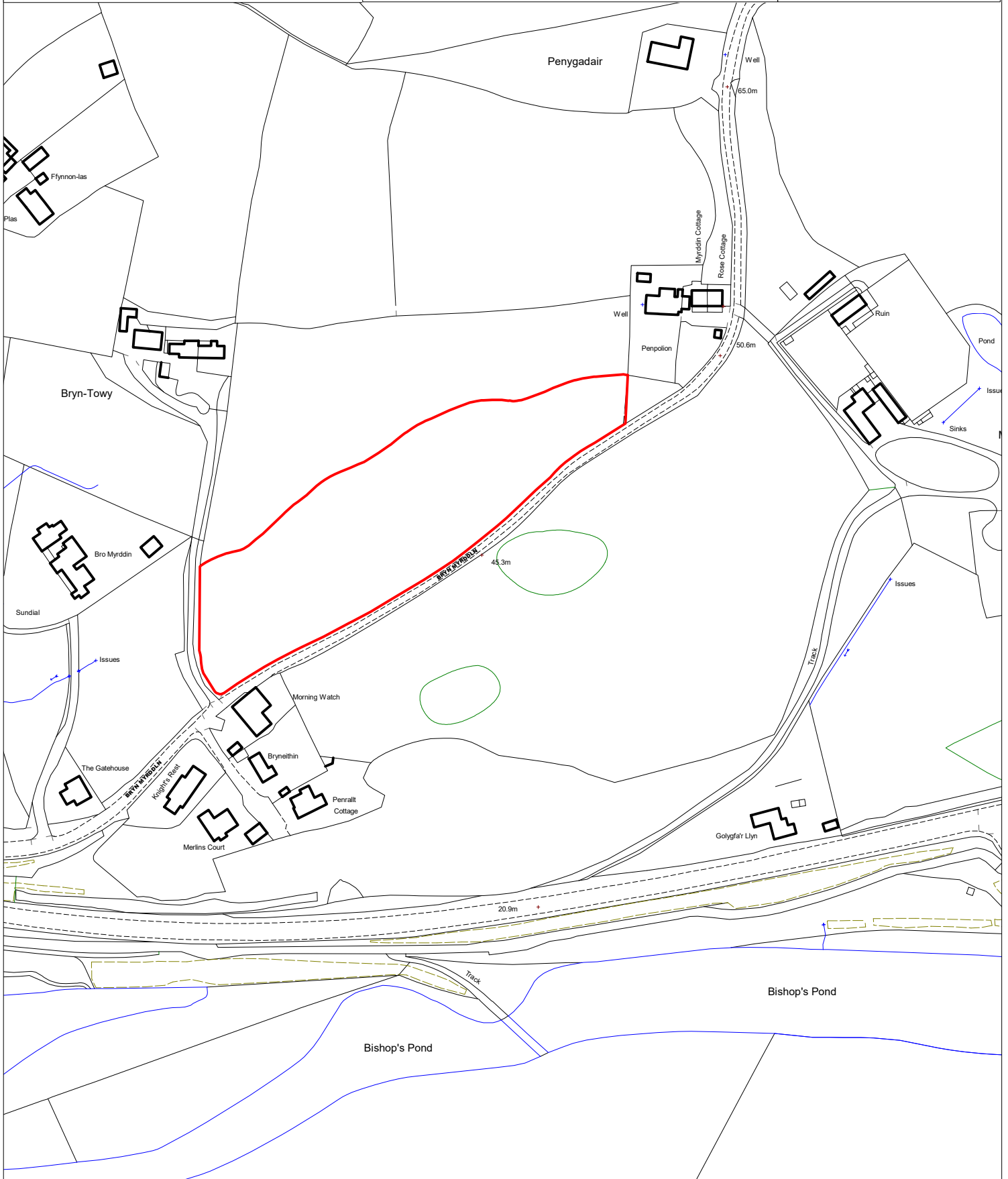
Date/Dyddiad - 30.07.2018

Scale/Graddfa - 1:2500

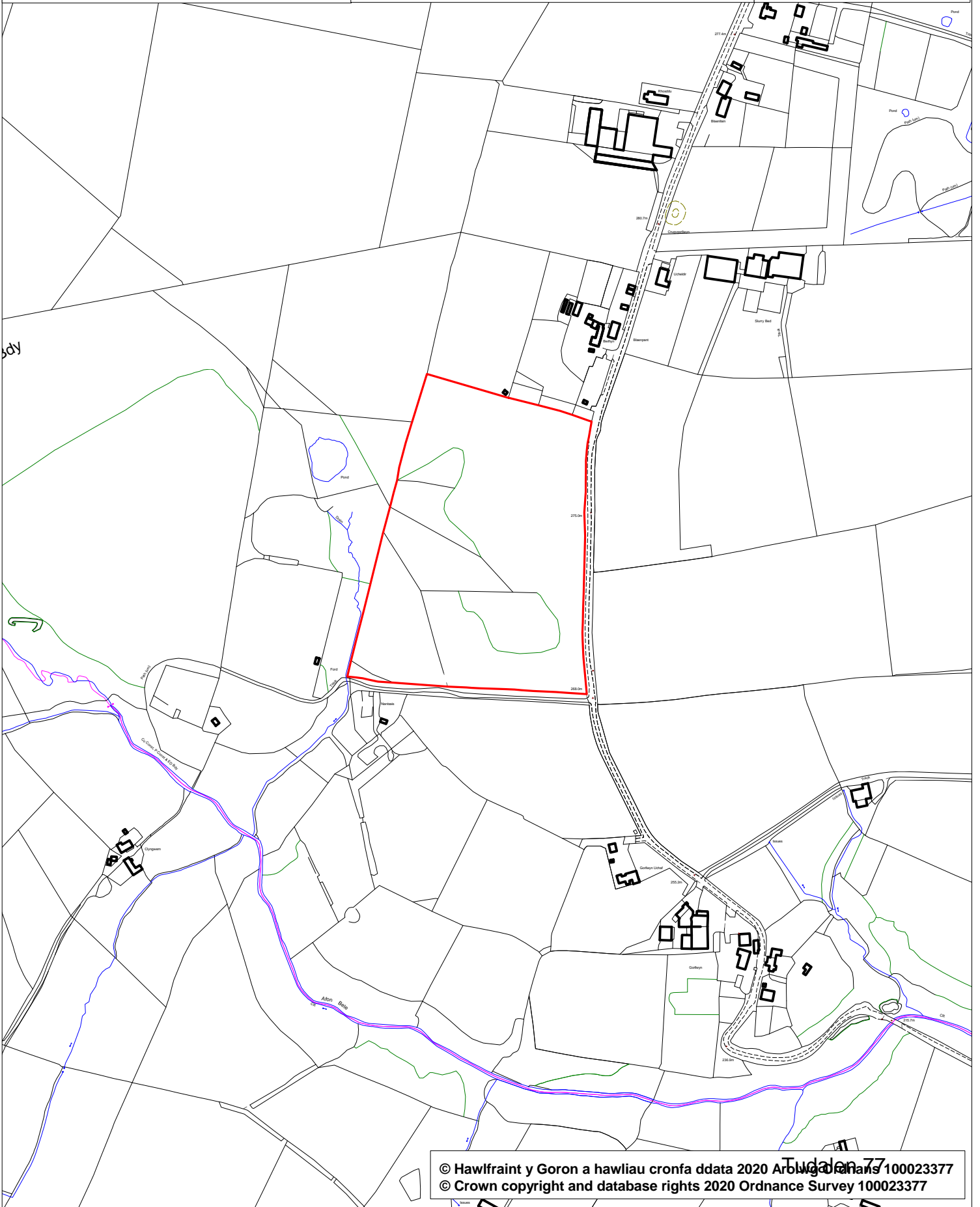
Mae'r dudalen hon yn wag yn fwriadol



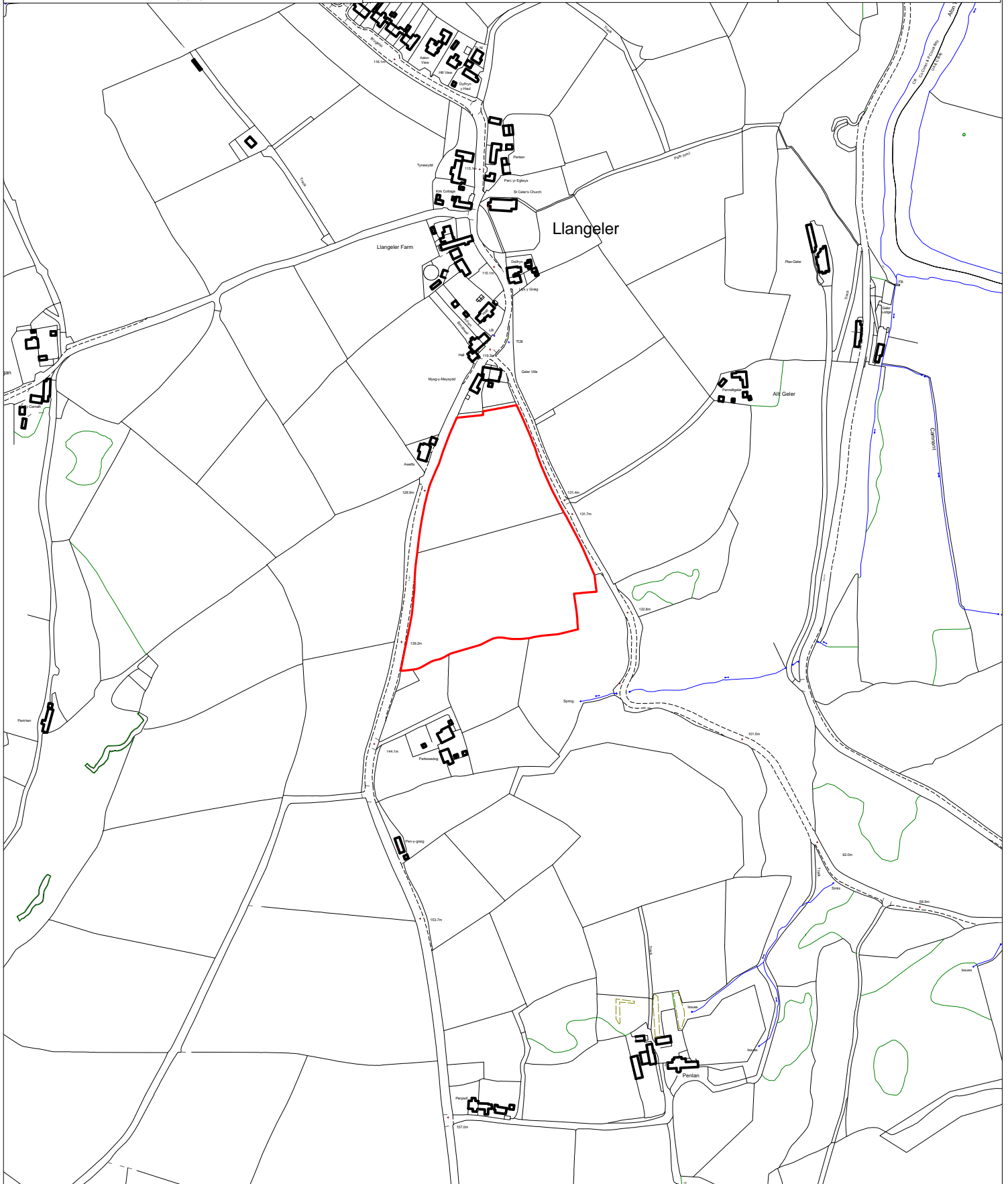
Mae'r dudalen hon yn wag yn fwriadol



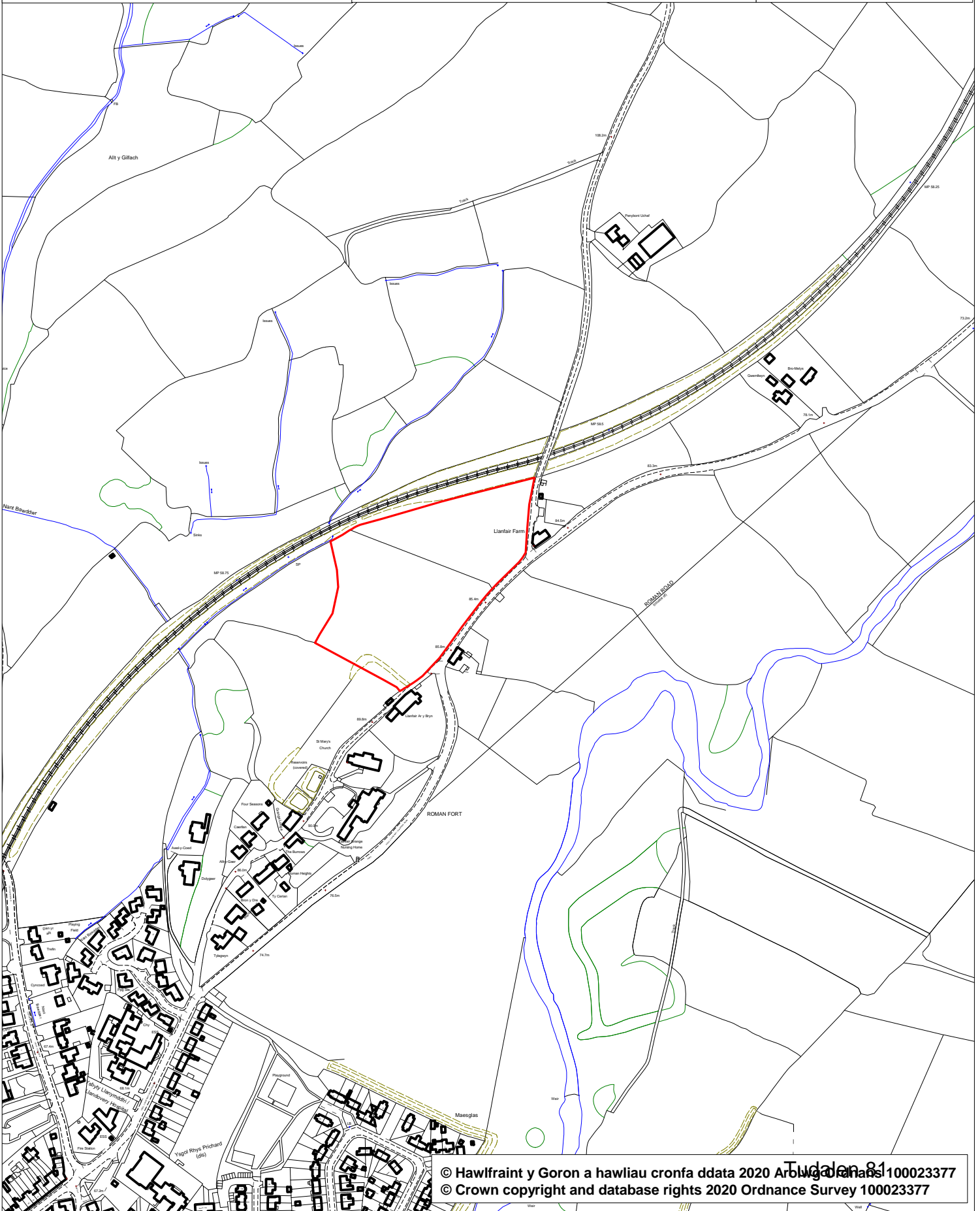
Mae'r dudalen hon yn wag yn fwriadol



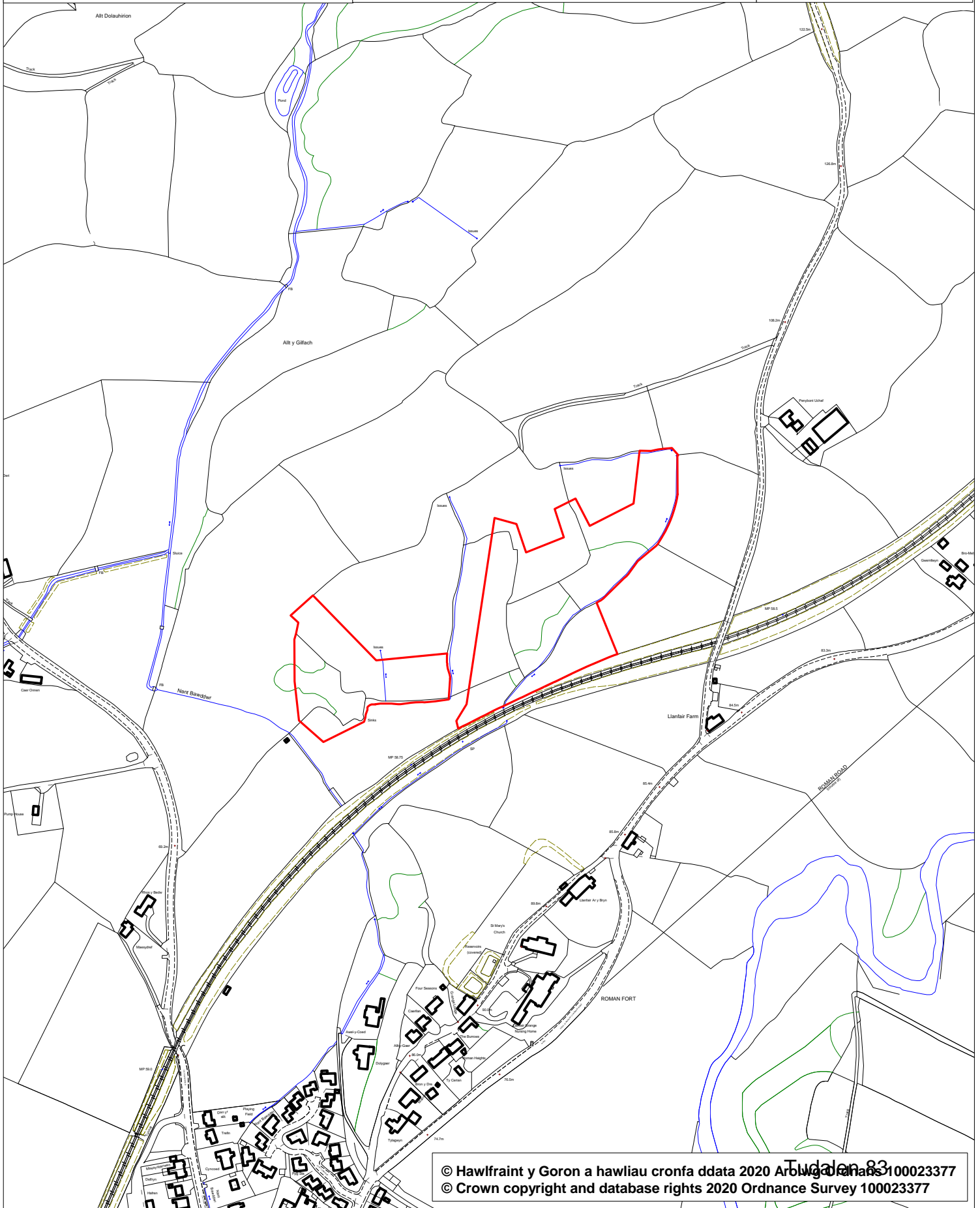
Mae'r dudalen hon yn wag yn fwriadol



Mae'r dudalen hon yn wag yn fwriadol



Mae'r dudalen hon yn wag yn fwriadol



Mae'r dudalen hon yn wag yn fwriadol

Woodland Planting

Plan Number	Land	UPRN	Type	Size (acres)	Agreement	Notice Period	Area to be planted (acres)	Loss of Rental	Loss of Capital Value	Notes	Potential Development	Brief description of proposed planting site / Type of planting stock and size of trees / Grant information and timescales / Timing of proposed planting
1	Cae Person, Llanddarog	GL03200	Grazing	1.36	01.04.2022 - 31.03.2024	1 month	1.36	£130	£18,360	Grazing land, outside development limits. Although CCC own the housing estate adjacent to this field, access to the field for development would be limited due to the configuration of the existing site and roads.	