

Annual Monitoring Report 2022-2023

Adopted Carmarthenshire LDP

Draft for Cabinet

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Contents

Chapter 1	4
Executive Summary	4
Background	4
Key Outcomes	5
Key Findings	5
Contextual Changes	7
Regional Context.....	9
Local Context.....	9
Supplementary Planning Guidance.....	10
Local Development Orders	10
Sustainability Appraisal (SA) Monitoring	11
Conclusions and Recommendations	11
Chapter 2	13
Introduction	13
Background	13
LDP Review Report.....	13
Requirement for LDP Monitoring	14
Content and Structure	15
LDP Monitoring Framework.....	16
Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011).....	18
Contextual Information.....	18
National Legislative and Policy Context.....	19
The Wales Act (2017)	19
Planning (Wales) Act 2015	20
Planning Law in Wales - Law Commission Project and Planning Consolidation Bill	20
The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2021	21
Future Wales: The National Plan 2040	21
Strategic Development Plans (SDPs).....	21
Well-Being of Future Generations Act 2015	23
Environment (Wales) Act 2016	24
Historic Environment (Wales) Act 2016.....	25
Planning Policy Wales, Edition 11	26

Building Better Places: The Planning System Delivering Resilient and Brighter Futures.....	29
Technical Advice Note (TAN) 15.....	29
Welsh National Marine Plan	31
Local Housing Market Assessments (LHMAs)	32
Planning legislation and policy for second homes and short-term holiday lets.....	32
Regional Policy Context	34
South West Wales Regional Economic Delivery Plan	34
Swansea Bay City Region	35
• City Deal	35
• Pentre Awel.....	36
• Canolfan S4C Yr Egin	36
• Digital Infrastructure.....	36
• Swansea City and Waterfront Digital District	36
• Homes as Power Stations.....	36
..... Pembroke Dock Marine	
.....	36
.....	36
• Life Science, Well-being, and Sports Campuses.....	36
• Skills and Talent	36
Local Context.....	37
Carmarthenshire County Council – Well-being Objectives.....	37
Carmarthenshire Local Well-being Assessment	37
Developing Carmarthenshire Together: One Council, One Vision, One Voice –Carmarthenshire County Council Corporate Strategy 2022 – 2027	38
Carmarthenshire Economic Recovery & Delivery Plan	38
Moving Rural Carmarthenshire Forward	40
Net Zero Carbon by 2030.....	41
NRW Phosphate Guidance Edition 3 - Water Quality Matters	43
Summary	44
The Carmarthenshire Context.....	44
Spatial Influences	44
Chapter 4	131
Sustainability Appraisal / Strategic Environmental Assessment Monitoring	131
Methodology.....	131
Appendix 1 – Well-being Objectives/Goals Compatibility Analysis	142
A1. Overview.....	142

A2. The LDP Vision	143
A3. The LDP Strategic Objectives	143
A4. The National Well-being Goals	145
A5. Carmarthenshire Well-being Objectives.....	149
Appendix 2: Housing Trajectory.....	151

Chapter 1

Executive Summary

Background

1.1 Under section 76 of the Planning and Compulsory Purchase Act 2004, local planning authorities are required to monitor the implementation of their adopted Local Development Plan (LDP) by preparing an Annual Monitoring Report (AMR).

1.2 This is the seventh AMR following the Council's formal adoption of the Carmarthenshire LDP on the 10th December 2014. This AMR represents the period of 1st April 2022 to 31st March 2023 and is required to be submitted to Welsh Government by 31st October 2023.

1.3 Following the publication of the second Annual Monitoring Report it was considered necessary to undertake a review of the current adopted LDP. The Review Report considered and set out the areas of the LDP which were delivering and performing well, and the areas where changes would be required. In doing so, it concluded that a Revised LDP should be prepared through a full revision process¹. The Review Report was approved at the meeting of County Council on the 10th February 2018.

1.4 The Local Authority is now well into the preparation of the Revised Carmarthenshire LDP 2018-2033. This work has involved undertaking community engagement and partnership working - as well as producing an updated evidence framework. This ongoing work led to the publication of the Preferred Strategy for consultation in December 2018 and the [First] Deposit Revised LDP published for consultation between 29 January 2020 and 27 March 2020. A further 3-week

¹ Carmarthenshire Local Development Plan – Review Report (February 2018):
<https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf>

consultation of the Deposit Revised LDP was undertaken between the 11th September and the 2nd October 2020.

1.5 However, following the publication of interim guidance by Natural Resources Wales (NRW) on the impacts of phosphate pollution in protected riverine Special Areas of Conservation (SAC) the progress of the Revised LDP towards adoption has been further impacted. In this regard a report was presented to County Council on the 9th March 2022 to further consider the impacts arising from this guidance and the potential next steps. At this meeting it was resolved to prepare a second Deposit Revised LDP and Revise the Delivery Agreement accordingly. The Second Deposit Revised LDP was published for public consultation between 17th February and 14th April 2023.

1.6 The document sets out a detailed analysis of the way in which the Plan continues to work, from its strategic context, its performance against strategic objectives, and to whether individual policies are achieving their expected outcomes. This document also compares the performance of policy targets against those from previous years. The information contained within this AMR will continue to be utilised to inform future policy and will feed into the evidence base for the Revised LDP 2018 – 2033.

Key Outcomes

Key Findings

1.7 Chapter 3 of this AMR considers how the adopted LDP's strategic and general policies are performing against the identified key monitoring targets, and how its strategy and objectives are being delivered. An overview of the key findings is set out below:

- (Awaiting data) A total of 229 new homes were completed across the monitoring period, 144 new homes on large sites (>5 dwellings), and 85 on small sites (<5 dwellings).
- During 2022/23, 96.1% of all housing developments were permitted on allocated sites. This compares to 92.43% during 2021/22.

- The distribution of these planning permissions was as follows:

Growth Areas:	– 2.7%
Service Centres:	– 12.3%
Local Service Centres:	– 41.3%,
Sustainable Communities:	– 43.7%.
- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with 205 dwellings being granted (made up of 18 on large sites, and 187 on small sites).
- (Awaiting Data) In relation to affordable housing (monitoring data to be included) units were permitted, this is compared to the 187.4 units during the 2021/22 AMR period.
- Employment sites allocated within the Plan with planning permission has remained at (monitoring data to be included) ha during this AMR period.
- Awaiting Data Vacancy rates within the identified Primary Retail Frontages as follows:

• Carmarthen	-	15%
• Llanelli	-	29%
• Ammanford	-	7%
- Local Development Orders (LDO) are in operation for Ammanford and Carmarthen Town Centre. These reflect the focus on town centre regeneration and the need to respond positively to changes in shopping patterns and the challenges across our high streets. Further information on the Town Centre LDOs, can be found on the dedicated LDO webpage.
- Welsh Language – The LDP continues to deliver development in a manner consistent with its Welsh Language policy, supporting development at a suitable rate to support the future of the Welsh language. (monitoring data to be included) applications have been approved within linguistic sensitive areas without suitable consideration being given to mitigation measures or the suitability of the development to deliver housing for the local population. In addition, CCC continues to promote and encourage bilingual advertisements throughout the County, promoting the important role which the Welsh language plays in Carmarthenshire’s communities.

- Caeau Mynydd Mawr SAC – the 2021/22 AMR indicated that a new site had been identified as a suitable habitat for the marsh fritillary butterfly. However, at the time of preparing that AMR a habitat survey had not yet been undertaken due to the fact habitat surveys can only take place later in the year. It was projected that in 2022/2023 the suitable area of habitat for the marsh fritillary butterfly would increase as long as none of the sites drop out of management. The total site area at the time was 79.21ha on 26 sites. As at 31/03/2023 the total area of suitable habitat in management has increased to 82.53ha on 27 sites, indicating an increase of 3.32ha.
- No planning permissions for 'highly vulnerable' developments were permitted within the C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.
- Planning permission has been granted for renewable energy and heat projects that have the potential to contribute a total of 69.25 MW; and
- Mineral's data indicates that the current hard rock landbank for Carmarthenshire is at least 86 years. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion. The combined landbank is at least 10 years supply.

Contextual Changes

1.8 In assessing the performance of the LDP, it is necessary for the AMR to consider any national, regional, and local contextual changes that have occurred in the preceding year, and to consider the consequential impact of these changes on the LDP.

1.9 The following key documents and publications are considered:

- The Wales Act (2017)
- Planning (Wales) Act 2015
- Planning Law in Wales - Law Commission Project and Planning Consolidation Bill
- The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2021

- Future Wales: The National Plan 2040
- Strategic Development Plans (SDPs)
- Well-Being of Future Generations Act 2015
- Environment (Wales) Act 2016
- Historic Environment (Wales) Act 2016
- Planning Policy Wales, Edition 11
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures
- Technical Advice Note (TAN) 15: Flood Risk
- Technical Advice Note (TAN) 11: Air Quality, Noise and Soundscape
- Welsh National Marine Plan
- Local Housing Market Assessments
- Planning legislation and policy for second homes and short-term holiday lets
- South-west Wales Regional Economic Delivery Plan
- Swansea Bay City Region
- Carmarthenshire County Council - Well-being Objectives
- Carmarthenshire Well-being Assessment Developing Carmarthenshire Together: One Council, One Vision, One Voice –Carmarthenshire County Council Corporate Strategy 2022 – 2027
- Carmarthenshire Economic Recovery & Delivery Plan
- Moving Rural Carmarthenshire Forward
- Net Zero Carbon by 2030
- NRW Phosphate Guidance Edition 3 - Water Quality Matters

1.10 Whilst some of these identified changes are profound in terms of the future direction of planning at a national level, it is the content of both Future Wales: the national plan 2040 and Planning Policy Wales (Edition 11) which have a notable direct and immediate impact for the ongoing and future implementation of the adopted LDP. The implications of both have also been considered through the preparation of the Revised LDP 2018 – 2033.

1.11 Evidential work on population, household and economic growth has played a fundamental role in informing the content of the revised LDP, and it will support the future growth requirements for the Plan area.

1.12 The publication of Future Wales: the national plan 2040 is noted, and its content and provisions have been considered as the Revised LDP 2018 – 2033 progressed through its preparatory process.

Regional Context

1.13 Carmarthenshire is part of The Swansea Bay City Region which also encompasses the Local Authority areas of Pembrokeshire, City and County of Swansea and Neath Port Talbot. The City Region, in bringing together business, local government, and a range of other partners, has published the Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030. The role of the LDP in guiding and supporting the City Region's aspirations will be central to its success, and its continued progress will be monitored.

1.14 The £1.3 billion Swansea Bay City Deal was signed in March 2017. The deal will transform the economic landscape of the area; boost the local economy by £1.8 billion; and generate almost 10,000 new jobs over the next 15 years. There is reference to 11 major projects overall, with the following specific projects proposed for Carmarthenshire:

- A Wellness and Life Science Village in Llanelli; and
- A creative industry project at Yr Egin in Carmarthen.

1.15 The signing of the City Deal represents a significant and landmark moment within the region in terms of its economic benefits and job creation opportunities. In land use terms, the LDP provides a positive and proactive framework to facilitate this and is well placed to support the delivery of the City Deal.

Local Context

1.16 There was a clear synergy between the LDP and the former Integrated Community Strategy which is exemplified through the commitment to a sustainable Carmarthenshire, with the adopted LDP providing a land use expression to this objective. This remains the case with the Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023 and its objectives and on-going linkages have been further embedded through the preparatory process for the Revised LDP 2018 - 2033.

1.17 The Well-being of Future Generations (Wales) Act 2015 requires the Council as a representative of the Public Service Board to prepare a Well-being Plan. The Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023 was published in May 2018 and will be monitored to ensure continuity of purpose and content with the LDP. In this respect the National and the Council's Well-being Objectives are considered and discussed as part of a compatibility analysis with the objectives of the LDP. Reference is made to Appendix 1 of this Report in this regard. Reference should also be had to the content of the LDP Review Report.

1.18 In summary, the relevant contextual changes captured within this report will be fully considered as part of the preparation of the Revised LDP 2018 - 2033.

Supplementary Planning Guidance

1.19 A number of Supplementary Planning Guidance (SPG) documents have been published which elaborate on and support the interpretation and implementation of the LDP and its policies and provisions. Reference should be given to Chapter 2 of this AMR. SPG preparation and adoption will continue where necessary. Consideration will be given to the future requirements for SPG emanating from the content of the Revised LDP 2018 - 2033.

Local Development Orders

1.20 As part of the Council's Covid recovery and to reflect its impacts on, and the changing shape of our town centres, two LDO's have been prepared in relation to Ammanford and Carmarthen Town Centres. Both LDOs have been adopted and are in operation.

Sustainability Appraisal (SA) Monitoring

1.21 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this, the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken.

1.22 Some of the tangible outcomes to emerge from the review included confirmation of the designation of three separate Air Quality Management Areas (AQMAs) in Llandeilo, Carmarthen, and Llanelli respectively.

1.23 Whilst none of the indicators are deleted, it should be noted that the commentary column makes it clear where information is unavailable and/or not applicable. In some instances, information is no longer available (or relevant); in other instances, the data available is of insufficient detail to enable useful monitoring. There will be opportunities to work alongside colleagues in Corporate Policy in future years to develop an integrated review of the social, economic, and environmental baseline – such an approach will also inform what we monitor as part of the Revised LDP

Conclusions and Recommendations

1.24 This AMR is the seventh monitoring report following the adoption of the LDP in December 2014. The findings of the AMR provide an important opportunity for the Council to continue to assess the effectiveness of the Plan. In doing so, it is essential to recognise that this report follows the commencement of the preparation of the Revised LDP 2018 – 2033.

1.25 The production of AMRs remains relevant particularly in collating evidence which supports the preparation of the Revised LDP.

1.26 Whilst it is considered that progress has been made in implementing many of the adopted Plan's policies and objectives, there are elements and components which are not delivering as intended. These may be due to a number of factors as discussed within this document; however, it is clear the impact of Covid has been a wide ranging one and remains an ongoing economic consideration. How national and local

governments respond will contribute significantly to the shape of our communities and economies. Consequently, significant regard will be had to the need to respond to the changes arising from plans and strategies both nationally and locally and in tackling the challenges associated with post Covid recovery. Such matters will be appropriately considered and where applicable have been accommodated as part of the Revised LDP.

Chapter 2

Introduction

Background

2.1 The provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005, places a requirement on Carmarthenshire County Council as the Local Planning Authority (LPA) to prepare a Local Development Plan (LDP) for its administrative area. The LDP was adopted at the meeting of County Council on the 10th December 2014 and sets out the Authority's policies and proposals for the future development and use of land. The LDP superseded the previous Unitary Development Plan (UDP) and is used to guide and control development providing the foundation for consistent and rational decision making, and in guiding future opportunities for investment and growth. Its policies and proposals include land-use allocations for different types of development (i.e., housing, employment, retailing, education, open space etc.) as well as criteria for assessing individual proposals. The Plan has a direct effect on the lives of every resident of the County as well as major implications on investment programmes, other plans and strategies, communities, and landowners alike. In doing so, it provides a measure of certainty about what kind of development will, and will not, be permitted in particular locations during the Plan period. The Plan area excludes the part of the County contained within the Brecon Beacons National Park, where the Park Authority should be contacted in respect of the development plan and development proposals in that area.

LDP Review Report

2.2 Following the findings and recommendations of the second AMR (2016/2017), it was resolved to prepare a Review Report into the LDP and to consider the issues arising in relation to its delivery and implementation. During the preparation of the LDP Review Report, it was clear that the scale and implications of the highlighted issues were such that these could only be accommodated through a full revision process.

2.3 In addition, the adopted LDP was going into the last 4 years of the Plan's life, and the review highlighted the need to commence with a revised plan to replace the

current LDP ahead of its expiration at the end of 2021. Note: *subsequent guidance from the Welsh Government indicates that by virtue of its adoption in 2014 the fixed term requirement for LDP's does not apply in relation to the Carmarthenshire Adopted Plan. Consequently, the current Adopted Plan remains extant until superseded by the Revised LDP.*

2.4 In light of these issues, the meeting of Full Council on the 10th January 2018 resolved to formally proceed with the preparation of a Revised LDP for Carmarthenshire.

2.5 The content of the LDP Review Report, and the findings of the six AMRs will be utilised as evidence in guiding and informing its content and any evidential requirements that emerge.

Requirement for LDP Monitoring

2.6 **The Planning and Compulsory Purchase Act 2004** (The Act) requires each LPA to prepare an Annual Monitoring Report (AMR) for its LDP following adoption, and to keep all matters under review that are expected to affect the development of its area. In addition, under section 76 of the Act, the Council has a duty to produce information on these matters in the form of an AMR for submission to the Welsh Government (WG), and publication on the Carmarthenshire County Council's website by 31st October each year following plan adoption. The preparation of an AMR is therefore an integral component of the statutory development plan process.

2.7 Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 requires an AMR to identify any policies specified that are not being implemented.

2.8 Where such a policy is identified the AMR must include a statement identifying:

- The reasons why the policy is not being implemented.
- The steps (if any) that are intended to be taken to enable the policy to be implemented; and,
- Whether a revision to the plan to replace or amend the policy is required.

2.9 The AMR is required to specify the number (if any) of net additional affordable and general market dwellings built in the LPA's area.

Content and Structure

2.10 The AMR is the main mechanism for measuring the implementation and the success of the Plan's policies and reports on issues which impact upon the Plan's objectives. The AMR also analyses the effectiveness and continued relevance of the Plan's policies in light of national policy and contextual changes. The findings of the AMR could result in amendments to policies in order to improve their effectiveness and may result in a review of part, or of the whole Plan.

2.11 Monitoring is a continuous part of the plan making process. It provides the connection between evidence gathering, plan strategy and policy formulation, policy implementation, evaluation, and plan review. It also, through the publication of the AMR, assists in improving the transparency of the planning process, and keeps stakeholders, the community and business groups informed of development plan issues.

2.12 The LDP Manual Edition 3 (2020) supplements the above requirements for monitoring.

2.13 It is not realistic or necessary for all the LDP's policies to be monitored as this would lead to an unnecessarily large and complicated document. Consequently, the LDP through its AMR will assess the performance of policies in achieving the integrated plan objectives. It assesses the extent to which LDP strategies, policies and key sites are being delivered and is the main mechanism for reviewing the relevance and success of the LDP.

2.14 The content of this AMR is therefore as follows:

- **Executive Summary**
- **Introduction:** introducing the AMR, outlining the requirement for LDP and SEA/SA monitoring and the structure of the AMR.

- **Contextual Changes:** Setting out any changes in circumstances outside of the remit of the Plan including those relating to legislation and national policy that could impact on the policy framework of the LDP.
- **LDP Monitoring framework:**
 - **LDP Monitoring:** Outline the findings of the monitoring framework including the identification of policies in respect of the identified targets and triggers. It includes an assessment of any mitigating circumstances and where appropriate, a recommended action to ensure the policies' successful implementation.
 - **Sustainability Appraisal Monitoring:** Outline the findings of the Plan's monitoring against the indicators identified in the SA/SEA.
- **Conclusions and recommendations:** Statement of any actions arising from the monitoring outcomes.

LDP Monitoring Framework

2.15 The monitoring framework is set out in Chapter 7 of the LDP and comprises a series of targets and indicators with defined triggers for further action. The monitoring framework was developed in accordance with the above Welsh Government Regulations and guidance on monitoring and was subject to consideration at the Examination in public and through the Inspector's Report into the Carmarthenshire LDP. The monitoring framework set out within the LDP forms the basis of this AMR.

2.16 This AMR utilises a traffic light system in monitoring its policies. This allows a readily available visual interpretation on the Plan's success, or otherwise. However, this should be qualified through an understanding of the accompanying explanatory narrative. The circumstances where a monitoring indicator has not met its target, or where an assessment trigger has been activated, this indicator and narrative is considered to assess the conditions influencing its failure to meet the target and the impacts on policy implementation.

Policy target is being achieved or exceeded.	Green
Policy targets not currently being achieved as anticipated, but it does not lead to concerns over the implementation of the policy.	Yellow
Policy target is not being achieved as anticipated with resultant concerns over implementation of policy.	Red
No conclusion to be drawn – limited data available.	

2.17 The following options are available to the Council in association with each of the indicators and their triggers and will be considered as evidence in the preparation of the revised LDP 2018 - 2033. This AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

- **Continue Monitoring:** Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review of the policy.
- **Officer / Member Training required:** Where indicators associated with planning applications suggest that policies are not being implemented as they were intended, and further officer or Member training is required.
- **SPG / Development Briefs required:** Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period and as part of the Revised LDP, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged, the Council will actively consider engaging with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
- **Policy Research / Investigation:** Where monitoring indicators suggest the LDP policies are not being as effective as intended, further research, investigation, and evidence gathering will be undertaken to inform any decision to formally review the policy.
- **Review Policy:** Where monitoring indicators suggest that amendments to the LDP are required, these will be considered as part of the revision of the LDP.

Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011)

2.18 The SA-SEA (SA) Report, which accompanies the Adopted LDP, identifies baseline indicators for SA monitoring. Reference should be made to Chapter 4 where the SA monitoring for this AMR is set out.

2.19 It is considered that the SA monitoring can inform the overall analysis of the performance of the LDP. It is however noted that the SA monitoring process should not be undertaken in isolation of the Plan's monitoring. It should assist in informing an overall picture in terms of the environmental, economic, and social conditions of the County.

2.20 The SA will be subject to review and revision in line with the commitment to prepare the Revised LDP 2018 – 2033.

Contextual Information

2.21 In considering the performance and implementation of the LDP, it is necessary to also consider any contextual changes that have occurred during the previous year which may have affected the delivery of the Plan. This includes local, regional, and national considerations, recognising that the LDP should not be considered in isolation, and that its delivery may be impacted upon by a range of external and other factors.

2.22 This AMR identifies relevant changes to national planning policy where there may be implications for the LDP and the preparation of the Revised LDP. Further reference may also be had to key contextual documents and considerations. Such examples whilst not necessarily having occurred during the AMR period may by virtue of their importance and relationship to the Development Plan process require specific consideration in developing the Revised Plan.

2.23 Additionally, it will identify the factors that may have influence on the implementation of the LDP and the preparation of the Revised LDP. This will be

supplemented through additional reference to contextual changes within the policy monitoring outcomes: -

- National Context;
- Regional Context; and,
- Local Context.

National Legislative and Policy Context

The Wales Act (2017)

2.24 The Wales Act 2017 received Royal Assent on the 31st January 2017. Whilst outside this AMR period, it remains a key contextual legislative change in that it provides the National Assembly for Wales with the power to legislate on any subject other than those which are reserved to the UK Parliament. The Act implements elements of the St. David's Day agreement which required legislative changes and is aimed at creating a clearer and stronger settlement in Wales which is durable and long-lasting. In particular, the Wales Act amends the Government of Wales Act 2006 by moving to a reserved powers model for Wales.

2.25 The 2017 Act devolved further powers to the Assembly and the Welsh Ministers in areas where there was political consensus in support of further devolution. These include:

- Devolving greater responsibility to the Assembly to run its own affairs, including deciding its name;
- Devolving responsibility to the Assembly for ports policy, speed limits, bus registration, taxi regulation, local government elections, sewerage and energy consenting up to 350MW (see below for additional detail);
- Devolving responsibility to Welsh Ministers for marine licensing and conservation and energy consents in the Welsh offshore region; and extending responsibility for building regulations to include excepted energy buildings;
- Devolving power over Assembly elections;
- Devolving powers over the licensing of onshore oil and gas extraction;

- Aligning the devolution boundary for water and sewerage services along the border between England and Wales; and,
- Establishing in statute the President of Welsh Tribunals to oversee devolved tribunals and allowing cross-deployment of judicial office holders.

Planning (Wales) Act 2015

2.26 The Planning (Wales) Act 2015 gained Royal Assent on 6 July 2015 and is outside the monitoring period of this AMR. It is however by virtue of the changes it instigates of continued relevance in contextual terms. It sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development.

2.27 In terms of the development plan, the 2015 Act seeks to strengthen the ‘plan led’ approach with the LDP retaining a fundamental role. It further supplements the current plan led system by introducing a legal basis for the preparation of a National Development Framework (NDF), now titled Future Wales at a national level, and regional Strategic Development Plans (SDPs) to address cross-boundary issues such as housing, employment, waste, and transport.

Planning Law in Wales - Law Commission Project and Planning Consolidation Bill

2.28 The future of Welsh law: A programme for 2021-2026 was announced and published by the Government in September 2021 confirming our formal commitment to the delivery of a Planning Consolidation Bill. The Bill forms an important part of this programme and is an area of work the Government has wanted to bring forward in light of the Law Commission’s detailed review of planning law in Wales and its long-held view about the complexity of this area of law.

2.29 The Welsh Government continues to work closely with the Law Commission on the production of the Bill, which is being informed by the Report and the interim and detailed Government responses to their recommendations.

The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2021

2.30 The order came into force on 30 April 2021. The statutory instrument has inserted temporary “Recovery PDRs” into the Town and Country Planning (General Permitted Development) Order 1995. The new part 4A and amendments to part 42 in schedule 2 to the order include a number of permitted development amendments to support businesses, creating greater flexibility for a temporary period in response to the challenges presented by COVID-19 recovery.

2.31 Local planning authorities should be mindful of the extension of emergency permitted development rights for local authorities and NHS bodies and will mean permission for the first coronavirus related developments such as field hospitals and body stores will start to expire at the end of September. The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2021 came into force on 29 March 2021.

Future Wales: The National Plan 2040

2.32 Future Wales was published by the WG on 24th February 2021. It is a 20-year plan with an end date of 31st December 2040.

Development Plan Status

2.33 Future Wales is part of the development plan for the whole of Wales. Planning decisions must be made in accordance with Future Wales unless material considerations indicate otherwise.

Strategic Development Plans (SDPs)

2.34 The Local Government and Elections (Wales) Act provides a consistent governance mechanism for delivering services across Wales on a regional basis and establishes four Corporate Joint Committees (CJCs) across the whole of Wales.

2.35 With specific regard to the strategic planning function, i.e., preparing an SDP, each CJC will (from the 30 June 2022) have the ability to exercise its statutory duty to prepare an SDP. This will be a mandatory function, rather than voluntary as through

the PWA 2015. In preparing an SDP, NPAs will have a member on the CJC, with voting rights, wherever the CJC encompasses either part, or the whole of the NPA area.

2.36 The CJC must agree the content of an SDP at preferred strategy and deposit stages, as well as agreeing to submit the plan for examination. So, whilst technical work can be progressed by a sub-committee (which would also have a NPA member on it) formal agreement is required by a majority vote of the CJC.

2.37 It is anticipated that it will take a short time for the CJCs to become operational before they can implement their respective statutory function to prepare an SDP. Technical work on aspects of an SDP can be undertaken within this period, ready to move forward rapidly when formal stages can be undertaken from 2022 onwards. Working on the basis of SDP preparation taking 5 years, the earliest an SDP could be adopted is anticipated to be 2028.

2.38 The Development Plans Manual (DPM) Edition 3 (published March 2020) includes a section setting out the key concepts, content, and scope of an SDP (Chapter 10). In combination with Future Wales and the SDP Regulations this will provide sufficient guidance to enable an SDP to be prepared. The SDP section will be further elaborated and expanded this year to provide additional detail.

2.39 Until an SDP is adopted, LDPs should continue to be prepared. Where an SDP is adopted, LDP Lites will be prepared within the SDP area for each respective LPA, including the NPAs. An LDP Lite cannot be formally commenced before an SDP is adopted. This is because the SDP will set the overarching strategy, scale of growth, key locations and policies for each LDP Lite. This will not be formally known and set out until the SDP is adopted.

2.40 LDP Lites will not have a preferred strategy consultation stage, as LDPs currently do, as the strategy will have already been established by the SDP. LDP Lites will be much slimmer, essentially focusing on site specific allocations, delivering the overarching strategy set out in the SDP. It is expected LDP Lites will be prepared in 2

to 2.5 years, therefore being much quicker and less financially intensive than LDPs. Regulations will be necessary to bring forward LDP Lites, although it will not be necessary to commence preparation of these until late 2022.

LDP Implications

The provisions of the Act, whilst not necessarily having an immediate impact upon the preparation of the Revised LDP and this AMR, will be monitored particularly in terms of the increased emphasis it places on development plans in the form of Future Wales and the prospective SDPs, with cross border discussions and the potential for further collaborative working being central in that regard.

The content of Future Wales will be considered during the preparation of the Revised LDP.

Well-Being of Future Generations Act 2015

2.41 The Well-Being of Future Generations Act received Royal Assent in April 2015. It has an overarching aim of requiring all public bodies in Wales that are subject to the Act to work in a way that improves economic, social, environmental, and cultural well-being with a view to helping create a Wales that ‘we want to live in now and in the future’.

2.42 The Act puts in place a ‘sustainable development principle’ which directs organisations on how to go about meeting their duty under the Act. This means that the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.43 The Act provides the legislative framework for the preparation of Local Well-being Plans which will replace the current Integrated Community Strategy. Given that the promotion of sustainable development is an underlying principle of the LDP, there are clear associations between the aspirations of both the Plan and Act/Well-being Plans. The Act introduces a series of well-being goals to strive towards in pursuit of sustainable development.

2.44 LPAs are required to take into account the well-being plans in the preparation of LDPs and the making of planning decisions.

LDP Implications

The requirements under the duties set out in the Act will be developed in any future AMRs and has been addressed as part of the preparation of the Revised LDP. Reference in this respect should be had to the local context below and Appendix 1.

Environment (Wales) Act 2016

2.45 The Environment (Wales) Act received Royal Assent on 21 March 2016. It delivers against the Welsh Government's commitment to introduce new legislation for the environment.

2.46 Key parts of the Act are as follows:

- Part 1: Sustainable management of natural resources – enables Wales's resources to be managed in a more proactive, sustainable, and joined-up way.
- Part 2: Climate change – provides the Welsh Ministers with powers to put in place statutory emission reduction targets, including at least an 80% reduction in emissions by 2050 and carbon budgeting to support their delivery.
- Part 4: Collection and disposal of waste – improves waste management processes by helping us achieve higher levels of business waste recycling, better food waste treatment and increased energy recovery.
- Parts 5 & 6: Fisheries for shellfish and marine licensing – clarifies the law in relation to shellfisheries management and marine licensing.
- Part 7: Flood & Coastal Erosion Committee and land drainage – clarifies the law for other environmental regulatory regimes including flood risk management and land drainage.

2.47 The policy statement places a duty on Welsh ministers to prepare, publish and implement a statutory National Natural Resource Policy (NNRP).

2.48 A key component of the Act is the duty it places on public authorities to 'seek to maintain and enhance biodiversity'. The Act in doing so, requires public authorities to forward plan and report on how they intend to comply with the biodiversity and resilience of ecosystems duty.

LDP Implications

The preparation of the Revised LDP has responded to the provisions of the Act. It is however noted that in relation to the duty under the Act to 'seek to maintain and enhance biodiversity' that the LDP policy framework includes such provisions, however the scope of the current framework will be reviewed and developed as appropriate.

Historic Environment (Wales) Act 2016

2.49 The Historic Environment (Wales) Act was passed by the National Assembly for Wales on 9 February 2016 and became law after receiving Royal Assent on 21 March 2016.

2.50 The Historic Environment (Wales) Act 2016 has three main aims:

- to give more effective protection to listed buildings and scheduled monuments;
- to improve the sustainable management of the historic environment; and
- to introduce greater transparency and accountability into decisions taken on the historic environment.

2.51 The Act amends the two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. These currently provide the framework for the protection and management of the Welsh historic environment. The Act also contains new stand-alone

provisions relating to historic place names, historic environment records and the Advisory Panel for the Historic Environment in Wales.

LDP Implications

Regard has been given to the content of the Act and its requirements, including secondary legislation and Technical Advice Note 24: Historic Environment as part of the preparation of the Revised LDP.

Planning Policy Wales, Edition 11

2.52 Following publication of Future Wales a new version of Planning Policy Wales has been issued. The main changes that have been made to Edition 10 (December 2018) of *Planning Policy Wales* (PPW) which are contained in the new Edition 11 (February 2021) are summarised below.

2.53 Chapter 1 Introduction - This chapter has been updated to take account of changes made to the Notification Directions on major residential development and on coal and petroleum development.

2.54 Reference to the application of the Socio-economic Duty in the planning system has been added. The aim of this Duty, which is due to come into effect on 31 March 2021, is to reduce inequalities resulting from socio-economic disadvantage.

2.55 Chapter 2 People and Places: Achieving Well-being Through Placemaking - Chapter 2 has been updated by referring to the Covid-19 pandemic and the Welsh Government's *Building Better Places* document which identifies relevant planning policy priorities and actions to aid in the recovery.

2.56 Chapter 3 Strategic and Spatial Choices - The section of Chapter 3 which covers the 'Sustainable Management of Natural Resources' has been updated to include wider links to decarbonisation and energy.

2.57 The section about the use of compulsory purchase powers by local authorities to unlock the development potential of sites has been strengthened.

2.58 There is an update to promote the incorporation of drinking water fountains or refill stations as part of development in public areas, in accordance with the Welsh Government's commitment to progress work on free drinking water in public places.

2.59 Chapter 4 Active and Social Places - The section in Chapter 4 covering active travel has been expanded to make it a requirement to put active travel and public transport infrastructure in place early in the development process. This change has been made in response to feedback on the Active Travel (Wales) Act 2013 received by Senedd Cymru's cross-party group on this Act.

2.60 Also under 'transport', the policy on ultra-low emission vehicles has been amended as elements of it have been transferred to *Future Wales – the National Plan 2040*. In addition, an update is provided regarding ensuring that the design of new streets supports the wider Welsh Government work on making 20 mph the new default speed limit and preventing pavement parking.

2.61 The 'Housing Delivery' section has been updated to reflect the policy changes regarding housing land supply that were made by the Minister for Housing and Local Government in March 2020. These changes removed the five-year housing land supply policy and replaced it with a policy statement making it explicit that the housing trajectory set out in an adopted Local Development Plan (LDP) will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports.

2.62 The 'Affordable Housing' section has been updated to reflect the Minister's policy statement in July 2019 regarding the need for local planning authorities to make provision for affordable housing led sites when reviewing their LDPs. In addition, it has been clarified that all affordable housing, including that delivered through planning obligations and planning conditions, is required to meet the Welsh Government's development quality standards.

2.63 Chapter 5 Productive and Enterprising Places - This chapter has been updated to reflect the renewable energy policies and approach set out in *Future Wales* and the wider Welsh Government energy policy. The changes have resulted in the removal of the references to Strategic Search Areas and the revocation of Technical Advice Note 8, *Renewable Energy*. Reference is also made to Local Energy Planning and the introduction of the Welsh Government's local ownership policy for all renewable energy projects in Wales.

2.64 Updates to reflect *Future Wales* have also been made to the sections on 'Electronic Communications', 'Economic Development', 'Tourism', and the 'Rural Economy'.

2.65 Chapter 6 Distinctive and Natural Places - This chapter has been updated to emphasise the importance of National Parks in light of the involvement of National Park Authorities in the preparation of Strategic Development Plans, reflecting the relevant policy in *Future Wales*.

2.66 There is also a clarification to support historic environment best practice guidance on considering the settings of archaeological remains as part of development proposals.

2.67 More recently, in 2023, the WG has consulted upon targeted policy changes to PPW in regard to Net benefit for Biodiversity and Ecosystems Resilience (incorporating changes to strengthen policy on Sites of Special Scientific Interest, Trees and Woodlands and Green Infrastructure). This will be incorporated into the new iteration of PPW, and will be noted in next year's AMR (2024).

LDP Implications

The implications and requirements from PPW have been fully considered as part of the preparation of the Revised LDP.

Building Better Places: The Planning System Delivering Resilient and Brighter Futures

2.68 Building Better Places was published on 16th July 2020 and sets out the planning policy priorities of the Welsh Government in the post Covid-19 recovery phases. The document outlines the need for good, high-quality developments which are guided by placemaking principles. It acknowledges that delivery of good places currently require Planners to be creative and dynamic.

2.69 Building Better Places identifies key issues which bring individual policy areas together to ensure that action is the most effective. The 8 issues are:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places - the lockdown lifeline
- Changing working practices: our future need for employment land
- Reawakening Wales's tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

2.70 Each issue draws out the pertinent points of PPW with commentary on specific aspects of the post potential Covid-19 pandemic situation. Whilst published outside this AMR period it, in light of the continuing socio and economic challenges posed as we emerge post pandemic it remains a relevant consideration.

LDP Implications

The implications and requirements have been fully considered as part of the preparation of the Revised LDP.

Technical Advice Note (TAN) 15

2.71 A consultation on a replacement TAN 15 was undertaken in 2019.

2.72 The new version of TAN 15 was initially due to be published in December 2021, however a Ministers Letter published in May 2023 provided the following update: this [the new version of the TAN] was postponed pending detailed Flood Consequences Assessments being undertaken to help refine the granularity of the Flood Map for Planning. The original TAN was suspended whilst this work was undertaken, however the decision to amend the TAN and re-consult has had an inevitable impact on its timeline for the coming into force. The TAN was originally suspended until 1 June 2023 but the re-consultation now means that this date will no longer be achievable. Given the size and complexity of the task in analysing the responses and making further changes to the TAN it is unlikely that the new version of the TAN will come into force before the end of 2023. . In the meantime however, work was carried out to update the Strategic Flood Consequences Assessments for Carmarthenshire and as part of the region. This informed the preparation of the Revised LDP and will support the future SDP; it will also ensure we respond to the content of the Ministers letter.

2.73 Updates to the Flood Map for Planning were made by Natural Resources Wales in late March 2022.. Further updates to the Map took place in late November 2022, and will continue on a 6-monthly basis.

LDP Implications

The implications and requirements from the emerging TAN have been fully considered as part of the preparation of the Revised LDP.

TAN 11 Air Quality, Noise and Soundscape

2.74 TAN11 Noise is being reviewed to bring it up to date and into line with Planning Policy Wales, the Noise and Soundscape Action Plan for Wales and the Clean Air Plan for Wales. As part of this review a consultation on the new draft TAN closed on the 20th January 2023.

2.75 The new draft TAN 11 will support the placemaking focus of PPW by specifically elaborating on air quality, noise and soundscape in more detail. The consultation included a number of proposed changes and updates including:

- Updating and replacing the existing advice on noise currently contained in TAN 11: Noise 1997
- Adding advice relating to air quality and soundscape
- Providing a supporting document on the subject of soundscape design

Welsh National Marine Plan

2.76 The WG published the first Welsh National Marine Plan (WNMP) in November 2019. It sets out Welsh Government's policy for the next 20 years for the sustainable use of our seas. The WNMP contains plans and policies for both the inshore and offshore regions. In addition, the implementation guidance will help authorities understand the decisions they will need to take.

2.77 The requirement to produce the Plan is established under the *Marine and Coastal Access Act (MCAA)*, with the Welsh Ministers constituting the planning authority for the Welsh:

- inshore region (out to 12 nautical miles)
- offshore region (12 to 200 nautical miles)

2.78 The WNMP is the first marine plan for Wales and represents the start of a process of shaping our seas to support economic, social, cultural and environmental objectives. Marine planning will guide the sustainable development of our marine area by setting out how proposals will be considered by decision makers.

2.79 This document is a marine plan for the inshore and offshore Welsh marine plan regions. It has been prepared and adopted under the Marine and Coastal Access Act (MCAA) 2009. The Plan and supporting material should be used by applicants to shape proposals and licence applications, public authorities to guide decision making, and other users to understand Welsh Government's policy for the sustainable development of the Plan area.

2.80 It is considered this approach will allow for timely and responsive updates to guidance. It will also support the consideration of up-to-date evidence from the Wales Marine Planning Portal as part of decision making.

LDP Implications

The implications and requirements arising from the emerging Welsh national Marine Plan have been fully considered as part of the preparation of the Revised LDP.

Local Housing Market Assessments (LHMAs)

2.81 A revised methodology for undertaking Local Market Housing Assessments (LHMAs), including the new tool and accompanying guidance, became operational on 31 March 2022. The new methodology has been developed collaboratively by the Welsh Government and a small group of local authority experts alongside engagement with all local authorities. This methodology will be used as the basis of evidence for the calculation of housing need.

2.82 The new methodology has been developed as a result of recommendations by the Independent Review of Affordable Housing Supply and will ensure the standardisation of housing need calculations across Wales.

2.83 In respect of planning, LHMAs are vital to determine local housing requirements and form a key part of the evidence base for Development Plans. As such, appropriate regard to the new methodology was addressed in the preparation of the Revised LDP.

2.84 The new LHMA: guidance for local authorities is available on the Welsh Government Website:

[WG43846 \(gov.wales\)](https://gov.wales/wg43846)

Planning legislation and policy for second homes and short-term holiday lets

2.85 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).

2.86 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).

2.87 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.

2.88 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.

2.89 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.

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

Regional Policy Context

South West Wales Regional Economic Delivery Plan

2.91 Since the publication of the Swansea Bay City Region Economic Regeneration Strategy in 2013, the economic and policy context has changed considerably at the Welsh and UK level. This has been brought into particular focus following the UK's decision to leave the European Union and the impact of the covid-19 pandemic. This changing contextual landscape also now includes the advent of the new Corporate Joint Committees, and the preparation of new Regional Economic Frameworks by Welsh Government. These Frameworks set out visions and high-level priorities for each region in Wales.

2.92 To respond to changing circumstances, the four local authorities in South West Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) which will replace the previous Swansea Bay City Region Economic Regeneration Strategy.

2.93 The REDP commission includes:

- A thorough analysis of the evidence base on the region’s economy, labour market and infrastructure to determine its strengths, weaknesses, opportunities and threats
- Interpretation of the strategic policy context at local, regional and national level
- Development of detailed strategic aims and objectives that respond to the economic opportunities for the region and complement the shared regional vision as articulated in the Regional Economic Framework
- Preparation of Regional Economic Delivery Plan that includes actions that need to be taken to achieve the vision and objectives.

2.94 The REDP complements the new Welsh Government Regional Economic Framework (REF) and provides a further layer of detail outlining the objectives and actions that will deliver against the high-level vision in the REF.

Swansea Bay City Region

2.95 The Swansea Bay City Region encompasses the Local Authority areas of Pembrokeshire, Carmarthenshire, City and County of Swansea and Neath Port Talbot. It brings together business, local government and a range of other partners, working towards creating economic prosperity for the people who live and work in our City Region. The Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030 sets out the strategic framework for the region aimed at supporting the area’s development over the coming decades.

- **City Deal**

2.96 The signing of the City Deal secured the biggest ever investment for Southwest Wales. The £1.3 billion deal will transform the economic landscape of the area, boosting the local economy by £1.8 billion, and generating more than 9,000 new jobs over the 15-year life span. The eleven major projects identified in the City Deal set out to deliver world-class facilities in the fields of energy, smart manufacturing, innovation, and life science, with major investment in the region’s digital infrastructure and workforce skills and talent underpinning each sector.

2.97 The total investment package is made up of £241 million of UK and Welsh Government funding, £396 million of other public sector money and £637 million from the private sector. The City Deal identifies the following projects:

- **Pentre Awel**
- **Canolfan S4C Yr Egin**
- **Digital Infrastructure**
- **Swansea City and Waterfront Digital District**
- **Homes as Power Stations**
- **Pembroke Dock Marine**
- **Life Science, Well-being, and Sports Campuses**
- **Supporting Innovation and Low Carbon Growth**

- **Skills and Talent**

2.98 Further details in relation to the City Deal and its projects can be found through the following link:

[Home | Swansea Bay City Deal](#)

LDP Implications

The current adopted LDP in recognising the important regional contribution of Carmarthenshire, makes provision through its policies and proposals for employment development, with the economy an important component of the Plan's Strategy. The role of the City Region is a key consideration to ensuring the continued compatibility in a strategic context.

In this respect the signing of the City Deal and its projects will be a notable informants and contributors in land use policies or proposals. In this respect, whilst the City Deal reinforces much of the current LDPs strategic approach, a measurement of compatibility was taken into account as part of the preparation of

the Revised LDP to ensure appropriate provisions were put in place to support delivery.

Local Context

Carmarthenshire County Council – Well-being Objectives

2.99 The Council in line with its statutory obligations has published its Well-being Objectives, which are focused on:

1. Enabling our children and young people to have the best possible start in life (Start Well)
2. Enabling our residents to live and age well (Live & Age Well)
3. Enabling our communities and environment to be healthy, safe, and prosperous (Prosperous Communities)
4. To further modernise and develop as a resilient and efficient Council (Our Council)

2.100 Having published these Objectives, the Council must take all reasonable steps to meet them. Detailed Action Plans are prepared to support each Well-being Objective, and these will be monitored and reported on through the Performance Management Framework.

Carmarthenshire Local Well-being Assessment

2.101 The Well-being Assessment undertaken by the Public Service Board (PSB) for Carmarthenshire outlines: what well-being looks like in the County; and what residents and communities want well-being to look like in the future, through exploring key issues which both positively and negatively impact health and well-being.

2.102 Its findings as published for consultation forms the basis for the report to the PSB which will utilise its outcomes, alongside other key information, to identify priorities for improving the social, economic, environmental, and cultural well-being of Carmarthenshire.

2.103 These priorities informed the PSB's Well-being Plan for Carmarthenshire titled The Carmarthenshire We Want – 2023-28 published in March 2022. This Plan outlines how the PSB will collectively utilise the five ways of working to improve well-being in Carmarthenshire and contribute towards the national well-being goals.

Developing Carmarthenshire Together: One Council, One Vision, One Voice – Carmarthenshire County Council Corporate Strategy 2022 – 2027

2.104 The Corporate Strategy sets out the direction for the local authority over this period, incorporating our improvement and well-being objectives as defined by legislation.

2.105 The strategy outlines the Council's vision and ambitions under the four well-being objectives outlined above (paragraph 2.99)– to support residents to: start well, live well and age well in a healthy, safe, and prosperous environment

LDP Implications

The LDP will remain a key tool to deliver the Well-being assessment and the above Objectives. The progression towards the Well-being Plan and the recent transference from the Local Service Board to the Public Service Board will be monitored to ensure the continued alignment of these two core Plans.

A key consideration in moving forward relates to the integration and compatibility of the LDP's strategic objectives with the Well-being Objectives identified above. It is considered essential that its compatibility be examined from an early stage to ensure the LDP is well placed to respond to these changes and the subsequent Action Plans which support their delivery. Appendix 1 undertakes a comparative analysis of the LDP's Strategic Objectives against the national and local Well-being Objectives.

Carmarthenshire Economic Recovery & Delivery Plan

2.107 The Council's Economic Recovery Plan (April 2021) identifies some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the Council's priorities for

supporting Business, People and Places. With this support, Carmarthenshire's economy can recover as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

2.108 The economic modelling shows how COVID-19 has and is likely to continue to impact on the Carmarthenshire economy. There remains a high level of uncertainty around the pattern of the recovery, as well as the impact of Brexit, so the Plan is short-term and flexible, focusing on the critical period of recovery over the following 24 months, and is in alignment with Welsh Government's reconstruction priorities.