No	High amenity value for any new woodland due to close proximity of housing. No current public access but permissive access could be created. Moderate potential biodiversity gain due to relatively small size of potential tree planting. Application for Welsh Government Small Grants Woodland Creation grant submitted in Jun 2023. Awaiting result of application but if approved would be planted winter 2023/24. Potential to plant entire site with native broadleaves.
2	Land at Bynea A	LR05500	Grazing	9.27	01.06.2022 - 31.03.2024	1 month	9.27	£830	£16,844	Potential scope for future development.	Yes	Very high amenity value due to position within Bynea community and as land is adjacent to Bynea CP School. There is a public footpath running through two fields but permissive access could be extended to include all areas and there is the potential to create a safe route to Bynea CP School from Station Road. High potential biodiversity gain as planting would link up existing trees and hedges within the landscape. A Welsh Government Woodland Creation Plan is currently in preparation and if this is approved planting could take place in winter 2024/25. Potential to plant with native broadleaves.
	Land at Bynea B	LR05500	Grazing	7.19	01.06.2022 - 31.03.2024	1 month	7.19	£650	£3,595	Poor access. Future development unlikely.	No	
	Land at Bynea D	LR05500	Grazing	3.93	01.06.2022 - 31.03.2024	1 month	3.93	£250	£7,315	Wet land with biodiversity habitats. An enclosures next to residential development could potential be sold as a pony paddock.	No	
	Gwndwn Mawr C	LR11700	Grazing	1.71	01.04.2022 - 31.03.2024	1 month	1.71	£410	£15,460	Gently sloping grazing fields. New housing development in proximity. Whilst the parcel is unlikely to appear in next LDP it is located next to current Persimmon development.	Yes	
3	Bryntowy, Abergwili	GL04900	Grazing	3.25	01.04.2023 - 31.03.2024	1 month	3.25	£300	£6,500	Grazing land, outside development limits.	No	Moderate amenity value. Site is in walking distance from Abergwili and Merlin's Hill. No current public access but permissive access could be created. Moderate biodiversity gain by enhancing existing hedgerows and trees and due to areas of existing woodland nearby. No grant funding yet applied for but planting could potentially take place in 2024/25 depending on grant application timescales. Potential to plant with native broadleaves.