2.109 The purpose of the Economic Recovery Plan is to set out the short-term priorities and immediate actions over the next two years that protect jobs and safeguard businesses in Carmarthenshire in response to COVID-19 and the immediate impacts of Brexit.

2.110 Modelling has been undertaken on the potential impact of the COVID-19 crisis on Carmarthenshire and its three main towns (i.e., Llanelli, Ammanford and Carmarthen). The potential impacts are summarised within the Paper and are set out in more detail within the 'Modelling the Impact of Covid-19 report'.

2.111 Notably under the 'Place - Sustaining vibrant towns' responses are regeneration masterplans – where it stated that *“We will review and update our integrated regeneration masterplans for Carmarthen, Llanelli and Ammanford. We will invest £1.2m match funding in capital projects and interventions in our town centres to meet the needs for our foundational and high growth businesses.”* Also, with reference to the Carmarthenshire Ten Town Recovery & Growth Plans it is stated that *“We will produce recovery and growth plans for our 10 rural towns and appoint market town officers to help each town take their ideas forward. Our £100k seed funding and £1m capital funding will support immediate and longer-term needs.”*

2.112 There is also reference to the establishing of Local Development Orders in Carmarthen and Ammanford and potentially strategic employment areas.

LDP Implications

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis on recovery to be suitably acknowledged and responded to. There is a strong emphasis on Place within the Carmarthenshire Economic Recovery & Delivery Plan which aligns with the role of the Development Plan as a placemaking tool.

The relationship between the LDP and the corporate emphasis on recovery has been considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery. Where there is a 'time lag' to the Revised LDP, then wherever possible planning tools will need to be introduced – such as Local Development Orders.

Moving Rural Carmarthenshire Forward

2.113 This report marks a significant milestone for the Authority as it is the first time ever that a wide-ranging strategy has been developed to regenerate our rural communities . The final report was approved at Full Council on the 11 September 2019.

2.114 The Ten Towns initiative is to support the economic recovery and growth of rural towns across the County. The initiative was established as a direct response to the Moving Rural Carmarthenshire Forward Plan, which sets out a number of key recommendations to support the regeneration of rural Carmarthenshire.

2.115 A key part of the programme is the development of Economic growth plans to drive forward an agenda for change for each of the respective towns and their wider hinterland: Cross Hands, Cwmaman, Kidwelly, Laugharne, Llandeilo, Llandovery Llanybydder, Newcastle Emlyn, St. Clears and Whitland.

LDP Implications

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis on the

rural context to be suitably acknowledged and responded to. The need for the 10 Economic growth plans has been brought into focus by the economic challenges brought about by the pandemic.

The relationship between the LDP and the corporate emphasis on recovery and rural interests has been considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery.

Net Zero Carbon by 2030

2.116 The Council is committed to tackling climate change as acknowledgement of the significant role it has to play in both further reducing its own greenhouse gas emissions and providing the leadership to encourage residents, businesses, and other organisations to take action to cut their own carbon footprint.

2.117 In February 2019, the Council 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. In February 2022, the Council also declared a nature emergency setting out the actions it is taking through the provisions under schedule 6 of the Environment (Wales) Act . The Council is working to bring together its response to the nature and climate change emergency together through a wider strategic approach in 2023.

2.118 The Council is taking a proactive approach towards becoming a net carbon zero local authority by 2030, with its initial focus being on our measurable carbon footprint. This does not preclude other wider actions to address the climate emergency, which are being carried out across Council departments.

LDP Implications

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis on net zero carbon to be suitably acknowledged and responded to.

The relationship between the LDP and the corporate emphasis on net zero carbon has been considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery.

NRW Phosphate Guidance Edition 3 - Water Quality Matters

2.119 In January 2021, Natural Resources Wales issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine Special Area of Conservation (SACs) whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau. Two further iterations of this NRW guidance have been published.

2.120 As a Local Planning Authority, the Council will be required to have regard to the advice given by NRW when making planning decisions (for both individual developments and the LDP). The NRW advice note outlines, where a planning application within the catchment areas of the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau cannot evidence that the development proposal would result in phosphate neutrality or betterment, that unfortunately the Local Planning Authority would not be able to support the application at this time. This reflects the unacceptable impact on the water quality of the rivers which are sensitively designated as a SAC.

2.121 The implications on the current and the emerging Revised LDP are significant and will require solution focused approaches for it to progress. The Council is taking as proactive an approach as possible to this issue, notably in terms of officer resource and commissioning of consultancy support.

2.122 As part of this response Carmarthenshire is the first and only authority in Wales to have prepared and rolled out a phosphate calculator to enable developers/applicant etc to work out the level of phosphate generated by a development and therefore devise appropriate mitigation schemes. This is in turn supported by detailed mitigation guidance etc. We were also the first to establish and hold a Nutrient Management Board (NMB) in Wales (for the Afon Tywi) and are members of the also recently formed Cleddau and Teifi NMBs.

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LDP Implications

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis, including rural interests. With the issues faced in permitting development in the County's northern / rural areas as a result of NRW guidance – this has clear implications not only on the delivery of LDP ambitions (including allocated sites) but wider Council ambitions.

This complicated issue will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery, whilst interim measures require to be identified wherever possible to allow for suitable development proposals to be supported. Crucially also, the water quality of our rivers requires protection.

Summary

2.123 As set out above, new legislation and changes in national, regional, and local contexts have emerged during the current monitoring period, some of which may have implications for the future implementation of the LDP. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation.

2.124 As appropriate contextual will form an important component in the preparation of the revised LDP be it in terms of its policies and proposals or supporting documents or evidence.

The Carmarthenshire Context

Spatial Influences

2.125 Carmarthenshire is a diverse County with the agricultural economy and landscape of the rural areas juxtaposed with the urban and industrial south-eastern area. Around 65% of the population reside on 35% of the land in the south and east of the County. The main urban centres are Llanelli, Ammanford/Cross Hands and Carmarthen. The County also has a number of other settlements of various sizes and many of them make notable contributions to the needs and requirements of their

community and the surrounding area. These are supplemented by a large number of rural villages and settlements which are self-sufficient in terms of facilities and services.

2.126 The adopted LDP builds upon the spatial characteristics and diversity of the County and its communities and seeks to consolidate the existing spatial settlement pattern.

2.127 The focus of the current spatial form and resultant distribution of existing housing and employment provision is within the established urban centres of Llanelli, Carmarthen, and Ammanford/Cross Hands. The focus on these settlements as identified 'Growth Areas' reflects their respective standing and their sustainability and accessibility attributes. The Growth Areas exhibit good accessibility through connections to the strategic highway network and the rail networks as well as public transport.

2.128 The characteristic rural and urban split typifies the variability within communities and settlements and their historic and future roles. This is exemplified by the predominantly south-eastern urban areas and their post-industrial needs in terms of regeneration. The challenges faced by such settlements are often of a marked difference in terms of scale to those of rural areas, which face separate challenges in respect of depopulation and the agricultural industry. This encapsulates the diversity of Carmarthenshire's communities and settlements which are diverse in character, scale, and role with a settlement's size not always reflective of its role.

2.129 The richness of Carmarthenshire's natural, built, and cultural environment is an important spatial consideration in planning for the future of the County, particularly in terms of the potential for growth and the siting of development. The County includes sites designated at the international level to protect and enhance important nature conservation value, as well as striking landscapes and distinctive historic towns and villages. The importance of the County's built heritage is borne out by the 27 conservation areas, 366 Scheduled Monuments (ranging from Prehistoric to post - Medieval/Modern features of cultural historic interest) and the large number of listed buildings. There are also a number of designated sites for nature conservation and

biodiversity importance, including 8 Special Areas of Conservation, 3 Special Protection Areas, 1 Ramsar site, 90 Sites of Special Scientific Interest, 5 National Nature Reserves, 5 Local Nature Reserves and 7 registered landscapes.

Chapter 3 Monitoring Indicators

This chapter provides an assessment of whether the Plan's strategic policies, and associated supporting policies, are being implemented as intended and whether the LDP objectives and strategy are being achieved. Appropriate conclusions and recommended future steps (where required) are set out to address any policy implementation issues identified through the monitoring process.

Spatial Strategy

1 Monitoring Policy Target: 85% of all housing developments permitted should be located on allocated sites.

Indicator	Percentage of overall housing permissions which are on allocated sites.				
Annual/ Interim Monitoring Target	85% of all housing developments permitted every year should be located on allocated sites.				
Assessment trigger	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.				
Performance					
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23	
84.8% of all housing developments permitted were located on allocated sites.	81.0% of all housing developments permitted were located on allocated sites.	96.4% of all housing developments permitted were located on allocated sites.	92.3% of all housing developments permitted were located on allocated sites.	96.1% of all housing developments permitted were located on allocated sites.	

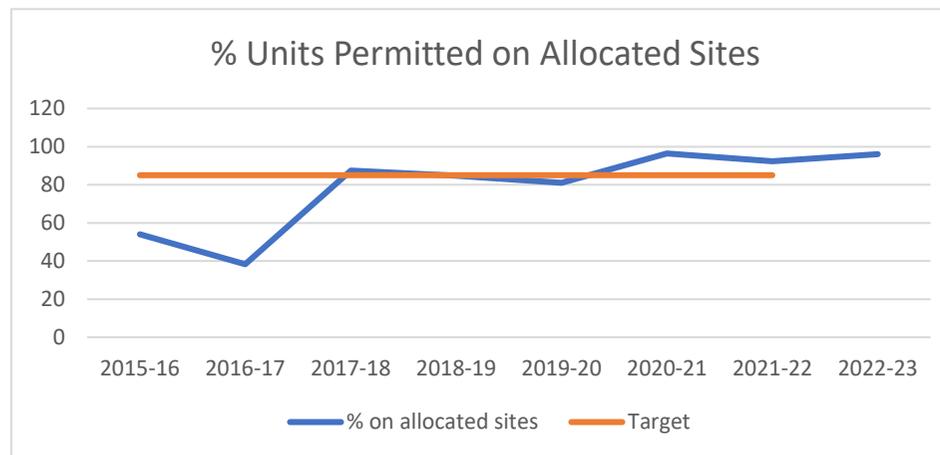
Analysis:

This monitoring indicator measures the number of applications received on large sites (i.e. sites of five or more) against whether they are located on allocated sites or non-allocated sites.

- A total of 464 dwellings were granted permission during the monitoring period.
- 446 dwellings (96.1%) of the permitted housing units on large sites were located on allocated sites.
- Of these allocated sites, outline planning permission was granted for 149 dwellings and reserved matters or full permission was granted for 297 dwellings.
- The table below sets out the number of dwellings permitted by year (large sites only), this past year has shown a decrease compared to last year, but an increase on the 2020-21 monitoring period.

Total Dwellings Permitted on Large Sites	
2015-16	1269
2016-17	334
2017-18	777
2018-19	737
2019-20	617
2020-21	251
2021-22	802
2022-23	464

- 17 applications were granted on 13 allocated sites.
- Of note, the larger number of units being granted on the following sites: 141 dwellings granted on SC40/h3 (Ffos Las, Carway); 70 dwellings granted on T3/3/h3 (Monksford Street, Kidwelly), and 71 dwellings on T3/3/h10 (Adjoining Former Dinas Yard, Kidwelly).



The graph above shows a consistent pattern over recent years of the number of units granted on allocated sites.

Conclusion:

The target has been met.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring.

2 Monitoring Policy Target: The following proportions of dwellings to be permitted on housing allocations as follows:

- **Growth Areas 62%**
- **Service Centres 10%**
- **Local Service Centres 12%**
- **Sustainable Communities 15%**

Indicator	Proportion of housing permitted on allocations per tier of the settlement hierarchy.					
Annual/ Interim Monitoring Target	The distribution of dwellings to be in accordance with the proportions specified in the target.					
Assessment trigger	The distribution of dwellings in Growth Areas, Service Centres and Local Service Centres deviates 20% +/- the proportions specified in the target.					
	The distribution of dwellings in Sustainable Communities deviates 10% +/- the proportions specified in the target.					
Performance						
		1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
Target						
Growth Areas	62%	54.9%	72.0%	21.9%	77.3%	2.7%
Service Centres	10%	2.6%	2.8%	24.8%	13.5%	12.3%
Local Services Centres	12%	9.8%	13.4%	35.9%	1.4%	41.3%
Sustainable Communities	15%	32.8%	11.8%	17.4%	7.8%	43.7%
Analysis						
The distribution of dwellings permitted on allocations by settlement hierarchy has not been in line with the targets set (including the deviation tolerance) during this past monitoring period. The main explanation for this is that three large applications have been submitted for sites in the local service centres, and a large application in a sustainable community. The paragraphs below provide more detail of this.						
Growth Areas						
Only 12 dwellings have been granted on three sites throughout the monitoring period.						

Service Centres

55 dwellings have been granted in Service Centres on two sites, both in Whitland.

Local Service Centres

184 dwellings have been granted in Local Service Centres on four sites, 141 dwellings are in Kidwelly on two sites.

Sustainable Communities

195 dwellings have been granted in Sustainable Communities on four sites, 141 are located in Carway.

There are a number of large sites, located within the Growth areas that are awaiting determination: these include Land at Frondeg, Carmarthen (PL/04627) for 93 units; Land at Cefncaeau, Llanelli (PL/05187) 91 units;

Conclusion:

The target has not been met this year, there has been a lack of sites coming forward in the Growth Areas which has resulted in the percentage being higher in the other tiers.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring.

3. Monitoring Policy Target: Bring forward the availability of strategic employment sites

Indicator	Permissions for, or availability of on site or related infrastructure which facilitates delivery of strategic employment sites (ha) as listed in Policy SP4.			
Annual/ Interim Monitoring Target	By 2018, all the strategic employment sites are considered to be immediately available or available in the short term i.e. the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.			
Assessment trigger	By 2018 all the strategic employment sites are not immediately available or available in the short term.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
	.			.
<p>Analysis: Three specific strategic employment sites have been identified within the LDP (Policy SP4): Dafen, Llanelli Cross Hands East Cross Hands West Food Park</p> <p>In total the land allocated for these three sites amounts to 40.9Ha. Whilst all the elements of all strategic employment sites have not attained planning permission, there has been a clear progression towards delivery of all or parts of these three sites. Whilst the policy target has not strictly been achieved as anticipated, it does not lead to concerns over the future delivery of the remaining elements of the sites. Reference is also made to the GA2/MU9 – Delta Lakes which forms part of the South Llanelli Strategic Zone and has been identified as a key component in delivering part of the Vision for the City Deal – An Internet of Life Sciences and Well-being. This innovative and sector leading project will maximise on the site a landmark employment regeneration development driving delivery and economic growth within the area.</p> <p>Dafen Llanelli Full Planning Permission has been granted for an Air Ambulance facility, including office accommodation, on part of the allocation taking up 1.87Ha. This has been completed and the site is in full operation. Full Planning Permission has been granted for the construction of Carmarthenshire Custody and Llanelli Police Station and associated works on part of the allocation taking up 1.90Ha. Remaining undeveloped parts of the allocation are situated either between or adjacent to existing built elements and could therefore benefit from related infrastructure and existing access roads.</p> <p>Cross Hands East Outline Permission has been granted on the whole site (19 Ha) for the proposed development of an industrial park, including the development of business & industrial units (use classes B1 & B8), offices business incubator units, a hotel, a business central hub, resource centre, energy centre, central green space, parkland. A reserved matters permission to the original outline has subsequently been granted enabling development of the internal access road,</p>				

infrastructure and development plot plateaus. The construction of the plot layout and the road and associated infrastructure of Phase 1 has been implemented to provide nine development plots. Expressions of interest have been received to develop sites via the County's own Property Development Fund. The Council is also preparing potential self-build scheme for the key gateway plot that can make use of any funding opportunities that may become available.

The site is identified as a strategic site within the Swansea Bay City Deal region and European Regional Development Fund (ERDF) of up to £2.4 million has been secured to deliver the infrastructure development of Phase 2 as part of the Welsh Government's Strategic Site programme. Phase 2, consists of up to five larger plots with the remaining site road and service infrastructure. The Cross Hands Joint Venture with Welsh Government has been extended to cover the Strategic Employment Site.

More recently, work has commenced on the preparation of a Local Development Order (LDO) for the site to facilitate the delivery of the site with the aim of encouraging further economic growth and development within this area.

Cross Hands West Food Park

Consent was granted for a Food Processing Plant on the portion of the allocation south west of Castell Howell Foods. 'Celtica Foods', part of Castell Howell is part of a multi-million pound expansion project that will see emphasis on the Company's Welsh meat brand 'Celtic Pride'. The site occupies 2.09 Ha and the unit is completed and operations have commenced. Some of the site is incidental green space, with the potential for expansion of operations in the future. The other permission is for the north west portion of the allocation (covering 2.35 Ha) and is for a single storey food grade industrial building with associated two storey office element and external service yards and car parking. These have also already been constructed. There is further space available for expansion on land within the planning permission - an estate spine road already services this northern end of the site. Consequently, in total the elements of this employment allocation that have already been delivered amounts to 4.44ha.

The Swansea Bay City Deal:

The future development of the strategic sites, and indeed the future economic development of the County, should be viewed in the context of the wider sub-region where the Swansea Bay City Deal has recently been signed, securing £1.3 billion for Swansea, Carmarthenshire, Neath Port Talbot and Pembrokeshire councils. It is anticipated that the Deal will transform the economic landscape of the area, boost the local economy by £1.8billion, and generate almost 10,000 new jobs over the next 15 years.

The Deal will see three specific projects for Carmarthenshire – a Wellness and Life Science Village on the Strategic Site at Delta Lakes (GA2/MU9), Llanelli; a creative industry project at Yr Egin in Carmarthen; and a skills and talent initiative which will support skills development. The £200million project at delta lakes aims to create over 1800 high quality jobs and boost the economy by over £400 million over 15 years. This and the other two projects will benefit the County as a whole and should help to attract further investment in the future.

Conclusion:

Strong progress has been made in delivering the 3 strategic employment sites.

The signing of the City Deal and the progress of partners in developing proposals in relation to the Wellness and Life Science Village provides a strong indication of, and confidence in, the delivery of the Delta Lakes site. In this respect the site has permission for the raising of levels which is currently being enacted and an outline planning application submitted for the whole scheme, now known as Pentre Awel, was granted in August 2019. The creative industry project at Yr Egin in Carmarthen was granted planning permission in October 2016 and is part complete, with some elements in operation.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

Maintaining and continuing a strong integration of LDP and regeneration objectives in driving investment and delivery.

Sustainable Development

4 Monitoring Policy Target: By 2021 32% of the development on housing allocations will be delivered on previously developed sites

Indicator		Permissions for residential development on previously developed housing allocations.																													
Annual/ Interim Monitoring Target		29% of dwellings permitted on allocated sites should be on previously developed allocations. Information gathered on an annual basis. The annual monitoring figure noted above takes into consideration the number of dwellings already completed on previously developed allocated sites.																													
Assessment trigger		Less than 29% (with an additional variance of 20% under the target figure to allow for flexibility) of dwellings are permitted through housing allocations on previously developed land																													
Performance																															
1/4/18 – 31/3/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23																											
31.8% of permitted dwellings on housing allocation have been permitted on previously developed land.	58.4% of permitted dwellings on housing allocation have been permitted on previously developed land.	18.6% of permitted dwellings on housing allocation have been permitted on previously developed land.	37.5% of permitted dwellings on housing allocations have been permitted on previously developed land.	34.5% of permitted dwellings on housing allocations have been permitted on previously developed land.																											
Analysis:																															
<p>The percentage of dwellings permitted on previously developed land is in accordance with the target set. The graph on the right shows the pattern over the years since the LDP's adoption.</p>																															
<table border="1"> <caption>% Units on Allocated Sites on Previously Developed Land</caption> <thead> <tr> <th>Year</th> <th>% BF</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>2015-16</td> <td>10</td> <td>32</td> </tr> <tr> <td>2016-17</td> <td>20</td> <td>32</td> </tr> <tr> <td>2017-18</td> <td>15</td> <td>32</td> </tr> <tr> <td>2018-19</td> <td>30</td> <td>32</td> </tr> <tr> <td>2019-20</td> <td>60</td> <td>32</td> </tr> <tr> <td>2020-21</td> <td>20</td> <td>32</td> </tr> <tr> <td>2021-22</td> <td>38</td> <td>32</td> </tr> <tr> <td>2022-23</td> <td>34.5</td> <td>32</td> </tr> </tbody> </table>					Year	% BF	Target	2015-16	10	32	2016-17	20	32	2017-18	15	32	2018-19	30	32	2019-20	60	32	2020-21	20	32	2021-22	38	32	2022-23	34.5	32
Year	% BF	Target																													
2015-16	10	32																													
2016-17	20	32																													
2017-18	15	32																													
2018-19	30	32																													
2019-20	60	32																													
2020-21	20	32																													
2021-22	38	32																													
2022-23	34.5	32																													
Conclusion:																															
Continue monitoring.																															

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

5 Monitoring Policy Target: No highly vulnerable development should take place in C1 and C2 flood risk zone contrary to PPW and TAN15 guidance

Indicator	Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).			
Annual/ Interim Monitoring Target	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.			
Assessment trigger	1 application permitted for highly vulnerable development in C1 or C2 flood risk zone contrary to NRW advice. Note: The LPA will be required to refer all applications which they are minded to approve for the development of emergency services or highly vulnerable development, where the whole of the land where the development is proposed to be located, is within C2 flood zone, to the Welsh Ministers. In the case of residential development, the threshold for notifying the Welsh Ministers is set at 10 or more dwellings, including flats.			
Performance				
1/4/18 – 31/3/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.
Analysis: Records indicate that no highly vulnerable development applications were permitted during this AMR period, which was contrary to NRW advice.				
Conclusion: The target has been met.				
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th January 2018.				

6 Monitoring Policy Target: Produce SPG on Sustainable Drainage Systems (SUDS)

Indicator	Production of SPG on SUDS.			
Annual/ Interim Monitoring Target				
Assessment trigger	SPG not produced within 5 months of adopting the Plan.			
Performance				
1/4/18 – 31/3/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted
<p>Analysis: The Placemaking and Design SPG was adopted in September 2016. This SPG discusses SUDS approaches within an overall green infrastructure approach. The SPG can be viewed via the Council website or by clicking on the link above.</p>				
<p>Conclusion: Target achieved.</p>				
<p>Future steps to be taken (if necessary): The SPG will be updated as appropriate to respond to the implementation of Schedule 3 - mandatory requirement for Sustainable Drainage Systems (SuDS) on new developments.</p>				

Housing

7 Monitoring Policy Target: Maintain a minimum 5 year housing land supply

Indicator	The housing land supply taken from the current Housing Land Availability Study (TAN1).			
Annual/ Interim Monitoring Target	Maintain a minimum 5 year housing land supply.			
Assessment trigger	Housing land supply falling below the 5 year requirement.			
Performance				
1/4/18 – 31/3/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
n/a	n/a	n/a	n/a	n/a

Analysis:

Technical Advice Note 1: Joint Housing Land Availability Studies has been revoked by the Welsh Government, as a result there is no longer a requirement for Local Authorities to produce Joint Housing Land Availability Studies (JHLAS). Housing delivery will now be reported by Local Authorities in their Local Development Plan Annual Monitoring Reports. Development Plans Manual Edition 3 sets out the new monitoring framework for housing delivery. Whilst it's focus is on integrating housing trajectories into Revised Local Development Plans, guidance is also provided for monitoring housing delivery for LPAs with an adopted LDP prior to the publication of the Manual (see paragraph 8.15 of the Manual).

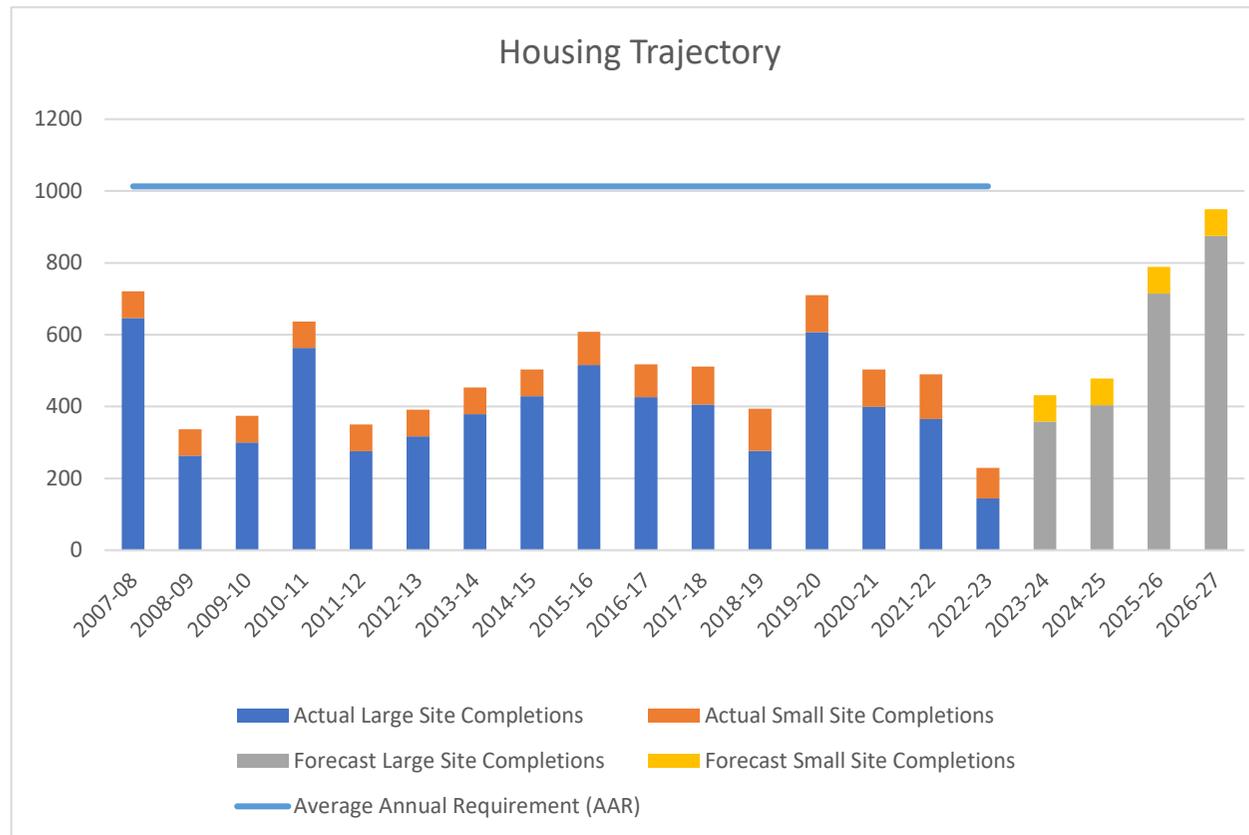
2023 Housing Trajectory

In accordance with the Development Plans Manual, for Local Planning Authorities with an adopted LDP prior to the publication of the Manual, there is a requirement to create a housing trajectory which is based on actual completions to date. The trajectory should also set out the timing and phasing of sites in the remaining years of the plan period. Whilst the LDP was set to end in December 2021, this is no longer the case and will end when it is replaced by the Revised LDP. In order to create a trajectory, as the plan period has ended, the housing trajectory period has been extended to show a five year period.

	Completions (Large Sites)	Under Construction
Total	144	161

The 2nd Deposit Revised LDP (published for consultation in 2023) has been used to inform this trajectory, however, it should be noted that a number of the sites included within this AMR housing trajectory do not feature in the Revised LDP trajectory as they have been removed as allocations. Conversely, the new Revised LDP sites do not feature in this AMR housing trajectory as they currently have no planning status.

The following graph (Figure 1) illustrates the housing trajectory. Certain elements of the detail of the graph can be found in Appendix 2 which lists the large sites and the expected delivery of these sites.



As can be seen from the graph above, dwelling completions have fallen consistently below the Average Annual Requirement. In previous AMRs, the five year supply has not been met and reasons have been given for this and remain relevant to the dwelling completions falling significantly below the AAR. There has been a fall in the number of completions, both large sites and small. The reasons for the decrease could only be speculated upon, but could include the cost of living crisis, the number of available sites and the fact that the adopted LDP is now past its end date, or even the after effects of the covid-19 pandemic. However, the number of sites on large sites that are under construction is significantly greater than that of previous years which should result in a return to average, if not above average, completion rates next year.

Housing Trajectory																					
	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Actual Large Site Completions	647	263	300	563	276	317	379	429	516	426	406	277	607	399	365	144					
Actual Small Site Completions	74	74	74	74	74	74	74	74	92	92	105	117	103*	104*	125	85					
Forecast Large Site Completions																	358	404	715	875	707
Forecast Small Site Completions																	74	74	74	74	74
Average Annual Requirement (AAR)	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013
Total Completions	721	337	374	637	350	391	453	503	608	518	511	394	710	503	490	229	432	478	789	949	781

*A total of 207 dwellings were completed in the 2019-21 period, therefore this figure has been divided between the two monitoring periods.

Conclusion:

The target of a 5-year housing land supply has not been met in previous AMRs, and as demonstrated above, the trend of house completions falling below the Annual Average Requirement (AAR) continues. Reference should also be made to the recommendations and conclusions of this AMR.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Second Revised Deposit LDP.

8 Monitoring Policy Target: Provide 15,197 dwellings by 2021

Indicator	The number of dwellings permitted annually.			
Annual/ Interim Monitoring Target	1,405 dwellings permitted annually.			
Assessment trigger	20% +/- 2,810 dwellings permitted in the first two years after adopting the Plan.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/21 – 31/3/22
866 dwellings	795 dwellings	381 dwellings	995 dwellings	651 dwellings
Analysis:				
The number of dwellings permitted on large sites (>5 units) was 464. This is made up of 149 dwellings granted outline permission, and 315 dwellings granted reserved matters or full planning permission. The number of dwellings permitted on small sites was 187.				
Conclusion:				
With respect to the Assessment Trigger, which has only been met in the first year of the Plan, the number of dwellings permitted falls outside the threshold allowance of 20%.				
Future steps to be taken (if necessary):				
Matters relating to site delivery will be considered in the preparation of the Revised LDP.				
The above indicator will be subject to ongoing monitoring.				

9 Monitoring Policy Target: Provide 2,375 dwellings on windfall sites by 2021

Indicator	The number of dwellings permitted on windfall sites.			
Annual/ Interim Monitoring Target	186 dwellings permitted annually on windfall sites.			
Assessment trigger	20% +/- 372 dwellings permitted on windfall sites in the first 2 years after adopting the Plan.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
241 dwellings	295 dwellings	139 dwellings	255 dwellings	205 dwellings
<p>Analysis: 205 dwellings have been granted on windfall sites, 18 dwellings were granted permission on large windfall sites (sites of >5 dwellings), comprising 2 sites of full planning permission. 187 dwellings have been granted on small sites of <5 dwellings.</p> <p>The number of windfall dwellings permitted has shown a general decrease since the adopting of the LDP. This may be due to the reduction in the number of UDP legacy sites with a valid permission coming forward. Permission granted on small sites vary slightly from the first AMR but remain fairly consistent in the past few years: 199 (AMR 1); 199 (2017); 187 (2018) 129 (2019); 178 (2020); 130 (2021); 193(2022); 187 (2023).</p>				
<p>Conclusion: The results from this AMR period has seen reduction in the number of windfall sites being permitted. This may be due to the reduction in the number of historic UDP 'legacy' sites with a valid permission coming forward.</p>				
<p>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring.</p>				

10 Monitoring Policy Target: Provide a Gypsy and Traveller site to meet identified need within the Llanelli area

Indicator	The number of Gypsy and Traveller pitches required.			
Annual/ Monitoring Target	Interim	Identify a Gypsy and Traveller site to meet identified need in the Llanelli area by 2016. Provide a Gypsy and Traveller site to meet identified need in the Llanelli area by 2017.		
Assessment trigger	Failure to identify a site by 2016. Failure to provide a site by 2017.			
Performance				
1/4/18 – 31/3/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/03/22	1/4/22 – 31/3/23
<p>Analysis: The Deposit Revised LDP which was published in 2020 identified two sites within the Llanelli which are proposed to be allocated. Firstly, site reference PrC1/GT1 Land at Penyfan, Trostre, and secondly PrC1/GT2, as an extension to the Penybryn site in Bynea.</p> <p>These sites have been continued in the 2nd Deposit Revised LDP which was put out to public consultation in February 2023. In order to support the identification of new sites within Carmarthenshire the Council will undertake a light version of a Gypsy and Traveller Accommodation Needs Assessment in time for the submission of the Plan for examination with the anticipation of a full GTANA in the Summer 2024.</p> <p>Notwithstanding the information above, the sites highlighted within the original Deposit Revised LDP can be considered against Policy H7 of the adopted LDP, which provides a criteria-based policy for Gypsy and Traveller sites.</p>				
<p>Conclusion: In order to support the identification of new sites within Carmarthenshire the Council will undertake a light version of a Gypsy and Traveller Accommodation Needs Assessment in time for the submission of the Plan for examination with the anticipation of a full GTANA in the Summer 2024</p>				
<p>Future steps to be taken (if necessary): The identification and provision of a site will be further considered as part of the preparation of the Revised LDP.</p>				

11 Monitoring Policy Target: Monitor the need for Gypsy and Traveller transit sites

Indicator	The annual number of authorised and unauthorised Gypsy and Traveller caravans in the County.			
Annual/ Interim Monitoring Target	No Gypsy and Traveller site recorded in one settlement for 3 consecutive years.			
Assessment trigger	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years.			
Performance				
1/4/18 – 31/3/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/03/22	1/4/22 – 31/3/23
Analysis:				
<p>Awaiting Data</p> <p>The bi-annual StatsWales data recommenced in July 2021 with the most recent publication in January 2022. During caravan count for January 2022, there were a total of 13 caravans on unauthorised sites (tolerated), and a further two caravans on unauthorised sites (Not tolerated) within the County. Of those 13 caravans on 'tolerated sites' this includes the site at Caer Elms, Llanelli which has been in existence for over 10 years.</p> <p>Given that the bi-annual count has been on stop in previous years due to the COVID pandemic, there is little information to suggest that a transit site is required at this stage. As highlighted in Indicator 10, the Council will be undertaking a revised GTANA, which will consider the need for transit sites within Carmarthenshire.</p>				
Conclusion:				
<p>It is recommended at this stage that there is no need to provide a transit site in Carmarthenshire, however the Local Planning Authority along with colleagues from the Housing Division will continue to monitor the number of unauthorised encampments within the county, including its location and whether a single family group frequently reside at a particular location.</p> <p>Furthermore, an updated GTANA will be published as background evidence to the Deposit Revised LDP in late 2022 / early 2023.</p>				
Future steps to be taken (if necessary):				
The above indicator will be subject to ongoing monitoring.				

12 Monitoring Policy Target: 2,121 no. of affordable dwellings permitted by 2021

Indicator	The number of affordable dwellings permitted.			
Annual/ Interim Monitoring Target	226 affordable dwellings permitted in the first year of the Plan after adoption. 452 dwellings permitted in the first 2 years of the plan after adoption.			
Assessment trigger	20% +/- 452 affordable dwellings not permitted in the first 2 years of the Plan after adoption.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
122 units	171 units	84.8 units	204.5	139.4

Analysis:

2023 Data complete

Housing Allocations	
Type of Permission	Number of Affordable Units 2022/23
Outline Permissions (with indicative numbers)	18.4
Outline Permissions (with numbers specified)	1
Full Planning and Reserved Matters	60
Total	79.4

2023 Data Complete

Windfall Sites (large sites)	
Type of Permission	Number of Affordable Units 2022/23
Outline Permissions (with indicative numbers)	0
Outline Permissions (with numbers specified)	0
Full Planning and Reserved Matters	13
Total	13

Windfall Sites (Small sites)	
Type of Permission	Number of Affordable Units 2019/20
Key Worker / Rural Enterprise Dwellings / Live Work / One Planet Development	7 Agricultural Dwelling
Local Need	5 local need Dwellings
Affordable Dwelling	3 affordable Dwellings
Total	15 dwellings

	Number of Affordable Units 2019/20
Outline or Detailed Permission with a UU for affordable housing (£ per square metre basis)	32 dwellings within 22 outline planning permissions
Outline Permissions with Commuted Sum Agreed	None
Full Planning or Reserved Matters Permission with a commuted sum contribution paid / to be paid	£641,637.16 in 62 applications

Large Sites

This AMR period has seen a significant decrease in the number of affordable units permitted within both the LDP allocated sites and only 18.4 units on windfall sites.

The permitted affordable units are located mainly in the service centres, with an outline permission on T2/6/h4 which is a site to be de-allocated in the revised LDP. This site is for approx. 46 dwellings with a 30% affordable housing target agreed through S106. A Reserved Matters application has also been approved on SC18/h5 in Llangain. It should be noted that a previous AMR has considered the outline permission on this site, however for context, the RM shows a potential for delivery of this site in the near future.

There are very minimal affordable housing numbers coming from windfall sites. This is in part to the LDP coming to the end of its life with more emphasis on securing these sites.

Small Sites

The number of dwellings approved with outline permission has increased from the previous year from 28 to 32 dwellings. There are no outline applications with the commuted sum agreed.

For full planning permissions and Reserved matters applications we have seen £641,637.16 being secured within 62 applications. Over the whole LDP monitoring period since 2015/2016 the figure within this AMR is consistent with previous years.

Conclusion:

In looking at the general numbers within the affordable housing indicators within this AMR, the level of Affordable Housing being achieved is consistently around the affordable housing target set within Policy AH1 of the LDP. This is due in part to the larger sited being within Council ownership.

As the LDP is now within its final years, the number of windfall sites coming forward will decrease, thus reducing the proportion of affordable housing that comes from this source.

Future steps to be taken (if necessary):

The Forward Planning Section is working closely with internal colleagues from Regeneration & Policy, and Housing to assist in the marketing and disposal of Council owned site which includes potential for additional affordable housing.

The above indicator will be subject to ongoing monitoring, and further viability work is being undertaken as part of the Revised LDP.

13 Monitoring Policy Target: Affordable Housing targets to reflect economic circumstances

Indicator	Affordable Housing percentage target in Policy AH1.			
Annual/ Interim Monitoring Target	Target to reflect economic circumstances.			
Assessment trigger	Should average house prices increase by 5% above the base of 2013 levels sustained over 2 quarters then the Authority may conduct additional viability testing and modify the targets established in Policy AH1.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
Analysis: (Awaiting Data)				
	Based on sales only			
	Mean	Lower Quartile	Upper Quartile	90th percentile
Apr 2022				
May 2022				
Jun 2022				
Jul 2022				
Aug 2022				
Sep 2022				
Oct 2022				
Nov 2022				
Dec 2022				
Jan 2023				

Conclusion:						
Future steps to be taken (if necessary): Continue to monitor various statistical evidence associated with house prices which will feed into the revised LDP.						

14 Monitoring Policy Target: Affordable dwellings to be permitted on housing allocations per sub-market areas as follows:

- Llandovery, Llandeilo and North East Carmarthenshire
- St Clears and Rural Hinterland
- Carmarthen and Rural
- Newcastle Emlyn and Northern Rural Area
- Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley
- Llanelli
- Ammanford / Cross Hands and Amman Valley

Indicator	The number of affordable dwellings permitted on housing allocations per sub-market area.								
Annual/ Interim Monitoring Target	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AH1 as follows:								
Assessment trigger	The proportion of affordable dwellings permitted on residential allocations not in accordance with Policy AH1.								
	Performance								
	1/4/18 31/03/19	–	1/4/19 31/3/20	–	1/4/20 31/3/21	–	1/4/21 31/3/22	–	1/4/22 – 31/3/23
• Llandovery, Llandeilo and North East Carmarthenshire – 30%									
• St Clears and Rural Hinterland – 30%									T2/6/h1 PL/00841 – Land north of Lon Hywel (20%) T3/1/h2 PL/04604 – Laugharne Primary School (30.9%) SC18/h5

					<p>PL/04746 – South of Dol y Dderwen, Llangain (36%)</p> <p>SC16/h1 PL/00629 – Maes y Meillion, Llanybri (30%)</p>
<ul style="list-style-type: none"> • Carmarthen and Rural 30% 					
<ul style="list-style-type: none"> ▪ Carmarthen West (20%) 					
<ul style="list-style-type: none"> • Newcastle Emlyn and Northern Rural Area – 20% 					
<ul style="list-style-type: none"> • Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20% 					<p>SC40/h3 PL/03790 – Ffos Las (10%)</p> <p>T3/3/h10 PL/01026 – Dinas Yard (25.3%)</p>
<ul style="list-style-type: none"> • Llanelli – 20% 					<p>T3/4/h6 PL/03594 – Cae Linda, Trimsaran (16.6%)</p>
<ul style="list-style-type: none"> • Ammanford / Cross Hands and Amman Valley – 10% 					<p>GA3/h42 Land at rear of Maesygrug and Petrol Station Llandeilo Road, Gorslas (10%)</p>
<p>Analysis: As identified in other Indicators, this AMR period has shown a number of planning permissions within the St Clears and Rural Hinterland submarket area. There is then a general spread of permitted sites throughout the submarket areas, with the exception of the North west and North eastern areas of the county.</p> <p>Nevertheless, in considering the AMRs which have been published to date, it has shown that some of the submarkets areas such as those in the North East have seen very minimal planning permissions / development, which has resulted in minimal numbers of affordable housing being granted and delivered.</p> <p>In terms of the percentage of affordable housing within the county, the planning permissions are broadly aligning with the affordable housing targets set out within policy.</p>					
<p>Conclusion: For sites which have been granted planning permission during this AMR, the percentage target for affordable housing has been moderately successful, with the monitoring policy target aligning closely with the planning permissions being granted. With sites also being developed by affordable housing providers, this will increase the number of affordable units being developed within the County.</p>					

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. As part of the revised LDP, further work is being undertaken relating to the viability and deliverability of sites, and the affordable housing targets will be considered

Economy and Employment

15 Monitoring Policy Target: 111.13ha of employment land allocated by Policy SP7 is developed over the Plan period

Indicator	Permissions granted for development on employment land listed in Policy SP7. Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.			
Annual/ Interim Monitoring Target	25% of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption. For the purposes of monitoring employment land, 'available' shall be taken to indicate that the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.			
Assessment trigger	Less than 25% of employment land allocated by Policy SP7, with an additional variance of 20% under the target figure to allow for flexibility, is permitted or available within 2 years of adoption. Annual narrative to describe progress towards delivery.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
Target already met in the second AMR. Further progress in this AMR period.	Target already met in the second AMR. Further progress in this AMR period.	Target already met in the second AMR.	Target already met in the second AMR. Further progress in this AMR period.	Target already met in the second AMR.
<p>Analysis: The monitoring policy target relates to the amount of employment land that has been permitted or has become available within two years of adoption. At the time of publication of the first AMR in 2016, two years had not passed since adoption, so it was difficult to make an accurate assessment of this target. Nevertheless, it was found that almost 90 % of the annual / interim monitoring target for the first two years had already been met by this time. During this AMR period, no further land on employment allocations gained planning permission for employment activities – so the figure remains at 33.76ha for the 2022/23 period. However, further progress was made during this monitoring period in respect of the discharge of conditions on existing planning permissions on the Cross Hands East employment allocation, as well as a new planning permission for a lorry servicing workshop and tyre storage distribution centre on part of the site. Planning permission covering the whole of this allocation has already been noted and included in the monitoring figures in previous AMRs.</p> <p>The monitoring target set out in the LDP (25% of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption) was met within AMR 2 in 2017 (taking into account the additional variance of 20% under the target to allow for flexibility). The further planning permissions and land take up during subsequent monitoring periods is evidence of the continued deliverability of the sites allocated for employment use in the LDP.</p>				
<p>Conclusion: Clear progress has been made; further monitoring and reporting will be undertaken in subsequent AMRs and as part of the LDP Review.</p>				
<p>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.</p>				

16 Monitoring Policy Target: Produce SPG on Rural Enterprise

Indicator	Production of SPG.			
Annual/ Interim Monitoring Target				
Assessment trigger	SPG not produced within 9 months of adopting the Plan			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted
<p>Analysis: The Rural Development SPG was adopted in September 2016.</p> <p>The adopted SPG is available via the following link: https://www.carmarthenshire.gov.wales/media/1213903/adopted-rural-development-spg-report.pdf</p>				
<p>Conclusion: The target has been achieved.</p>				
<p>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>				

Retail

17 Monitoring Policy Target: To ensure that vacancy rates within the Primary and Secondary Retail Frontage areas of the Growth Area towns do not increase to a level that would adversely impact on the vitality of those centres.

Indicator	Annual vacancy rates of commercial properties within the Primary and Secondary Retail Frontage areas of the Growth Area towns.						
Annual/ Interim Monitoring Target	Vacancy rates of commercial properties in the town centres of Carmarthen, Ammanford and Llanelli.						
Assessment trigger	Monitor for information.						
Performance							
1/4/15 – 31/3/16	1/4/16 – 31/3/17	–	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
					No data available		
<p>Analysis:</p> <p>The Council recognises the need to understand and track changing retail activities at both a county and local centre level. With this in mind, the Council produced an updated Carmarthenshire Retail Study 2023 which is available on the Council's website. This update builds on the previous 2015 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (non-food retail). This will be updated to support the production of the second revised LDP Deposit plan. Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres which include tracking vacancy levels and the proportion of non-retail uses. The vacancy rates are identified below by settlement and by the Primary and Secondary Frontage area:</p> <p>Note: the following table is pending data results from the town centre surveys.</p>							
	Primary Frontage			Secondary Retail Frontage			
	Total Units		Vacant Units (%)	Total Units		Vacant Units (%)	
Carmarthen	163		25 (15%)	128		28 units (22%)	

Llanelli	83	24 (29%)	102	25 units (25%)
Ammanford	42	3 units (7%)	53	11 units (21%)

Economic Recovery

Retail trends in recent years have seen an increase in online shopping and a shift away from the high street. The Covid-19 pandemic has exacerbated this situation; due to health and safety concerns and the restrictions placed upon shops opening, more and more people have been shopping online. The impacts upon the vitality of the high street have been significant with the broader economic challenges also contributing to the challenges centres are facing.

In response to the issues around Covid-19, WG published their guidance – Building Better Places - to aid recovery. It identifies that: “The economic consequences have meant that many retailers are struggling financially, and this will lead to higher vacancy rates in all of our commercial centres. Online competition to our town centre retailers was strong before the crisis; this situation will become more apparent as more retailers increase their online presence and more people have become used to doing the majority of their non-essential shopping online.”

There is a recognition that retail and commercial centres are hubs of social and economic activity and that their function extends beyond retail providing a focal point for a diverse range of facilities, services and cultural activities, functions and experiences. These functions are often equally important in supporting the needs and enjoyment of local communities. The WG in recognising the central role of retail and commercial centres state that they “should become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Flexible, local co-working spaces could also be a crucial new element to increase space to work. Residential uses are also key to the vitality of centres, provided that they do not curtail the commercial activities which take place and soundscapes are considered.” The guidance indicates that town centres should no longer look at retail need alone but encapsulate a wider array of uses, particularly in the employment, leisure, and public service sectors.