4	Penboyr, Llangeler	30600	Bare Land	15.08	25.09.1991 -	12 months	15.08	£625	£17,380	Land in need of draining. Exposed high ground in remote location. 10 acres of pasture and 5 acres of rough land.	No	Low amenity value due to relative isolation of field but high potential biodiversity gain due to relatively large size of planting area. Would be a relatively easy field to plant with trees and make a significant contribution to any annual planting target. No grant funding yet applied for but planting could potentially take place in 2024/25 depending on grant application timescales. Potential to plant with native broadleaves.
5	Llangeler	30300	Bare Land	32.73	25.09.1991 -	12 months	7.77	£510	£7,770	Agricultural land, outside development limits.	No	High amenity value due to position in Llangeler. No current public access but permissive access could be created. High potential biodiversity gain due to proximity of other areas of semi-natural ancient woodland. No grant funding yet applied for but planting could potentially take place in 2024/25 depending on grant application timescales. Potential to plant with native broadleaves.
6	Llanfair, Llandovery	38701	Bare Land	6.71	01.04.2015 - 31.03.2027	12 months	6.71	£660	£16,775	Agricultural land, outside development limits.	No	Moderate amenity value due to proximity to Llandovery. No current public access but permissive access could be created. High potential biodiversity gain due to relatively large size of planting area, adjacent woodland corridor along railway and potential woodland area at Gilfach. No grant funding yet applied for but planting could potentially take place in 2024/25 depending on grant application timescales. Potential to plant with native broadleaves.
7	Gilfach, Llandovery	32900	Bare Land	60.03	25.03.2019 - 24.03.2028	12 months	9.74	£779	£19,480	Agricultural land, outside development limits.	No	High amenity value due to proximity to Llandovery and exiting public footpath. High potential biodiversity gain due to adjacent hedgerows and veteran trees, woodland corridor along railway and potential woodland area at Llanfair. No grant funding yet applied for but planting could potentially take place in 2024/25 depending on grant application timescales. Good opportunity to work with an existing tenant to increase the woodland cover on a larger holding. Discussion with tenant is ongoing to identify the most suitable planting areas but there is potential to plant with native broadleaves.
						TOTAL	66.01	£5,144	£129,479			

Mae'r dudalen hon yn wag yn fwiadol



Tudalen 87



Adran Eiddo/Property Division
 Canolfan Datblygu Busnesau Cafn Gwlad
 /Rural Business Centre
 Caerfyrddin/Carmarthen
 SA33 5DR

Mae'r map hwn yn seiliedig a deunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrthdy © Hawffraint y Goron. Mae atgynhyrchu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil.
 © Hawffraint y Goron a hawliau cronfa ddata 2011 Arolwg Ordnans 100023377

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 © Crown copyright and database rights 2011 Ordnance Survey 100023377

Bremenda Isaf Farm, Llanarthney
 102.32 Acres

Ref. -030900

Date/Dyddiad - 26/02/2020

Scale/Graddfa - 1:5000

Mae'r dudalen hon yn wag yn fwriadol

Document is Restricted

Mae'r dudalen hon yn wag yn fwriadol

Document is Restricted

Mae'r dudalen hon yn wag yn fwriadol