In response to the economic effects of Covid-19 upon Carmarthenshire’s economy, CCC have identified key action areas to aid economic recovery. These include taking steps to retain, attract and support businesses to the 3 primary town centres – Carmarthen, Llanelli and Ammanford. The actions identified which are of particular relevance to land use planning include but are not limited to: increasing footfall to all areas of the towns; reducing the number of empty premises in the town centre; and, considering alternative uses of derelict sites / empty buildings / potential future development sites in the interim.

At the beginning of 2022, Local Development Orders (LDOs) were adopted to facilitate changes of use without the need to obtain planning permission within the identified town centres of Carmarthen and Ammanford. The aim of these LDOs is to attract business and footfall into the town centres, without restricting these areas to primarily retail uses.

In 2021, WG temporarily extended the permitted development rights to enable the change of use of retail units. This was intended to enable the trial of alternative uses and get initial feedback as to whether start-ups would likely be viable without the expense and delay associated with submitting a planning application. The amendments allowed properties within areas identified as town centres in the LDP, currently within the A1 use class, to be changed to A2, A3, B1, D1 and D2 for a period of 6 months. These additional permitted development rights came to an end in April 2022. However, earlier this year, the WG consulted upon the possibility of introducing new permitted development rights, including allowing changes of use within identified town centres as previously enabled. The consultation proposed removing the six-month trial period and the changes could be retained in perpetuity.

Conclusion:

Awaiting survey data

Future steps to be taken (if necessary):

Monitor the effectiveness of the Carmarthen and Ammanford LDOs.

Monitor the vacancy levels within the primary and secondary retail frontages and undertake further work to consider the issues which affect the town centres.

To participate in forums and regeneration led initiatives aimed at ensuring that the vitality and viability in town centres is enhanced.

The above indicator will be subject to ongoing monitoring pending the adoption of the Revised LDP. As part of the preparation of the Revised LDP, a comprehensive retail study will be undertaken to provide a better understanding of the retail provision, needs and demands in Carmarthenshire and how best to respond to changing circumstances.

18 Monitoring Policy Target: Maintain the integrity of the Primary Retail Frontage.

Indicator	Proportion of units in A1 retail use located in the Primary Retail Frontage as designated by Policy RT2.					
Annual/ Interim Monitoring Target	65% or more of units within the Primary Retail Frontage are in A1 use.					
Assessment trigger	Less than 65% of units within the Primary Retail Frontage are within A1 use with an additional variance of 10% under the target figure to allow for flexibility.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
				No data available		

Analysis:

The Council as part of its retail monitoring regime beyond this AMR recognises the need to understand and track changing retail activities at both a County and local centre perspective. With this in mind, the Council produced an update Carmarthenshire Retail Study 2023 which is available on the Council's website. This update builds on the previous 2015 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (no-food retail)..

Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres - key components of which include tracking vacancy levels and the proportion of non-retail uses within the defined centres.

The proportion of units in non-A1 retail use by Primary and Secondary Frontage areas are set out below. The details in relation to secondary frontage are included for completeness:

Note: The following table is pending data results from the town centre survey.

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Non A1 (%)	Total Units	Non A1 (%)
Carmarthen	163	35 units (21%)	128	50 units (39%)
Llanelli	83	15 units (18%)	102	41 units (40%)
Ammanford	42	10 units (24%)	53	30 units (57%)

Note: The above table excludes use classes within units vacant at the time of survey.

As noted above, Local Development Orders have been adopted and are in operation in Carmarthen and Ammanford town centres. These will provide additional flexibility for changing use within the town centres. This, coupled with the amendments to the permitted development rights outlined above, may have resulted in greater changes to in the diversity of uses within the town centre and may continue to influence greater changes and variety in the use classes present in the retail frontages.

The information set out in indicator 17 above outlines a shift in approach in the town centres, with a view of introducing a greater variety of uses to town centres, rather than focussing as heavily on retail. Whilst the role of retail on the high street and in town centres remains integral and a key component of ensuring a town's vitality, it is acknowledged that a greater variety of uses can lead to viable, thriving commercial and business centres. The introduction of new guidance, new permitted development rights and the LDOs may well lead to more diverse town centres.

The Council will respond as appropriate to those centres where evidence indicates there is a pressure on their vitality and viability. Any need for change in planning policy will be implemented through the Revised LDP and informed by a revised Retail Study to ensure that the policies reflect the current position, most up to date evidence and is reflective of current trends and issues.

Conclusion:

Awaiting survey data

Future steps to be taken (if necessary):

Monitor the Carmarthen and Ammanford LDOs.

To participate in forums and regeneration led initiatives aimed at ensuring that the vitality and viability in town centres is enhanced.

The above indicator will be subject to ongoing monitoring ahead of the adoption of the Revised LDP.

Consideration is being given to the scope and content of a updated Retail Study to inform the content of the Revised LDP and to support the determination of future planning applications for retail development.

Transport

19 Monitoring Policy Target: To implement the road schemes identified in Policy SP9

Indicator	Progress towards implementing the road schemes identified in Policy SP9 in accordance with delivery timetables.					
Annual/ Interim Monitoring Target	Implementation in accordance with delivery timetables.					
Assessment trigger	The road schemes identified in Policy SP9 are not delivered in accordance with delivery timetables.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	of the indicator has been met in relation to the schemes listed in Policy SP9 which are within the control of the Local Authority.
<p>Analysis: Significant progress continues to be made in the implementation of the schemes listed within Policy SP9. In this respect the Cross Hands Economic Link Road has been implemented and is open to traffic. Work is nearing completion on the final phase 3 of this scheme.</p> <p>The Carmarthen West Link Road was completed and opened to traffic in March 2019.</p> <p>It is not proposed to measure the success in relation to the implementation of the policy in terms of the identified Welsh Government Improvements as they are matters outside the control of the Local Planning Authority. This framework will however continue to monitor their progress towards implementation particularly with a view to the timescales indicated.</p>						
Conclusion:						

The indicator has been met in relation to the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.

Future steps to be taken (if necessary):

Monitor the progress of the Welsh Government Improvements.

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

20 Monitoring Policy Target: To implement the cycle schemes identified in Policy TR4

Indicator	Progress towards implementing the cycle schemes identified in Policy TR4.					
Annual/ Interim Monitoring Target	Implementation in accordance with delivery timetables by 2021.					
Assessment trigger	Non implementation of the cycle schemes identified in the Local Transport Plan and forthcoming Local Transport Plan. If finance has not been secured for a project by first plan review.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis:						
<p>The following provides an update on progress in relation to the 3 cycle schemes identified within Policy TR4:</p> <ul style="list-style-type: none"> • Towy Valley – A planning permission has been granted for the western section of the cycleway from Abergwili to Nantgaredig and works have commenced. Work is progressing on the design and route of the Nantgaredig to Llandeilo element of the scheme with a planning application scheduled late 2022. • Amman Valley Cycleway --The main infrastructure works are substantively complete with the exception of a small section at Brynamman. Ongoing work will relate to signage, marketing and branding. • Whitland to Llanglydwen – There are currently no programmed proposals to proceed with this route. 						
Conclusion:						
Progress has been made on the implementation of the schemes listed in Policy TR4. Note the delivery timetable in the target has been exceeded in relation Towy Valley cycle path. However, the initial phase has been delivered with work progressing on proposals for the second phase.						
Future steps to be taken (if necessary):						
Continue to monitor the final implementation of the two schemes currently being delivered.						
The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.						
Further consideration will be given to inclusion and/or the delivery of the Whitland to Llanglydwen route as part of the Revised LDP.						

Minerals

21 Monitoring Policy Target: Maintain a minimum aggregate landbank of 10 years for hard rock

Indicator	Aggregates landbank for Carmarthenshire County Council.			
Annual/ Interim Monitoring Target	To maintain a minimum 10 year landbank of hard rock.			
Assessment trigger	Less than 10 years hard rock landbank.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
Target met: The current hard rock landbank for Carmarthenshire is at least 92 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 77 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 86 years.	Data not available.	Data not available.
<p>Analysis: A landbank is a stock of planning permissions for the winning and working of minerals. It is composed of the sum of all permitted reserves at active and inactive sites at any given point in time for a given area. For the purposes of commercial stability, the aggregates industry requires a proven and viable landbank. MTAN 1: Aggregates requires that a minimum 10 year landbank of hard rock should be maintained, this has been mirrored in the LDP monitoring target.</p> <p>Whilst data for the last two reporting periods is not yet available, the latest, best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority (2020) indicates that the current crushed rock landbank for Carmarthenshire is 86 years using the average of the previous 3 years production data and 88 years using the average of the previous 10 years production data. Therefore, Carmarthenshire had at least 86 years of hard rock supply at the end of 2020. This is well above the figure considered necessary in the monitoring target. Since it is highly unlikely that this figure would have dropped to below 10 years landbank in the past two years, the performance above remains green.</p>				
<p>Conclusion: The latest, best available data indicates that the monitoring Policy Target is being met and therefore no further action is required.</p>				
<p>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>				

22 Monitoring Policy Target: Maintain a minimum aggregate land bank of 7 years for sand and gravel

Indicator	Combined aggregates landbank for Carmarthenshire County Council with neighbouring authorities of PCC, PCNP & Ceredigion CC.			
Annual/ Interim Monitoring Target	To maintain a minimum 7 year landbank of sand and gravel.			
Assessment trigger	Less than 7 years sand and gravel landbank			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
Target met: The current combined S&G Landbank for Carmar CC, Ceredigion CC, PCC & PCNPA is at least 12 years.	Target met: The current combined S&G Landbank for Carmar CC, Ceredigion CC, PCC & PCNPA is at least 10 years.	Target met: The current combined S&G Landbank for Carmar CC, Ceredigion CC, PCC & PCNPA is at least 10 years.	Data not available	Data not available
<p>Analysis: MTAN 1: Aggregates requires that a minimum 7 year landbank of sand and gravel should be maintained, this has been mirrored in the LDP monitoring target. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion.</p> <p>Whilst data for the last two reporting periods is not yet available, the latest best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority for the combined Sand & Gravel landbank is for 31.12.2020. The combined landbank is 16 years based on 3 years production average and 10 years based on 10 year production average. This is above the figure considered necessary in the monitoring target.</p>				
<p>Conclusion: The latest, best available data indicates that the monitoring Policy Target is being met and therefore no further action is required as a consequence of this AMR.</p>				
<p>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>				

23 Monitoring Policy Target: No permanent, sterilising development will be permitted within mineral buffer zones (except in circumstances set out in MPPW).

Indicator	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone.			
Annual/ Interim Monitoring Target	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP2.			
Assessment trigger	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP2 over 3 consecutive years.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.
<p>Analysis: In the latest monitoring period from 1 April 2022 – 31 March 2023, 9 planning permissions were granted on land situated within the buffer zones of extant mineral sites, as set out on the LDP Proposals Maps. None of the permissions were deemed to be ‘permanent, sterilising’ developments. The developments included:</p> <ul style="list-style-type: none"> - New street lighting to a gated private industrial estate road - Installation of a sprinkler system and associated water storage tank - Proposed vehicular access with turning facilities and off road parking - New wooden stable block (retrospective) - New extension to the side of a property - Prior approval granted for a Building (Shed) - Prior Notification – Agricultural / Forestry (Hay Barn) – Planning permission required - Micro on-farm abattoir- [other farm buildings situated between proposal and the working quarry] - Two storey extension to an existing dwelling <p>In addition, there were a couple of permissions for the Discharge of Planning Conditions relating to the extant quarries themselves, although these did not affect the associated buffer zones surrounding the quarries.</p>				
<p>Conclusion: No action required as a consequence of this AMR</p>				
<p>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>				

24 Monitoring Policy Target: No permanent, sterilising development will be permitted within a mineral safeguarding area (except in circumstances set out in Policy MPP3).

Indicator	Number of planning permissions for permanent, sterilising development permitted within a mineral safeguarding area.			
Annual/ Interim Monitoring Target	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP3.			
Assessment trigger	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP3 over 3 consecutive years.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3
<p>Analysis:</p> <p>Whilst a number of developments were granted planning permission in mineral safeguarding areas in the latest monitoring period, none of these were deemed to be ‘permanent, sterilising’ developments that would prevent the resource being extracted in the future (if indeed the resource was required to be extracted and it was environmentally acceptable to do so). The developments that were granted planning permission in mineral safeguarding areas fall into the following general categories:</p> <ul style="list-style-type: none"> - Reserved matters to an outline planning permission; - Temporary or non-permanent developments (e.g. touring caravan/glamping sites); - Agricultural developments (e.g. modern agri-buildings, storage tanks, or nutrient storage structures) on existing farms; - Equestrian related development (e.g. stables/menage/arena); - Changes of Use of existing buildings e.g. barn conversions for tourism/residential use on existing farms - Demolition and replacement of existing dwellings - Prior notifications, planning permissions not required (telecoms, forestry, agriculture, demolition); - Individual dwellings within or adjacent to hamlets or small residential clusters without development limits; - Alterations / extensions or changes of use of existing buildings; - New dwellings (or other uses) within, or adjacent to, the development limits of existing settlements; - Developments on land within 200m of residential areas; - Permissions associated with extant mineral sites; - Extension of an existing employment operation, including additional buildings and / or car parking areas. 				
<p>Conclusion:</p> <p>No action required as a consequence of this AMR.</p>				

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

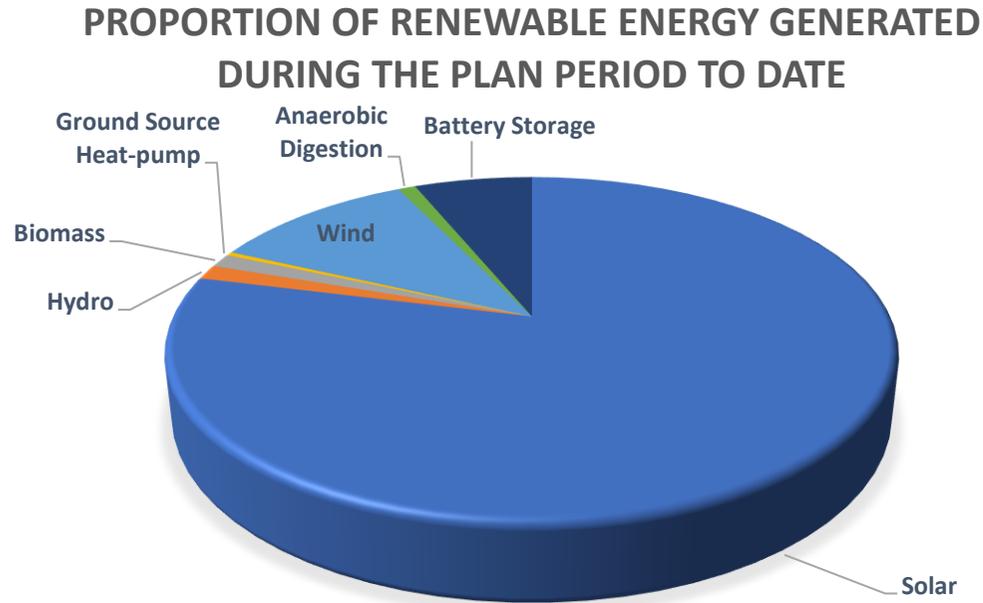
25 Monitoring Policy Target: Consider prohibition orders on dormant mineral sites not likely to be worked in the future

Indicator	Number of prohibition orders issued on dormant sites.			
Annual/ Interim Monitoring Target	Ensure that those dormant sites deemed not likely to be re-worked in the future (as part of the annual review) are served with prohibition orders within 12 months.			
Assessment trigger	LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
Analysis: As part of its annual review, the Minerals Planning Authority monitors dormant sites and those that it considers not likely to be re-worked in the future are served with prohibition orders. The Authority has Executive Board Member authorisation to serve 5 Prohibition Orders. The Minerals Planning Authority has been delayed by potential interest in one of the sites, but Orders may be served in 2023.				
Conclusion: Whilst this Monitoring Policy Target has not strictly been met, the ongoing consideration of dormant sites and the authorisation provided by the Council to serve Prohibition Orders on 5 sites [and their potential issue in 2023] is considered sufficient. No further action other than continued monitoring is required.				
Future steps to be taken (if necessary): The Mineral Planning Authority to continue with the assessment of dormant sites as part of the annual review process and to feed the information through as part of the LDP monitoring. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.				

Renewable Energy

26 Monitoring Policy Target: To increase the amount of energy produced in the County from renewable sources

Indicator	Permitted capacity of renewable electricity and heat projects within the County (by MW).			
Annual/ Interim Monitoring Target	Annual increase in the permitted capacity of renewable electricity and heat projects through the Plan period.			
Assessment trigger	Monitor for information purposes.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
0.69 MW of renewable energy has been permitted.	1.64 MW of renewable energy has been permitted.	0.15 MW of renewable energy has been permitted.	6.78 MW of renewable energy has been permitted.	69.25 MW of renewable energy has been permitted.
<p>Planning permission has been granted for 69.25 MW of renewable energy during the monitoring period. However, 38 MW was actually permitted in October 2021 (the previous monitoring period) and has been added to this year's totals as it was omitted last time. This related to the Blaenhiraeth Farm Solar Park in Llangennech which was determined as a Development of National Significance by the Welsh Government.</p> <p>The 69.25 MW of potential renewable energy permitted can be broken down as follows: Solar - 69.1557 MW; Wind - 0.01MW and Ground source heat-pump – 0.084 MW. There are also several smaller schemes which have required planning permission where the contribution has not been stated within the planning application. Two large solar farms contribute 68 MW between them - Blaenhiraeth Farm, Llangennech providing 38 MW and Brynrhyd Farm, Llanedi providing 30 MW.</p> <p>The following chart illustrates the proportion of renewable energy generated since the adoption of the Plan. The chart demonstrates that solar projects are the dominant schemes being permitted since 2016.</p>				



Conclusion:
Continue monitoring.

Future steps to be taken (if necessary):
The permitted capacity of renewable energy projects will be monitored in future AMRs. The above indicator will be subject to ongoing monitoring.

27 Monitoring Policy Target: Produce SPG on General Renewable Energy

Indicator	Production of SPG.				
Annual/ Interim Monitoring Target					
Assessment trigger	SPG not produced within 9 months of adopting Plan.				
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023	
SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted	
<p>Analysis: Following an analysis of the types of applications received for renewable energy installations, it was considered that the Renewable Energy SPG should solely focus on wind and solar energy developments, instead of on general renewable energy.</p> <p>The SPG should have been prepared within 9 months of the adoption of the Plan, however during its preparation, it was considered that the Landscape Sensitivity and Capacity Study should feed into the SPG. Council adopted the SPG on 12 June 2019.</p>					
<p>Conclusion: The SPG has been adopted.</p>					
<p>Future steps to be taken (if necessary): None required at this stage.</p>					

Waste Management

28 Waste Management: Produce SPG on Nantycaws Waste Management Site

Indicator	Production of SPG.			
Annual/ Monitoring Target	Interim			
Assessment trigger	SPG not produced within 5 months of adopting Plan.			
Performance				
1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22	1/4/22 – 31/3/23
	.			.
<p>Analysis:</p> <p>The necessity to prepare a SPG in relation to the Nantycaws Waste Management Site has been superseded by the inclusion of details in relation to landfill and residual waste treatment in the Waste Planning Monitoring Reports (WPMRs) for the South West Wales Region (changed to the Mid & South West Wales Region from April 2021). The Reports set out the regional position regarding landfill and residual waste treatment. Nantycaws is one of six non-hazardous waste landfill sites within the Mid and South West Wales region, although it is currently not operational.</p> <p>The latest WPMR (2022-2023) points to a remaining regional void space capacity of 5.5 years. This is higher than the trigger set out in TAN21: Waste whereby action would need to be taken to facilitate future provision. What is clear is that the Nantycaws site will continue to be important to the future management of waste for the region. As well as the landfill site, Nantycaws has a Materials Recycling Facility to cater for the County's recyclable waste. The site has planning permission for an anaerobic digestion plant which has not yet been built (but will have the potential to accept residual food waste). It is important to note the future intentions and discussions regarding the Nantycaws site in relation to the evolving Revised LDP.</p> <p>The Second Deposit Revised LDP was published for public consultation in February 2023. In this document Nantycaws is designated as a Regeneration and Mixed Use Site.</p> <p>Consequently, the site will form part of a mixed use development aimed at delivering a strategic opportunity for waste management and related employment based activities. The Council will be working with the site owners CWM Environmental Ltd (a teckal company of the County Council) specifically, as well as infrastructure providers, to ensure the site's delivery and that its timing is robustly evidenced. This will in due course include the drawing up of a masterplan for the site.</p>				
Conclusion:				

The requirement to prepare an SPG for Nantycaws has been superseded. The future of the site in terms of planning policy will be addressed as part of the preparation of the Revised LDP, taking into account the guidance, information and assessments set out within the Waste Planning Monitoring Reports (WPMRs) for the Region.

Future steps to be taken (if necessary):

Monitor accordingly, taking into account information and guidance set out in the forthcoming WPMRs for the Mid and South West Wales Region. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

Environmental Qualities – The Built and Natural Environment

29 Monitoring Policy Target: Secure a minimum of 100ha of suitable habitat for the Marsh Fritillary Butterfly within the Caeau Mynydd Mawr project area during the Plan period.

Indicator	Hectares of suitable habitat in management.			
Annual/ Interim Monitoring Target	An ongoing increase in provision of suitable habitat in management.			
Assessment trigger	No increase in any given year.			
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
A further 0.21ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 2 and 3 – the total increase over the Plan period to 31/3/19 is 12.43ha.	A further 0.59ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 2, 3 and 4 – the total increase over the Plan period to 31/3/20 is 13.02ha	A further 0.2ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1,2,3, 4 and 5 – the total increase over the Plan period to 31/3/21 is 13.22ha.	Awaiting outcome of the survey of a new site.	Total Site area has increased to 82.53ha
Analysis:				
<p>At the end of AMR 1, 32.27ha of land in good condition for the Marsh Fritillary was being managed by the project on 14 different sites. In addition, on designated sites (SSSIs and SACs) there was a further 42.86ha of land in good condition giving a gross total of 75.13ha. At the end of AMR 2, the project managed 22 sites that together provided 38.83ha of habitat in good or suitable condition for the marsh fritillary butterfly. Natural Resources Wales managed a number of designated sites that provide an additional 41.95ha of habitat. This gave a gross total of 80.78ha at the end of AMR2. At the end of AMR3, the project managed 24 sites that together provided 40.25ha of habitat in good or suitable condition for the marsh fritillary butterfly. Natural Resources Wales (NRW) managed a number of designated sites that provide an additional 37.96ha of habitat. This gave a gross total of 78.21ha at the end of AMR3. NRW are responsible for managing slightly less land than in AMR2, as a small area they were managing has been withdrawn from a management agreement, and while some of this land is now managed by the project not all this land has been transferred.</p> <p>At the end of AMR4, the project was managing 24 sites that provided 40.46ha of habitat in suitable condition for the marsh fritillary butterfly (source: PIMS Action progress reports 2018-2019). The project continued to ensure the appropriate grazing of the land in management agreements, often assisting</p>				

landowners in finding suitable grazing animals. It was also making use of the Glas Tir small grants scheme, when it can, for hedgerow management. Significant progress was made on reviewing the SPG and its evidential facets during AMR4.

As at 31/3/20, the project was managing 25 sites, resulting in the managing of 41.05ha of land in suitable habitat for the marsh fritillary butterfly. As at 31/3/21 the project was managing 26 sites, resulting in 41.25 ha of habitat that is considered to be in good condition for the Marsh Fritillary butterfly (which when taken with the 37.96ha that is managed by NRW in the designated sites adds up to a 'gross' total of 79.21 ha).

Also, a draft Revised SPG for Caeau Mynydd Mawr was subject to a public consultation exercise alongside the draft deposit Revised LDP between 29th January 2020 and the 27th March 2020. The Draft Revised SPG was underpinned by key evidential facets and papers. Amongst the report provided to Council on the 13 of January 2021 was a summary of representations received on this consultation and officer recommendations in relation thereto. The Council resolved to adopt the Revised SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

This project is a product of partnership arrangement which is overseen by a Steering Group. A dedicated Project Conservation Officer is employed to implement the project. Since its inception, the project has attained a TIC award and been Highly Commended by RTPI Cymru. It was confirmed early in AMR 4 that the project had won its category in the 2018 UK RTPI award.

As at 31/03/2022, a new site has been chosen as a suitable habitat for the marsh fritillary butterfly. However, a habitat survey has not yet been undertaken due to the fact habitat surveys can only take place later in the year. An officer has previously visited this site and recorded the presence of Marsh Fritillaries. It is projected that next year the suitable area of habitat for the marsh fritillary butterfly will increase as long as none of the sites drop out of management.

As at 31/03/2023 the total hectares of suitable habitat in management had increased to 82.53ha.

Conclusion:

Target will be achieved in this AMR period, awaiting survey of new site. Reference is made to the content of the SPG which is available via the link below:
<https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkmV6iSnIU>

Future steps to be taken (if necessary):

Continue to monitor and report in future AMR.

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

Adopt the Revised Caeau Mynydd Mawr SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

30 Monitoring Policy Target: No development will take place which affects the integrity of Natura 2000 sites

Indicator	Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.			
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW.			
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.			
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No known planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No known planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.
<p>Analysis:</p> <p>Reference is made to the ongoing delivery of the Caeau Mynydd Mawr Marsh Fritillary project which is underpinned by Policy EQ7 of the LDP and SPG. This has allowed development to continue whilst adhering to the requirements of the Habitats Regulations. Reference is made to target 29 above.</p> <p>In relation to the Carmarthen Bay/Burry Inlet SAC, reference is made to the ongoing multi agency (including Dwr Cymru Welsh Water, Natural Resources Wales, City and County of Swansea and Carmarthenshire County Council) approach which is underpinned by the MoU. This has allowed development to continue whilst adhering to the requirements of the Habitats Regulations. Progress has been made in relation to reviewing this MoU during looking ahead to the Revised LDP.</p> <p>A Draft SPG for the Burry Inlet was subject to a public consultation exercise alongside the draft deposit Revised LDP between 29th January 2020 and the 27th March 2020. Amongst the report provided to Council on the 13 of January 2021 was a summary of representations received on this consultation and officer recommendations in relation thereto. The Council resolved to adopt the Revised SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP. It should be noted that there is intention for a dedicated policy on Llanelli WwTW catchment in the Revised LDP.</p> <p>Reference should be made to target 31 below in respect of issues to emerge with phosphates in riverine SACs early on in 2021.</p> <p>Records indicate that no planning applications were approved contrary to the advice of NRW.</p> <p>For the purposes of clarity, as of 31 March 2022, these sites no longer form part of the EU's Natura 2000 ecological network. The 2019 Regulations have created a national site network on land and at sea, including both the inshore and offshore marine areas in the UK. Therefore. they are now part of the 'National Sites Network' (NSN).</p>				
<p>Conclusion:</p> <p>Target achieved during this AMR.</p>				

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018. Adopt the Burry Inlet SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

31 Monitoring Policy Target: No development will take place which affects the integrity of a designated site for nature conservation

Indicator	Number of planning applications granted which may potentially adversely affect the features of a protected site for nature conservation.			
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's ecologist.			
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.			
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.
Analysis:				
Records indicate that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist.				
Planners continue to have access to a dedicated professional ecologist. This continues to prove invaluable both in terms of assisting in the determination of planning applications and in the formulation of planning policy frameworks.				
A notable issue to emerge towards early in 2021 was the consideration of phosphates. The below is sourced from the Council's website: NRW issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine SACs whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau. As a Local Planning Authority (LPA), we are required to have regard to the advice given by NRW when making planning decisions (for both individual developments and Local Development Plans (LDP)). Consequently, any proposed development within the river catchment that might increase phosphate levels will need to clearly evidence that the development can demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. In most cases there will be limited capacity to connect to the public sewerage system and an alternative solution will have to be found.				
The NRW advice note outlines, where a planning application within the catchment areas of the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau cannot evidence that the development proposal would result in phosphate neutrality or betterment, that unfortunately the Local Planning Authority would not be able to support the application at this time. This reflects the unacceptable impact on the water quality of the rivers which are sensitively designated as a SAC.				

Officers are working on understanding the full implications of NRW's guidance for current planning applications and the progress of the Revised LDP. The NRW advice has significant implications on development proposals within parts of Carmarthenshire and we are working with NRW and our ecology officers to ensure that we are able to progress development proposals that do not harm the environmental capacity of our watercourses. We are also working collaboratively with NRW in understanding the wider issues and identifying the way forward for all proposals, to find solutions that comply with the requirements of the new interim planning advice.

More information is available here

<https://www.carmarthenshire.gov.wales/home/council-services/planning/ecology-advice/water-quality-phosphate/>

The Authority has demonstrated leadership in Wales in formulating a response to nutrient management. A stakeholder engagement event was held in October 2021 to raise awareness of the environmental, social and economic implications of the guidance. In February 2022 the Authority published the first phosphate calculator in Wales and has developed guidance for developers including a comprehensive Mitigation Guidance document. In March 2022 Nutrient Management Boards were established for the Tywi, Cleddau and Teifi catchments. These boards will provide the governance structures required to shape and deliver catchment-scale solutions and will be responsible for producing Nutrient Management Plans. The Authority continues to respond proactively to new information including further iterations of NRW guidance, Dwr Cymru source apportionment data, and collaboration at a sub-regional and all-Wales level.

Conclusion:

Target achieved during this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMRs.

The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.

In respect of the 'phosphates issue', the Authority continues to respond as appropriate moving into the AMR 9 period.

32 Monitoring Policy Target: No development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute

Indicator	Number of planning applications granted which results in detriment to the favourable conservation status of European protected species or significant harm to species protected by other statute.			
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's ecologist.			
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.			
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.
Analysis: Records indicate that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist. Planners continue to have access to a dedicated professional ecologists. This continues to prove invaluable both in terms of assisting in the determination of planning applications and in the formulation of planning policy frameworks. During 2021-22 the SPG on Nature Conservation and Biodiversity was adopted. Refer to target 37 below.				
Conclusion: Target achieved during this AMR period.				
Future steps to be taken (if necessary): Continue to monitor and report in future AMRs. The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.				

33 Monitoring Policy Target: No development will take place which adversely affects a Special Landscape Area

Indicator	Number of planning applications permitted with the potential to adversely affect a Special Landscape Area.			
Annual/Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's landscape officer.			
Assessment trigger	5 planning permissions granted by the Local Planning Authority contrary to the advice of NRW or the authority's landscape officer over a period of 3 consecutive years.			
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer.
<p>Analysis: An initial high level review of approved applications generated on the SLA 'constraints layer' do not raise concerns in regards this target. Officers continue to have access to a dedicated professional Landscape Officer – providing an invaluable resource in the determination of planning applications and in the formulation of planning policy.</p>				
<p>Conclusion: Target achieved during this AMR period.</p>				
<p>Future steps to be taken (if necessary): Continue to monitor and report in future AMRs. The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>				

34 Monitoring Policy Target: Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting

Indicator	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.			
Annual/ Interim Monitoring Target	No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust).			
Assessment trigger	5 planning permissions granted by the Local Planning Authority where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT over a period of 3 consecutive years.			
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
Target was achieved in the first AMR period.	Target was achieved in the second AMR period.	Target was achieved in the third AMR period.	Target was achieved in the fourth AMR period.	Target was achieved in the latest AMR period.
<p>Analysis: It should be noted that a review of approved applications generated using the following 'constraints layers' does not indicate any significant concern in relation to this target:</p> <ul style="list-style-type: none"> • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments. <p>The Council's Development Management Section continue to have access to a dedicated professional Built Conservation Officers. This continues to prove invaluable both in the determination of planning applications and in the formulation of planning policy.</p>				
<p>Conclusion: Target achieved during this AMR period.</p>				
<p>Future steps to be taken (if necessary): Continue to monitor and report in future AMRs.</p> <p>The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>				

35 Monitoring Policy Target: Produce SPG on Landscape and SLA Design Guide

Indicator	Production of SPG.			
Annual/ Interim Monitoring Target				
Assessment trigger	SPG not produced within 7 months of adopting the Plan.			
Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
<p>Analysis: The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire. It should be noted that this SPG incorporates matters in relation to Landscape and Special Landscape Design.</p> <p>The adopted SPG is available via the following link: Placemaking and Design SPG</p>				
<p>Conclusion: Target achieved.</p>				
<p>Future steps to be taken (if necessary): N/A</p>				

36 Monitoring Policy Target: Produce SPG on Archaeology

Indicator	Production of SPG.			
Annual/ Interim Monitoring Target				
Assessment trigger	SPG not produced within 7 months of adopting the Plan.			
Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
Analysis: The Archaeology and Development SPG was adopted in September 2016. The adopted SPG is available via the following link: Adopted Archaeology SPG				
Conclusion: Target achieved.				
Future steps to be taken (if necessary): N/A				

37 Monitoring Policy Target: Produce SPG on Biodiversity (including SINCs)

Indicator	Production of SPG.				
Annual/ Interim Monitoring Target					
Assessment trigger	SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations).				
Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023	
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	
<p>Analysis: The SPG was adopted in September 2016 and is available via the following link: Nature Conservation & Biodiversity SPG</p> <p>Reference is made to the ongoing training provided by the in-house Ecologist with a view to increasing an understanding of the content of the SPG in practice. This also recognised the provisions of the Environment (Wales) Act and also allowed for an exploration of the implications and opportunities provided by the Well Being of Future Generations (Wales) Act. Progress has been made during 2021-22 in updating the Adopted SPG on Nature Conservation and Biodiversity and with a view to preparing such SPG to support the emerging Revised LDP.</p>					
<p>Conclusion: Target achieved</p>					
<p>Future steps to be taken (if necessary): N/A</p>					

38 Monitoring Policy Target: Produce SPG on Design

Indicator	Production of SPG on Design.			
Annual/ Interim Monitoring Target				
Assessment trigger	SPG not produced within 5 months of adopting the Plan.			
Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
<p>Analysis: The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire.</p> <p>The adopted SPG is available via the link below: Placemaking and Design SPG</p>				
<p>Conclusion: Target achieved</p>				
<p>Future steps to be taken (if necessary): N/A</p>				

39 Monitoring Policy Target: Produce SPG on Locally Important Buildings

Indicator	Production of SPG on Locally Important Buildings				
Annual/ Interim Monitoring Target					
Assessment trigger	SPG not produced within 15 months of adopting the Plan.				
Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023	
SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	
Analysis: The requirement to prepare and publish the SPG will be further considered as part of the preparation of the Revised LDP.					
Conclusion: The potential preparation of the SPG as part of the preparation of the Revised LDP will allow for it to be further considered in light of changes to national policy and to ensure compatibility with any emerging LDP policies.					
Future steps to be taken (if necessary): To be considered as part of the preparation of the Revised LDP.					

40 Monitoring Policy Target: Produce SPG on Trees, Landscaping and Development

Indicator	Production of SPG on Trees, Landscaping and Development.			
Annual/ Interim Monitoring Target				
Assessment trigger	SPG not produced within 15 months of adopting the Plan.			
Performance 1 April 2018 - 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.
Analysis: The requirement to prepare and publish the SPG will be further considered as part of the preparation of the Revised LDP.				
Conclusion: The potential preparation of the SPG as part of the preparation of the Revised LDP will allow for it to be further considered in light of changes to national policy and to ensure compatibility with any emerging LDP policies.				
Future steps to be taken (if necessary): To be considered as part of the preparation of the Revised LDP.				

Recreation and Community Facilities

41 Monitoring Policy Target: To provide new community facilities and to retain and enhance existing community facilities

Indicator	Number of applications approved for the provision of new community facilities.				
	Number of applications approved which would result in the loss of an existing community facility.				
Annual/ Interim Monitoring Target	No applications approved contrary to Policy SP16 and RT8.				
Assessment trigger	1 application approved contrary to Policy SP16 and RT8.				
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023	
No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	
Analysis: A review of planning decision notices indicates that there have been no applications approved contrary to the provisions of LDP policies SP16 and RT8.					
Conclusion: Target achieved in this AMR period.					
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.					

42 Monitoring Policy Target: To resist the loss of open space in accordance with the provisions of Policy REC1

Indicator	Amount of open space lost to development (ha)			
Annual/ Interim Monitoring Target	No open space should be lost to development except where in accordance with Policy REC1.			
Assessment trigger	Open space is lost to development contrary to the provisions of Policy REC1 which results in a net loss of open space.			
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.
<p>Analysis: A review of planning approvals against the existing open space ‘constraints layer’ indicates that there are no applications approved contrary to the provisions of LDP policy REC 1.</p> <p>It should also be noted that there are applications approved on the layer which result in the loss of open space but include the delivery of new / improved facilities across the County or provides ancillary facilities which complement the existing open space provision.</p> <p>In relation to the evidence base, it should be noted that a Green Infrastructure Assessment and an Open Space Assessment have been completed and published. These assessments include a review of the existing provision across the County and assessed the quantity and accessibility of spaces to the County’s communities. In addition, a further assessment of green and blue infrastructure in 8 focus towns (Llanelli, Carmarthen, Ammanford / Cross Hands, Cwmamman, Kidwelly, St Clears, Llandovery and Newcastle Emlyn) was completed which identifies opportunities for expanding and improving provision within these towns. These studies will be used to inform the preparation of the second Deposit Revised LDP both in terms of the site selection process and for mapping purposes. This information will in turn be utilised to assist in the assessment of future planning applications which could impact upon the provision of green space in Carmarthenshire.</p>				
<p>Conclusion: Target achieved in this AMR period.</p>				
<p>Future steps to be taken (if necessary): Continue to monitor and report in future AMR.</p> <p>Update the Green Infrastructure Assessment and Open Space Assessment as appropriate as the Revised LDP progresses towards adoption.</p> <p>The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.</p>				

43 Monitoring Policy Target: Produce SPG on Open Space Requirements for New Developments

Indicator	Production of SPG.			
Annual/ Interim Monitoring Target				
Assessment trigger	SPG not produced within 15 months of adopting the Plan.			
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023
SPG produced.	SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted
<p>Analysis: The SPG was adopted in September 2016.</p> <p>The adopted SPG is available to view via the link below: https://www.carmarthenshire.gov.wales/media/1213721/adopted-leisure-open-space-requirements-for-new-developments-sep-2016.pdf</p>				
<p>Conclusion: Target achieved.</p>				
<p>Future steps to be taken (if necessary): N/A</p>				

The Welsh Language

44 Monitoring Policy Target: Phase residential development in areas where 60% or more of the population speak Welsh

Indicator	Planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres.				
Annual/ Interim Monitoring Target	All planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres to include a requirement to phase development, in accordance with policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.				
Assessment trigger	One planning consent granted for residential development of five or more dwellings in a Sustainable Community or one planning consent granted for residential development of ten or more dwellings in a Growth Area, Service Centre or Local Service Centre which fails to require that the development is phased contrary to the LDP's policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.				
Performance 1 April 2018 – 31 March 2019	Performance 1 April 2019 – 31 March 2020	Performance 1 April 2020 – 31 March 2021	Performance 1 April 2021 – 31 March 2022	Performance 1 April 2022 – 31 March 2023	
No permissions were granted contrary to LDP Policy SP18.	1 application approved contrary to policy. Analysis provided.	No permissions were granted contrary to LDP Policy SP18.	No permissions were granted contrary to LDP Policy SP18.	No permissions were granted contrary to LDP Policy SP18.	
<p>Analysis: A list of communities where 60% or more of the population can speak Welsh is taken from 2011 Census data: Gorslas, Llannon, Pencarreg, Pontyberem and Quarter Bach. These areas are denoted on the LDP Inset Plan.</p> <p>A review of approved applications within these 5 communities identified that no sites were granted permission which would be relevant to the policy, and which exceed the thresholds set out in Policy SP18 (5 or more dwellings in Sustainable Communities and 10 or more in Growth Areas, Service Centres and Local Service Centres).</p>					
<p>Conclusion: No permissions were granted contrary to LDP policy SP18.</p>					
<p>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.</p>					

Chapter 4

Sustainability Appraisal / Strategic Environmental Assessment Monitoring

Methodology

4.1 The monitoring of the SA-SEA objectives can help to inform the overall review of the performance of the LDP. It is not considered that SA-SEA monitoring process should be undertaken in isolation of the Plan's monitoring. It should assist in informing an overall picture of the condition of the County in environmental, economic, and social terms. The data collated includes a mix of qualitative and quantitative data with a commentary in the latter column.

4.2 Whilst none of the indicators are deleted, it should be noted that the commentary column makes it clear where information is unavailable and/or applicable. In some instances, information is no longer available (or relevant); in other instances, the data available is of insufficient detail to enable useful monitoring.

4.3 It should be noted that there are a number of SA indicators where information is not published annually, for example those based on the census. The purpose of the monitoring framework is to review changes on an annual basis, consequently these are not necessarily going to be useful moving forward in terms of future monitoring.

4.4 It should also be noted that the traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. This reflects that many of the SA objectives are aspirational in nature and to some extent would be information monitored in an ideal world scenario. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring also does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating.

4.5 Information contained in the SA monitoring framework in the main relates to a wide range of data produced internally, by various departments of the Council, and externally from other organisations. The data column provides an appreciation of where data has been sourced and whilst every attempt has been made to ensure 'hyperlinks' are live, the Council cannot be responsible for the content of external sites.

4.6 It should also be noted that the Authority (via Public Service Board) has been collating information to develop a Well-Being Plan for Carmarthenshire. The first one of these was published in May 2018, with the most recent version adopted in April 2023. Opportunities to work alongside colleagues in Corporate Policy have been taken with a view to developing an integrated review of the social, economic, and environmental baseline. This presents direct opportunities to secure tangible information for future SA-SEA monitoring via the AMR process.

SA Topic	SA Objectives	Baseline Indicators	Additional Indicators to Monitor Significant Risks and Opportunities	Data	Commentary on Baseline Indicators
1 - Sustainable Development	<p>1-1 To live within environmental limits</p> <p>1-2 To ensure a strong, healthy and just society</p> <p>1-3 To achieve a sustainable economy</p> <p>1-4 To remove barriers and promoting opportunities for behavioural change</p>	<p>(a) Carmarthenshire’s ecological footprint in area units per person</p> <p>(b) Achievement of the top ten commitments set out in the WAG Sustainable Development Action Plan 2004-2007 and One Wales</p> <p>(c) GVA and GVA per head</p> <p>(d) Percentage of Carmarthenshire population in low income households</p>	(See other topics.)	<p>http://gov.wales/topics/enviro nm entcountryside/climatechange/publications/ecological-footprint-of-wales-report/?lang=en</p> <p>Carmarthenshire Well Being & Future Generations Well-being Assessment (Text provided by Carmarthenshire’s Corporate Policy Division)</p> <p>https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/Regional-Accounts/Gross-Value-Added-GDP/GVA-by-Measure-WelshEconomicRegion-Year</p> <p>https://www.thecarmarthenshirewewant.wales/media/qkthknkn/well-being-plan.pdf</p>	<p>(a) Information is unavailable on an annual basis. In 2011, the carbon footprint was calculated at 3.36 gha/c, with the average in Wales being 3.28.</p> <p>(b) Information is unavailable on an annual basis. In 2015, the National Assembly for Wales passed the Well-being of Future Generations (Wales) Act 2015 to provide stronger governance for the long term in Wales. While a County wide review specifically on UN Sustainable Development Goals was done in 2019, more locally the Council’s own wellbeing objective monitoring could be used as an alternative monitoring indicator (as assessed in the Annual Report 2021/2022 on the Council’s Corporate Strategy 2018-2023). These local Well-being objectives have since been revised through the Corporate Strategy 2023-2028.</p> <p>(c) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. Provisional data suggests that GVA per head of population in Carmarthenshire has increased from £16,699 to £19013 between 2020-21; nevertheless, it remains lower than that for Wales (£22,380) and the United Kingdom (£30,221).</p> <p>(d) During 2021, 29,444 households in Carmarthenshire were classed as living in poverty which is an increase of over 6% on the previous year of 27,691. Poverty is defined as when a “household income is less than 60% of the GB median income”. The 2021/22 National Survey for Wales showed that 11% of participating households in Carmarthenshire were classed as living in material deprivation.</p>
2 - Biodiversity	<p>2-1 To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement</p> <p>2-2 To protect, enhance and create appropriate wildlife habitats and wider</p>	<p>(a) Status of BAP priority species</p> <p>(b) Status of BAP priority habitats</p> <p>(c) % BAP habitats and species as stable or increasing</p> <p>(d) Achievement against national and local BAP targets</p> <p>(e) Area of urban parks and green spaces provided by the LDP</p>	<p>Number of development schemes which design in urban biodiversity areas</p> <p>Number of developments with adverse effects on designated sites</p> <p>Number of developments in designated sites</p> <p>Proportion of new habitats created by the LDP</p>	<p>UK National Site Network (SAC and SPA): site summary details spreadsheet 2023 available from: https://hub.jncc.gov.uk/assets/a3d9da1e-dedc-4539-a574-84287636c898</p>	<p>(a,b,c,d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>The requirements of the Environment (Wales) Act on public bodies in relation to the enhancement of Biodiversity is noted and has been further considered within the contextual section of this AMR.</p> <p>(e) In relation to urban parks, the LDP identifies proposed recreation designations and reference is made to the Policy framework in this regard. Any implications will be considered as part of any review into the Plan.</p> <p>(f) The links shown within the adjacent column provide a high-level appraisal and any implications will be considered as part of any review into the Plan. Approximately 29% of SAC features in Carmarthenshire are deemed in a favourable condition, which is an increase from 18% from baseline assessment.</p>

	<p>biodiversity in urban and rural areas</p>	<p>(f) % of SAC, SPA and SSSI sites and their features in favourable condition</p> <p>(g) Status of species and habitats pursuant to the NERC Act 1996</p> <p>(h) Number of designated SINC</p> <p>(i) Proportion of land managed as areas for carbon sequestration (e.g. peatland and woodland management)</p>	<p>Proportion of development on greenfield sites</p> <p>Proportion of development on brownfield sites</p> <p>Proportion of new development in wildlife corridors</p>		<p>Approximately 86% of assessed SPA features were also considered in favourable condition.</p> <p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(h) There are not currently SINC's designated within the Plan area. Provision is made for their designation with the Natural Environment and Biodiversity SPG. This will be monitored as the implementation of the Plan progresses with any implications considered accordingly as part of any review into the Plan.</p> <p>(i) Information is unavailable on an annual basis. The LDP recognises the focus of PPW in relation to the potential of encouraging land uses and land management practices that help secure and protect carbon sinks. Reference is made to policy SP14 Protection and Enhancement of the natural Environment and the relevant Environmental protections policies of the adopted LDP. Any implications will be considered as part of any review into the Plan. Previous study conducted in 2022 on the total land-based emissions in Carmarthenshire indicated a 1,560,654 kgCO₂e emission yet a 2,257,770 kgCO₂ removal.</p>
3 - Air Quality	<p>3-1 To maintain/reduce the levels of the UK National Air Quality pollutants</p> <p>3-2 To reduce levels of ground level ozone</p> <p>3-3 To reduce the need to travel, through appropriate siting of new developments and provision of public transport infrastructure</p>	<p>(a) Number and extent of AQMAs in Carmarthenshire</p> <p>(b) Air quality monitoring in Llandeilo (potentially future AQMA monitoring)</p> <p>(c) National Atmospheric Emissions Inventory (NAEI) levels of key air pollutants (e.g. Benzene, 1,3-Butadiene, Lead, NO₂, PM10, SO₂)</p> <p>(d) Area of sensitive habitats exceeding critical loads for acidification and eutrophication measured as (i) acidity and (ii) nutrient nitrogen</p> <p>(e) Levels of ground level ozone</p>	<p>Number of developments within 1 km of motorway / trunk road junctions</p> <p>Number of developments sited so as to reduce the need to travel (proximity to services and facilities)</p> <p>Number of developments supported by high-quality inter-settlement bus, train or other public transport routes</p> <p>Number of developments in areas of poor air quality</p> <p>Number of developments likely to contribute to increased levels of UK national Air quality pollutants (other than transport)</p>	<p>Environmental Health Department – Carmarthenshire County Council. https://datamap.gov.wales/layers/inspire-nrw:NRW_UWWTD_Sensitive_Areas_Eutrophic https://datamap.gov.wales/layers/inspire-nrw:NRW_UWWTD_Sensitive_Areas_Nitrates https://datamap.gov.wales/layers/groups/inspire-nrw:ComplianceAssessmentOfWellsAndRiverSacsAgainstPhosphorusTargets https://www.gov.uk/government/statistics/air-quality-statistics/concentrations-of-ozone</p>	<p>(a.) There remains three AQMAs for NO₂, one in Llandeilo (designated in 2011), Carmarthen, and Llanelli (both designated in August 2016). This updated position will be reflected in the Plan review and there is ongoing liaison with the Environmental Health Dept in this regard.</p> <p>b) We have not had any exceedances of the Air Quality Objectives in Llandeilo since 2018. In 2022, there were no reported exceedances of the annual Air Quality Objectives in Llandeilo, although five monitoring sites had reported a monthly results above 40µg/m³. Adverse weather conditions can influence these results. Overall, we have observed a small improvement in 2022 compared to 2021, although some sites have also seen minor discernible increases. The winter of early 2023 has reported reduced levels of NO₂ compared to early 2021. We also continue to observe an overall downward trend over the last five years, with figures much lower than that reported in the pre-covid years.</p> <p>(c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) The links shown within the adjacent column provide a high-level appraisal and any implications will be considered as part of any review into the Plan.</p> <p>(e) On a UK level, the links shown within the adjacent column provide a high-level appraisal and any implications will be considered as part of any review into the Plan.</p>

4 - Climatic Factors	<p>4-1 To reduce the emission of greenhouse gases 4-2 To minimise the vulnerability of Carmarthenshire to the effects of climate change through making space for water, coastal retreat and shifting habitat distribution patterns 4-3 To encourage all new developments to be climate resilient 4-4 To encourage energy conservation and higher energy efficiency 4-5 To minimise energy consumption and promote renewable energy sources</p>	<p>(a) Annual emissions of greenhouse gases (by sector) (b) Carmarthenshire’s domestic energy consumption (c) Proportion of alternatively fuelled vehicles in the county (d) Percentage of companies with a Level 5 Standard Green Dragon EMS (e) Proportion of transport network able to cope with the predicted temperature increases associated with climate changes (f) Number of sites being used to assist in climate mitigation and adaptation, e.g. soft flood defences (g) Number of homes applying for planning permission for microgeneration (h) Homes installing microrenewables (i) Average Standard Assessment Procedure energy rating of housing (j) Number of town/community based carbon reduction projects</p>	<p>Number of developments that respect existing natural habitats and green corridors No. planning applications for renewable micro-renewables and successful installations Average SAP rating of housing No of town/community based carbon reduction projects Number of installed megawatts of renewable energy capacity in Carmarthenshire Number of wind turbines % developments with Sustainable Urban Drainage Systems (SUDS) Percentage of housing stock meeting particular CfSH and BREEAM standards Percentage of offices, retail and industrial buildings meeting BREEAM standards Number of new developments built to achieve carbon neutrality</p>	<p>Local authority average domestic gas and electricity consumption per consumer - http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf http://gov.wales/topics/environmentcountryside/energy/renewable/low-carbon-baseline-survey/?lang=en</p>	<p>(a) Data only available up to 2016. The domestic sector saw a fall of 5.0% in carbon emissions between 2015 and 2016, however Industry and commercial and transport sector saw increases of 2.0% and 1.2% respectively. This led to an overall increase of CO2 emissions in Carmarthenshire of 1.5% to 1162.3 ktCO2. (b) Carmarthenshire Domestic Energy Consumption Gas 2013 is 13,119 Electricity 2013 is 3,815. Wales average is 13,029 and 3,736 respectively. (c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan (Solar panels in the majority of cases are PD). (h,i) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (j) The report shows Low carbon energy in Wales by local authority. There are 3,856 projects identified in Carmarthenshire out of a total of 51,503 nationally. Carmarthenshire hosts 3,856 low carbon energy generation projects harnessing solar, wind and other renewable energies to produce around 328GWh of green energy</p>
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5 - Water	<p>5-1 To ensure water quality of rivers, lakes, groundwater and coastal areas is improved and ensure that the hydromorphological quality of water bodies is maximised</p> <p>5-2 To protect and maintain water resources in the public supply chain and ensure enough water is available for the environment at all times of year</p> <p>5-3 To minimise diffuse pollution from urban and rural areas</p> <p>5-4 To increase water efficiency in new and refurbished developments</p> <p>5-5 To make space for water, and minimise flood risk</p>	<p>(a) Number of incidents of homes flooding by coastal, fluvial and drainage sources</p> <p>(b) The percentage of river lengths of good chemical or biological quality</p> <p>(c) Percentage of waters restored to Good Ecological Status</p> <p>(d) Number of substantiated water pollution incidents</p> <p>(e) Percentage of developments in Carmarthenshire with Sustainable Urban Drainage Systems (SUDS)</p> <p>(f) Number of properties with water meters</p> <p>(g) Area where there is an unsustainable abstraction from surface waters</p> <p>(h) Area where there is an unsustainable abstraction from groundwater</p> <p>(i) Proportion of transport network protected against future flood risk</p> <p>(j) Per capita consumption of water</p> <p>(k) Percentage of bathing waters which meet the EC mandatory standards</p> <p>(l) The number of beaches which meet the requirements of the Green Sea Partnership for both beach and water quality</p>	<p>Percentage of new development permitted in floodplains</p> <p>Number of developments built contrary to EA advice</p> <p>Households registered for flood warnings as a percentage of total number of households at risk of flooding</p> <p>Number of grey water recycling schemes</p>	<p>Carmarthenshire County Council – Leisure Services.</p>	<p>(a,b,c,) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>d) From the most recently reported dataset (April 2017), 13 substantiated incidents of water pollution have been reported in Carmarthenshire in 2017-18 period. This is a decrease from 17 incidents in 2016.</p> <p>(e) Information is unavailable on an annual basis. Reference should be made to the Plan’s monitoring framework in relation to sustainable drainage. Any implications will be considered as part of any review into the Plan.</p> <p>(f,g,h,i,j,) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>k) Annual monitoring is carried out on two bathing water sites in Carmarthenshire, Pendine and Pembrey. Both beaches continued to achieve ‘Excellent’ bathing water quality for 2022, when reviewed against Bathing Water Directive standards.</p> <p>(l) Cefn Sidan is tested and meets the requirements for the green sea partnership as it has the blue flag status. Pendine meets the requirements to be awarded the seaside award, which includes beach and water quality assessments.</p>
6 - Material Assets	<p>6-1 Minimise the use of finite resources and promote higher resource efficiency and the</p>	<p>(a) In 2009/10 Carmarthenshire should achieve at least 40% recycling/composting with a minimum of 15% composting and 15% recycling</p>	<p>Number of buildings meeting particular CfSH and BREEAM standards</p> <p>Percentage of new houses built on</p>	<p>Carmarthenshire County Council - Minerals and Waste</p> <p>https://myrecyclingwales.org.uk/local_authorities/carmarthenshire</p>	<p>(a) In 2021/22, Carmarthenshire achieved a 62% combined recycling. Total waste per person was 433kg per annum.</p> <p>(b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>

	<p>use of secondary and recycled materials 6-2 Promote the waste hierarchy of reduce, reuse and recycle 6-3 Encourage needs to be met locally 6-4 Promote the use of more sustainable resources 6-5 Improve the integration of different modes of transport 6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking)</p>	<p>(b) Waste arisings by sector (c) Waste arisings by disposal (d) Total (i) household waste and (ii) household waste recycled or composted per person per year (kg) (e) Proportion of construction and demolition waste that is re-used and recycled (f) Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) corner shop and/or supermarket, (ii) post office and (iii) doctor and/or hospital</p>	<p>previously developed land per year Proportion of aggregates used from secondary and recycled aggregates Location of jobs in proximity to residents Proportion of journeys on foot or by cycle</p>	<p>https://naturalresources.wales/evidence-and-data/research-and-reports/waste-reports/construction-and-demolition-waste-survey-2019/?lang=en</p>	<p>(d) Residual Household Waste Arising per person (kg), 2007/08 to 2014/15 in Carmarthenshire: 370, 290, 246, 224, 189, 159, 151 & 156. Most recent figures show that there is a total residual waste of 165kg per person (2021/22). (e) In 2012, the rate for South West Region was 67%. More recent survey between April 2021 and September 2021 indicated that 73% is now recycled (whole of Wales). (f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>																		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">7 - Soil</p>	<p>7-1 To avoid and reduce contamination of soils and promote the regeneration of contaminated land 7-2 To avoid loss of soils to non-permeable surfaces and minimise soil erosion 7-3 To reduce SO₂ and NO_x emissions and nitrate pollution from agriculture.</p>	<p>(a) Area of ALC Grade 1, 2 and 3 land in Carmarthenshire (b) Area of ALC Grade 4 and 5 land in Carmarthenshire (c) Number and extent of RIGS sites in Carmarthenshire (d) Exceedance of nitrogen and acid critical loads</p>	<p>Area of soil lost to impermeable surfaces Area of contaminated land remediated Area of proposed new development on greenfield sites Number of developments approved within or adjacent to RIGS sites</p>	<p>https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2</p>	<p>(a,b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. Predictive ALC mapping was updated in 2019, Carmarthenshire (excluding BBNP) has is comprised of the following:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">ALC Grade</th> <th style="text-align: right;">Area (Ha)</th> </tr> </thead> <tbody> <tr> <td>Non-Agricultural</td> <td style="text-align: right;">35093.156</td> </tr> <tr> <td>1</td> <td style="text-align: right;">9.165</td> </tr> <tr> <td>2</td> <td style="text-align: right;">520.476</td> </tr> <tr> <td>4</td> <td style="text-align: right;">59270.802</td> </tr> <tr> <td>5</td> <td style="text-align: right;">21170.404</td> </tr> <tr> <td>3a</td> <td style="text-align: right;">17169.167</td> </tr> <tr> <td>3b</td> <td style="text-align: right;">75638.112</td> </tr> <tr> <td>Urban</td> <td style="text-align: right;">5549.273</td> </tr> </tbody> </table>	ALC Grade	Area (Ha)	Non-Agricultural	35093.156	1	9.165	2	520.476	4	59270.802	5	21170.404	3a	17169.167	3b	75638.112	Urban	5549.273
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					<p>(c) RIGs are considered within the provisions of EQ3 of the adopted LDP. No changes have occurred.</p> <p>(d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
8 - Cultural Heritage	<p>8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development/regeneration and support their enhancement</p> <p>8-2 To promote high quality design reflecting local character and distinctiveness</p>	<p>(a) Number of monuments/archaeological sites adversely affected by the plan proposals</p> <p>(b) Improvement/deterioration in the condition of monuments and historic buildings in the ownership of Carmarthenshire County Council</p> <p>(c) Percentage of land designated for a particular quality of amenity value - landscape or historic landscape</p>	<p>Number of designated sites on the 'buildings at risk' register which are at risk of harm from air pollution</p> <p>Number of Conservation Areas adversely affected by plan proposals</p> <p>Number of listed buildings adversely affected by plan proposals</p> <p>Number of historic parks and gardens adversely affected by plan proposals</p>		<p>(a,b,c) Reference should be made to the Plan's monitoring framework in relation to the historic environment / landscape and the natural environment. Any implications will be considered as part of any review into the Plan.</p>
9 - Landscape	<p>9-1 To protect and enhance landscape/townscape from negative effects of land use change</p> <p>9-2 To take sensitive locations into account when siting development and to promote high quality design</p> <p>9-3 To encourage appropriate future use of derelict land</p>	<p>(a) Hectares of land given over to development each year</p> <p>(b) The extent and quality of public open space</p> <p>(c) Number of park and green space management plans produced</p> <p>(d) The number of derelict sites regenerated</p> <p>(e) Area of Carmarthenshire designated as open access land</p> <p>(f) Area of derelict land returned to open space</p>	<p>Number of developments approved without landscape / townscape conditions</p> <p>Number of developments built contrary to CCW advice</p> <p>Number of development schemes accompanied by detailed townscape design</p>		<p>(a,c,d,f) Reference should be made to the Plan's monitoring framework. Any implications will be considered as part of any review into the Plan.</p> <p>(b, e) In relation to the extent and quality of open space, reference should be made to the monitoring framework of the LDP and the Carmarthenshire Standard of 2.4ha per population. It should also be noted that there is an intent to review the Authority's greenspace assessment.</p>

10 - Population	<p>10-1 Ensure suitable, affordable housing stock with access to education and employment facilities</p> <p>10-2 Promote the retention of younger people</p> <p>10-3 Encourage growth of the Welsh language and culture</p> <p>10-4 Promote inclusion of disadvantaged and minority groups into society</p>	<p>(a) Percentage of young people (i) remaining or (ii) returning to Carmarthenshire to live and work</p> <p>(b) Number of complaints about poor access to services and facilities</p> <p>(c) Number of complaints about highway (e.g. footpath) accessibility from disabled persons</p> <p>(d) Percentage of people in Carmarthenshire who are Welsh speakers (i) all aged 3 or over, and (ii) children aged 3 to 15</p> <p>(e) Population and population of working age (16 to 64)</p> <p>(f) Population age profile</p> <p>(g) Ethnic diversity</p>	<p>Number of accessibility complaints pertaining to new developments</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'.</p> <p>https://www.ons.gov.uk/visualisations/census/populationchange/W06000010/</p> <p>https://stats.wales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Persons-Employed/EmploymentRate-by-WelshLocalArea-Year-Gender</p>	<p>(a,b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) The latest Census data for 2021 indicates that Carmarthenshire is home to 72,838 Welsh speakers. This translates to 39.9% of the county's total population. This figure has decreased by 5,210 since the last Census in 2011, which translates to a percentage point decrease of 4.0. This is the largest percentage point decrease of all local authorities in Wales.</p> <p>I At the year ending in March 2022, 72.0% of Males and 67.2% of Females were employed.</p> <p>(f) There has been an increase of 18.9% in people aged 65 years and over, a decrease of 2.5% in people aged 15 to 64 years, and a decrease of 0.8% in children aged under 15 years.</p> <p>(g) Population year ending 31 Dec 2022 was 184,000. Of this, an estimated 2.1% are Black, Asian, and minority ethnic.</p>
11 - Health and Well-Being	<p>11-1 Create opportunities for people to live active, healthy lifestyles through planning activities</p> <p>11-2 Provide access to health and recreation facilities and services</p> <p>11-3 Encourage walking or cycling as alternative means of transportation</p> <p>11-4 Promote access to Wales' natural heritage</p>	<p>(a) Proportion of households not living within 300m of their nearest natural green space</p> <p>(b) Proportion of households within agreed walking/cycling distance of key health services</p> <p>(c) Life expectancy at birth for (i) men and (ii) women</p> <p>(d) Life expectancy and healthy life expectancy for (i) men and (ii) women</p> <p>(e) Death rates from (a) circulatory disease and (b) cancer (i) for people under 75 years</p> <p>(f) Prevalence of obesity in 2-10 year olds</p>	<p>Number of trips per person by transport mode (i) walking and cycling, (ii) private motor vehicles, and (iii) public transport and taxis</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) 10.56% of all residential homes are within a five-minute walk (300m) of an ANGS (equates to 9632 dwellings) Changes in open space assessment methodology prevent the comparability with previous Greenspace accessibility assessments.</p> <p>(b) 15% of residents work from home. 27% of residents travel less than 5km to work, 30% 10-30km and 4% over 60km. Nearly 75% of residents travel to work by car and only 8% on foot, and 1% by bike.</p> <p>(c,d,e) Life Expectancy is favourable at 78.5 for men and 82.6 for women. Just over the Welsh average of adults have mental health issues (28% compared to 26%) The population are less likely to smoke than the national average yet there are higher than average incidence of smoking related diseases. The population are more likely to be overweight or obese than the average Welsh person they are also more likely to participate in exercise and eat healthily. The population is less likely to binge drink than the average for Wales. The County shows rates of cancer similar to the Welsh average.</p> <p>(f) The County is the third worst in Wales for levels of childhood obesity at 30.7%, almost 5 percentage points higher than the Welsh average of 26.2%.</p>

		(g) How children get to school (i) walking and cycling, (ii) private motor vehicles and (iii) public transport and taxis			(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.
12 - Education and Skills	<p>12-1 Provide accessible educational and training facilities which meet the future needs of the area</p> <p>12-2 Increase levels of literacy (in English and Welsh) and numeracy</p> <p>12-3 Promote lifelong learning</p>	<p>(a) Percentage of people aged 19-21 with at least an NVQ level 2 qualification or equivalent</p> <p>(b) Percentage of adults engaged in adult education activities</p> <p>(c) Level of literacy in adult population</p> <p>(d) Level of numeracy in adult population</p> <p>(e) Number of adults completing courses at adult education centres in Carmarthenshire</p>	<p>Proportion of people aged 16-74 within 30, 60 and 90 minute travel time thresholds of education /further education facilities by (i) public transport and (ii) car</p> <p>Percentage of schools which are over-capacity</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) Educational Achievement is relatively high with 61.1% attaining 5 GCSEs (compared to 57.9% nationally).</p> <p>(b) The proportion of 18-24 year olds who are NEET (Not in Education, Employment or Training) is higher than the Welsh average (12.2% compared to 10.7% nationally).</p> <p>(c,d,e) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
13 - Economy	<p>13-1 To promote sustainable economic growth</p> <p>13-2 To provide good quality employment opportunities for all sections of the population</p> <p>13-3 To promote sustainable businesses in Wales</p>	<p>(a) Number of companies in Carmarthenshire with a Green Dragon Environmental Management System</p> <p>(b) Gross Value Added (GVA) and GVA per head</p> <p>(c) Percentage of people of working age in work</p>	<p>Number of vacant businesses in town and local centres</p> <p>Number of new retail and other commercial developments approved</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(b) See ISA1 (c)</p> <p>(c) The County has high levels of employment; 69% people of working age are employed. A very small proportion of residents claim unemployment benefit or class themselves as unemployed. Average weekly wage is £365 compared to a Welsh national average of £539. However there is considerable variation across the community areas. There is a gap in employment for those with long term health issues who have less than average outcomes.</p>

		<p>(d) Percentage of (i) children and (ii) all working age people living in workless households</p> <p>(e) Investment relative to GDP (i) total investment and (ii) social investment</p> <p>(f) Diversity of economic sectors represented</p>			<p>(d) See ISA1 (d)</p> <p>(e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
14 - Social Fabric	<p>14-1 Improve safety and security for people and property</p> <p>14-2 Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions</p> <p>14-3 Promote the delivery of affordable housing</p> <p>14-4 Improve accessibility to services, particularly for disadvantaged sections of society.</p>	<p>(a) Ratio of average house pricing to average earnings</p> <p>(b) Percentage component of IMD scores by LSOA for the Access and Employment domains</p> <p>(c) Percentage of unfit dwellings</p> <p>(d) Homes below the decent homes standard for (i) social sector homes and (ii) vulnerable households in the private sector</p> <p>(e) Number of rough sleepers</p> <p>(f) Recorded crime figures of (i) theft of or from vehicles, (ii) burglary in dwellings and (iii) violent crime</p> <p>(g) Index of multiple deprivation</p>	<p>Proportion of affordable homes as a percentage of new homes delivered</p> <p>Access to GP or primary care professional</p> <p>Access for disabled people</p> <p>Access in rural areas</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p> <p>https://wimd.gov.wales/geography/la/W06000010?lang=en#&min=0&max=10&domain=overall</p>	<p>(a,b,c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan</p> <p>(g) The Welsh Index of Multiple Deprivation shows that of the 0-10% most deprived LSOAs in Wales within the overall domain, 5 are within the Carmarthenshire (which accounts for 4.5% of Low Super Output Areas within Local Authority and 0.3% of those in Wales).</p>

Appendix 1 – Well-being Objectives/Goals Compatibility Analysis

A1. Overview

A1.1 This appendix undertakes an initial high level review of the Vision and Strategic Objectives of the Carmarthenshire Local Development Plan (Adopted 2014) against the National and Local Well Being goals/objectives that have flowed out of the Well-being of Future Generations (Wales) Act 2015.

A1.2 It should be noted that an important component of demonstrating that the Carmarthenshire Local Development Plan (LDP) was sound in procedural terms was its synergy with the aspirations set out within the Carmarthenshire Community Strategy, and the subsequent Integrated Community Strategy.

A1.3 The LDP's Strategic Objectives were grouped under the appropriate 'thematic pillar' of the Community Strategy. As a result, it is considered that the building blocks are already in place in terms of the LDP's role in spatially expressing the ambitions and aspirations of the County. However, the advent of the Well Being of Future Generations Act 2015 (The Act) and its expression at a County level will provide opportunities for refinement where necessary.

A1.4 According to Welsh Government guidance, the Act is about improving the social, economic, environmental and cultural well-being of Wales. It will make those listed public bodies think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach. Helping *“us create a Wales that we all want to live in, now and in the future”*.

A1.5 To make sure everyone is working towards the same vision, the Act puts in place seven well-being goals as outlined within section 4 of this appendix.

A2. The LDP Vision

A2.1 The Vision of the current adopted LDP aims to convey the kind of place which it is envisaged that Carmarthenshire should become by 2021. It provides a spatial perspective which gives the Plan purpose and direction in a way which ensures that it is capable of being delivered through the land use planning system.

CARMARTHENSHIRE 2021

Carmarthenshire will be a prosperous and sustainable County of contrasts. It will have distinctive rural, urban and coastal communities, a unique culture, a high quality environment and a vibrant and diverse economy.

The County will offer a high quality of life within safe, accessible and inclusive communities. Everyone will have access to good quality employment, a suitable mix of housing and to community and recreational facilities – all within a clean and green environment.

IN SPATIAL TERMS THE COUNTY WILL BE CHARACTERISED BY:

- Llanelli fulfilling its potential as a modern and vibrant service centre developing upon its waterfront location.
- Carmarthen continuing to thrive as a prosperous and strategically located service and administration centre retaining its distinctive county town character.
- The ongoing emergence of Ammanford/Cross Hands as a distinctive and diverse Western Valleys based growth area.
- Sustainable socially inclusive communities and efficient local economies centred upon the County's market towns and larger villages.
- Vibrant rural communities as living, working environments.
- A countryside that is valued and enjoyed by residents and visitors alike

A3. The LDP Strategic Objectives

A3.1 The 14 LDP Strategic Objectives (SO) elaborate upon the LDP Vision and focus on deliverability. They are grouped under the relevant Community Strategy pillars, and are as follows:

A BETTER PLACE: Environment – improving the world around us, today and for tomorrow.

SO1: To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County's communities by ensuring sympathetic, sustainable, and high quality standards of design.

SO2: To ensure that the principles of spatial sustainability are upheld by:

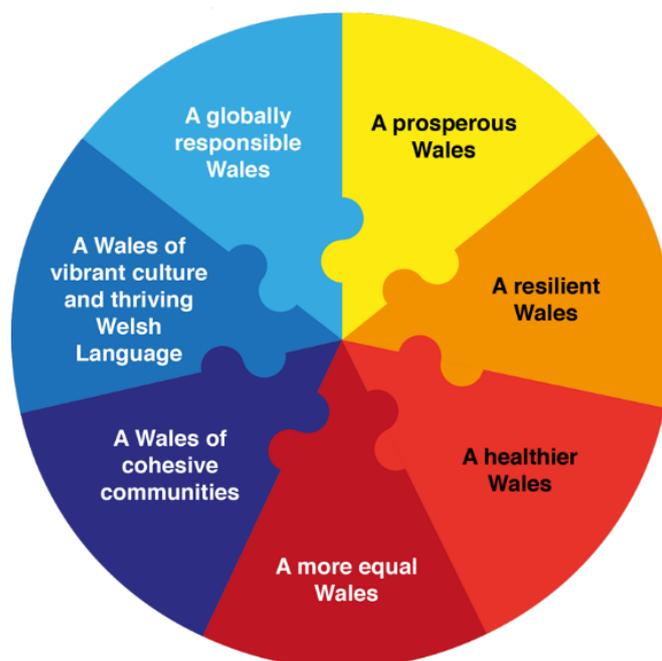
(a) enabling development in locations which minimise the need to travel and contribute towards sustainable communities and economies and respecting environmental limits, and

(b) to wherever possible encourage new development on previously developed land which has been suitably remediated.
SO3: To make provision for an appropriate mix of quality homes; access to which will be based around the principles of sustainable socio-economic development and equality of opportunities.
SO4: To ensure that the natural, built and historic environment is safeguarded and enhanced and that habitats and species are protected.
SO5: To make a significant contribution towards tackling the cause and adapting to the effect of climate change by promoting the efficient use and safeguarding of resources.
OPENING DOORS: Lifelong learning – helping everyone to achieve their potential, from childhood to old age.
SO6: To assist in widening and promoting education and skills training opportunities for all.
SO7: To assist in protecting and enhancing the Welsh Language and the County's unique cultural identity, assets and social fabric.
FEELING FINE: Health and wellbeing – tackling the causes of ill health by looking at life in the round.
SO8: To assist with widening and promoting opportunities to access community, leisure and recreational facilities as well as the countryside.
SO9: To ensure that the principles of equal opportunities and social inclusion are upheld by promoting access to a high quality and diverse mix of public services, healthcare, shops, leisure facilities and work opportunities.
INVESTMENT AND INNOVATION: Regeneration – building resources, creating opportunities and offering support.
SO10: To contribute to the delivery of an integrated and sustainable transport system that is accessible to all.
SO11: To encourage investment & innovation (both rural and urban) by: (a) making an adequate provision of land to meet identified need; and, (b) making provision for the business and employment developmental needs of indigenous /new employers, particularly in terms of hard & soft infrastructural requirements (including telecommunications/ICT); and, (c) making provision for the infrastructural requirements associated with the delivery of new homes particularly in terms of hard & soft infrastructural requirements (including foul and surface water); and, (d) adhering to the principles of sustainable development and social inclusion in terms of the location of new development.
SO12: To promote and develop sustainable & high quality <i>all year round</i> tourism related initiatives.
FEELING SECURE: Safer communities – offering security, tackling crime and fear of crime, helping us to look out for each other.
SO13: To assist with the development and management of safe and vibrant places & spaces across the County.
SO14: To assist with the delivery and management of mixed & sustainable communities by: (a) promoting safe, vibrant and socially interactive places; and, (b) promoting the utilisation of local services and produce whenever possible.

A4. The National Well-being Goals

A4.1 There are 7 national well-being goals (Figure 10) which show the kind of Wales we want to see. Together they provide a shared vision for public bodies to work towards. They are a set of goals and the Act makes it clear that public bodies must work to achieve all of the goals, not just one or two.

Figure 10: Well-being of Future Generations (Wales) Act 2015 - Well-being Goals

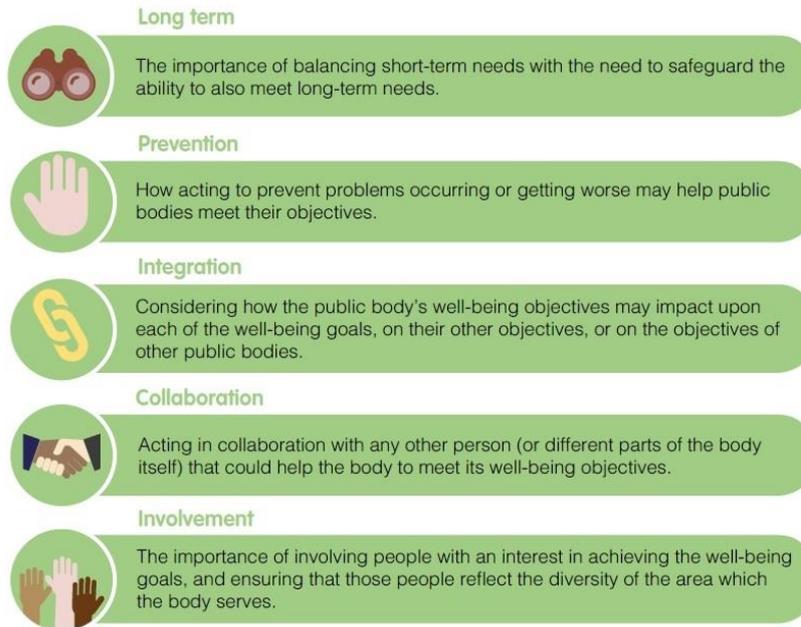


A4.2 The Act puts in place a ‘sustainable development principle’ which sets out how organisations should go about meeting their duty under the Act. There are 5 Ways of Working (See Figure 12) to guide the implementation of the sustainable development principle.

Figure 11: Sustainable Development Principle.

In this Act, any reference to a public body doing something “in accordance with the sustainable development principle” means that the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Figure 12: The 5 Ways of Working



A4.3 The seven well-being goals are set out below along with a description (as included within Welsh Government guidance).

Goal	Description of the goal
A prosperous Wales	An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
A resilient Wales	A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).
A healthier Wales	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
A more equal Wales	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).
A Wales of cohesive communities	Attractive, viable, safe and well-connected communities.
A Wales of vibrant culture and thriving Welsh language	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
A globally responsible Wales	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

A4.4 An analysis of the National Goals (NG), against the LDP Strategic Objectives (SO) is set out below.

LDP SO Commentary against the 7 National Goals (NG's)	
SO1	Reference is made to NG5 and its emphasis on attractive, viable and safe communities. It is therefore considered that this SO, with its particular focus on ensuring sympathetic, sustainable and high quality standards to NG1, remains broadly compatible with the national goals.
SO2	Reference is made to NG1 and its emphasis on recognising the limits of the global environment and therefore using resources efficiently and proportionately (including acting on climate change). It is therefore considered that this SO, with its particular focus on spatial sustainability, remains broadly compatible with the national goals.
SO3	Reference is made to NG5 and its emphasis on viable communities. It is therefore considered that this SO, with its particular focus on delivering an appropriate mix of quality homes, remains broadly compatible with the national goals.
SO4	Reference is made to NG2 and its emphasis on a biodiverse natural environment, together with NG6 and its emphasis on culture and heritage. It is therefore considered that this SO, with its particular focus on safeguarding and enhancing the natural, built and historic environment remains broadly compatible with the national goals.

- SO5 Reference is made to **NG7** and its emphasis on considering whether decisions can make a positive contribution to global well-being and the capacity to adapt to change (for example climate change). It is therefore considered that this SO, with its particular focus on tackling the cause and adapting to the effect of climate change remains broadly compatible with the national goals.
- SO6 Reference is made to **NG1** and its emphasis on developing a skilled and well-educated population. It is therefore considered that this SO, with its particular focus on widening and promoting education and skills training remains broadly compatible with the national goals.
- SO7 Reference is made to **NG6** and its emphasis on a society that promotes and protects culture, heritage and the Welsh Language. It is therefore considered that this SO with its particular focus on the Welsh language and the County's social fabric, remains broadly compatible with the national goals.
- SO8 Reference is made to **NG6** and its emphasis on encouraging people to participate in the arts and sports and recreation. Furthermore, **NG3** places an emphasis on a society in which people's physical and mental well-being is maximised. It is therefore considered that this SO with its particular focus on widening and promoting access to leisure facilities and the countryside remains broadly compatible with the national goals.
- SO9 Reference is made to **NG4** and its emphasis on a society that enables people to fulfil their potential no matter what their backgrounds or circumstances (including their social economic background and circumstances). It is therefore considered that this SO, with its particular focus on equal opportunities remains broadly compatible with the national goals.
- SO10 Reference is made to **NG5** and its emphasis on well-connected communities. It is therefore considered that this SO with its particular focus on an accessible, integrated and sustainable transport system remains broadly compatible with the national goals.
- SO11 Reference is made to **NG1** and its emphasis on an innovative, productive and low carbon society and on an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work. It is therefore considered that this SO, with its particular focus on encouraging investment and innovation (both rural and urban) remains broadly compatible with the national goals.
- SO12 Reference is made to **NG1** and its emphasis on an economy which generates wealth and provides employment opportunities. It is therefore considered that this SO with its particular focus on the promotion of a sustainable and high quality visitor economy remains broadly compatible with the national goals.
- SO13 Reference is made to **NG5** and its emphasis on attractive, viable, safe and well-connected communities. It is therefore considered that this SO with its particular focus on safety and vibrancy, remains broadly compatible with the national goals.
- SO14 Reference is made to **NG5** and its emphasis on attractive, viable, safe and well-connected communities. It is therefore considered that this SO, with its particular focus on safety and vibrancy, remains broadly compatible with the national goals.

A5. Carmarthenshire Well-being Objectives

A5.1 The corporate strategy which sets out the direction for the local authority over the next five years has been updated since the previous AMR. The latest well-being objectives are focused on:

- 1. Enabling our children and young people to have the best possible start in life (Start Well)**
- 2. Enabling our residents to live and age well (Live & Age Well)**
- 3. Enabling our communities and environment to be healthy, safe, and prosperous (Prosperous Communities)**
- 4. To further modernise and develop as a resilient and efficient Council (Our Council)**

A5.2 There remains a strong degree of alignment between the LDP and the Council Well-being Objectives. The LDP also reflects those goals that seek to promote accessible and well-connected communities. It is noted that the LDP seeks to direct the majority of growth to those settlements that have key services and are located on key transport routes. There is also a clear link between environmental goals and the LDP. This demonstrates the LDP's awareness of the importance of safeguarding the County's key assets as part of its regulatory role.

A5.3 In noting that the LDP is essentially a land use Plan, there may be scope for a greater acknowledgement of demographic issues (e.g., early ages, an older population and poverty). Developing an understanding of whether such issues are particularly pronounced spatially could allow for planning policy interventions as and where appropriate.

A5.4 There is an established collaboration between the Council's Planning Policy Team and Community Planning/Corporate Policy Team. It is considered that this will continue to provide opportunities for iterative and meaningful engagement moving forward.

A5.5 The LDP will continue to provide a key delivery mechanism for the thematic and service priorities as set out within each wellbeing objective. It provides a spatial instrument to deliver the cabinets visions for Carmarthenshire by providing a locally distinctive means of shaping the future use of land within the County. As such, the LDP takes account of the County's unique characteristics and qualities, and it places an on sustainable development as a central principle.

A5.6 Reference is also made to the requirement for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) and Habitats Regulations Assessment , both of which were prepared alongside the LDP. These help to collectively ensure that the LDP addresses sustainability concerns and fulfil its legal obligations with regard to social, economic, and environmental pressures.

Appendix 2: Housing Trajectory

Housing Trajectory: Part 1 - Allocated Sites

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
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Ammanford

Former Betws Colliery	D/004/27 GA3/h9	0	0	66	0	0	0	0	0	0	66	E/26501
Land adj Penygroes Road, Blaenau	D/004/26 GA3/h33	0	2	16	0	0	0	0	0	0	16	GW/02616
Land at rear of 16-20 & 24-30 Betws Road	D/004/37 GA3/h12	0	9	8	0	0	4	4	0	0	0	E/19261
Land off Colonel Road, Betws	D/004/40 GA3/h15	0	0	5	0	0	0	0	0	0	5	E/25557
Land opposite Plough & Harrow, Betws Road	D/004/10 GA3/h14	0	0	9	0	0	0	0	0	0	9	E/25047
Lon Ger y Coed, Wernoleu Road	D/004/23 GA3/h8	0	0	14	0	0	0	0	0	0	14	E/19753
N. of Church Street (enclosures 9277, 0176)	D/004/18 GA3/h4	0	0	27	0	0	0	0	0	0	27	12469
Viji Garage, High Street	D/004/36 GA3/h7	0	0	20	0	0	0	0	0	0	20	E/13193

Total Ammanford

0 11 165 0 0 4 4 0 0 157

Brechfa

Adj Maesygroes	C/016/02 SC42/h1	0	0	20	0	0	0	0	0	0	20	-
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Total Brechfa

0 0 20 0 0 0 0 0 0 20

Brynamman

Adj Cwm Nant Moel	D/021/01 T3/9/h4	0	0	65	0	0	0	0	0	5	60	E/17076
Land adjacent 53 Station Road	D/021/11 T3/9/h1	0	0	22	0	0	0	0	0	0	22	-
Mountain Road, Pt Encl 7868	D/021/03 T3/9/h3	0	2	7	0	0	0	0	0	0	7	15545/89
Rear of 111-115 Cwmgarw Road	D/021/09 T3/9/h5	0	2	7	0	0	0	0	0	0	7	E/10965

Total Brynamman

0 4 101 0 0 0 0 0 0 5 96

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Former BT Exchange Building, Spilman Street	C/002/33 GA1/h6	0	0	14	0	0	0	0	0	0	14	W/10681
Former Coach Depot, Abergwili	C/002/41 GA1/h14	0	0	9	0	0	0	0	0	0	9	W/31716
Former Health Authority Buildings, Penlan Road	C/002/35 GA1/h8	0	8	8	0	0	8	0	0	0	0	W/16843
Parc-y-Delyn	C/002/18 GA1/h10	0	0	35	0	0	0	0	0	0	35	TMT/0408
Penymorfa	C/002/30 GA1/h1	0	0	180	0	0	0	0	0	0	180	-

Total Carmarthen		0	8	266	0	0	8	0	0	0	258	
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Carmel

Adjacent Erwlas and Erwlon	D/028/01 SC34/h1	0	4	10	0	0	0	0	0	0	10	-
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Total Carmel		0	4	10	0	0	0	0	0	0	10	
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Cross Hands

53 Carmarthen Road	L/037/03 GA3/h59	0	0	68	0	0	0	0	0	0	68	S/02281
Adj Cefneithin Road	C/037/02 GA3/h44	0	0	25	0	0	0	0	0	0	25	-
Land to the rear of Gwernllwyn	C/037/03 GA3/h60	0	30	29	0	0	0	0	0	0	29	W/29164

Total Cross Hands		0	30	122	0	0	0	0	0	0	122	
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Cwmann

Heol Hathren	C/041/06 SC23/h2	0	0	12	0	0	0	0	0	0	12	-
Rear of Post Office	C/041/05 SC23/h5	0	20	20	0	0	0	0	0	0	20	W/32329

Total Cwmann		0	20	32	0	0	0	0	0	0	32	
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Cwmffrwd

Adjacent to Ffrwdwen	C/047/01 SC18/h4	0	23	23	0	0	6	6	6	5	0	-
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
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Total Cwmffrwd		0	23	23	0	0	6	6	6	5	0	
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Cwmgwili

Phase 2 land at Heathfield Industrial Estate	D/048/03 w/f	0	16	16	0	0	0	0	0	0	16	E/27439
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Total Cwmgwili		0	16	16	0	0	0	0	0	0	16	
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Cwmifor

Opp. Village Hall	D/050/01 SC30/h1	0	8	25	0	0	0	0	0	0	25	E/16584
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Total Cwmifor		0	8	25	0	0	0	0	0	0	25	
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Cwrt Henri

Land adjacent Glasfryn Court	D/052/01 SC31/h1	0	16	16	0	0	0	0	0	0	16	-
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Total Cwrt Henri		0	16	16	0	0	0	0	0	0	16	
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Cynghordy

Adj Bronhaul	D/053/01 SC28/h1	0	1	22	0	0	0	0	0	0	22	E/08044
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Land at Bronhaul	D/053/02 w/f	0	7	7	0	0	0	0	3	4	0	E/30512
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Total Cynghordy		0	8	29	0	0	0	0	3	4	22	
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Cynheidre

Adj Ael y Bryn	L/054/03 w/f	0	8	8	0	0	0	0	0	0	8	S/28271
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Total Cynheidre		0	8	8	0	0	0	0	0	0	8	
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Drefach

Nantydderwen	C/058/06 GA3/h53	0	33	33	0	0	0	0	0	0	33	-
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Total Drefach		0	33	33	0	0	0	0	0	0	33	
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Drefach Felindre

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Land adj. Aweldeg	C/060/03 SC1/h2	0	0	30	0	0	0	0	0	0	30	0
Parc Puw	C/060/01 SC1/h1	0	12	12	0	0	0	0	0	6	6	-
Total Drefach Felindre		0	12	42	0	0	0	0	0	6	36	

Five Roads

Adjacent Little Croft	L/071/05 SC37/h3	0	25	25	0	0	0	5	10	10	0	0
Total Five Roads		0	25	25	0	0	0	5	10	10	0	

Foelgastell

Rear of Clos y Gorlan	C/072/04 SC34/h4	0	0	14	0	0	0	0	0	0	14	-
Total Foelgastell		0	0	14	0	0	0	0	0	0	14	

Glanaman/Garnant

Cowell Road (Clos Bryn Cam)	D/074/14 T3/8/h12	0	1	5	0	0	0	0	0	0	5	E/15821
Glan yr Afon Farm	D/074/05 T3/8/h4	0	0	35	0	0	0	0	0	0	35	AM/02770
Glyn Dreiniog Market Garden	D/074/02 T3/8/h5	0	2	11	0	0	0	0	0		11	E/07156
Land adjacent Parc Bryn Rhos	D/074/03 T3/8/h3	0	0	70	0	0	0	0	0	0	70	E/22574
Land off Bishop Road	D/074/12 T3/8/h9	0	4	22	0	0	0	0	0	0	22	E/15553
Land off Llwynceilyn Road	D/074/11 T3/8/h1	0	0	28	0	0	0	0	0	0	28	E/21000
Land rear of Day Centre	D/074/18 T3/8/h11	0	0	5	0	0	0	0	0	0	5	0
Raven Garage, Cwmamman Road	D/074/15 T3/8/h10	0	0	5	0	0	0	0	0	0	5	E/16670
Total Glanaman/Garnant		0	7	181	0	0	0	0	0	0	181	

Hendy

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Adjacent Clos y Wern	L/080/09 T3/7/h2	0	0	5	0	0	2	3	0	0	0	PL/02016
Fforest Garage	L/080/08 T3/7/h7	0	0	17	0	0	0	0	0	0	17	S/17720
Total Hendy		0	0	22	0	0	2	3	0	0	17	

Kidwelly

Butter Factory & Coal Yard, Station Road (Llys y Foryd)	L/085/11 T3/3/h6	0	3	3	0	0	0	3	0	0	0	S/13372
Land between Parc Pendre and Stockwell Forge	L/085/10 T3/3/h4	0	51	51	0	0	0	0	0	0	51	S/14663
Total Kidwelly		0	54	54	0	0	0	3	0	0	51	

Llanarthne

Golwg y Twr	C/087/02 SC31/h3	0	0	10	0	0	0	0	0	0	10	-
Total Llanarthne		0	0	10	0	0	0	0	0	0	10	

Llanboidy

Land rear of Ysgol Bro Brynach	C/088/02 SC3/h1	0	0	20	0	0	0	0	0	0	20	0
Total Llanboidy		0	0	20	0	0	0	0	0	0	20	

Llanddarog

Is-y-Llan	C/089/02 SC33/h2	0	6	6	0	0	0	0	6	0	0	-
Total Llanddarog		0	6	6	0	0	0	0	6	0	0	

Llandeilo

Caeglas, Ffairfach	D/091/07 T2/2/h5	0	0	25	0	0	0	0	0	0	25	-
Land at Thomas Terrace	D/091/08 T2/2/h4	0	5	5	0	0	0	0	0	0	5	E/16925
Land north of Pantglas	D/091/13 T2/2/h3	0	4	6	0	0	2	2	2	0	0	E/37499

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Land opposite Pantglas	D/091/12 T2/2/h2	0	0	6	0	0	0	0	0	0	6	0
Llandeilo Northern Quarter (Allocation)	D/091/01 T2/2/h1	0	215	215	0	0	0	0	10	10	195	14708/88
Total Llandeilo		0	224	257	0	0	2	2	12	10	231	

Llandovery

New Road	D/092/07 T2/3/h2	0	0	6	0	0	0	0	0	0	6	-
Total Llandovery		0	0	6	0	0	0	0	0	0	6	

Llandybie

Land north of Maesypiode	D/093/10 GA3/h32	0	42	42	0	0	0	0	0	0	42	-
Total Llandybie		0	42	42	0	0	0	0	0	0	42	

Llanelli

Adjacent 73 Parc Gitto, Llwynhendy	L/001/127 w/f	0	10	10	0	0	0	5	5	0	0	S/32678
Beech Grove, Pwll	L/001/101 GA2/h1	0	10	10	0	0	0	0	5	5	0	0
Brynoch West, Dafen	L/001/112 GA2/h32	0	0	15	0	0	0	0	0	0	15	0
Brynmefys, Furnace	L/001/117 GA2/h55	0	70	54	0	0	0	27	27	0	0	0
Dafen East Gateway	L/001/109 GA2/h27	0	150	150	0	0	0	0	30	30	90	0
Former DRAKA site, Copperworks Road	L/001/121 GA2/MU2	0	0	75	0	0	0	0	0	0	75	0
Former Garage, Marsh Street	L/001/104 GA2/h9	0	0	19	0	0	0	0	0	0	19	S/14791
Genwen, Bryn (Allocations)	L/001/011 GA2/h45 (part	0	20	35	0	0	0	0	15	20	0	-
Heol Goffa, Dimpath	L/001/102 GA2/h8	0	0	30	0	0	0	0	0	0	30	0
Land at Harddfafan, Bryn	L/001/125 GA2/h48 (part	0	6	6	0	0	0	6	0	0	0	S/33659

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Land at Nightingale Court, Coedcae	L/001/107 GA2/h19	0	0	50	0	0	0	0	0	0	50	0
Land at Penallt, Stebonheath	L/001/106 GA2/h18	0	0	60	0	0	0	0	0	0	60	0
Land at Pentrepoeth (Adj. Parcbrymawr)	L/001/027 GA2/h24	0	0	100	0	0	0	0	0	0	100	-
Llys y Bryn, Penceiliogi	L/001/119 GA2/h56	0	0	145	0	0	0	0	0	0	145	0
Opposite Playing Field, Llanerch SA15 3EJ	L/001/108 GA2/h23	0	0	12	0	0	0	0	0	0	12	0
Parc Gitto/Llwynhendy Road	L/001/042 GA2/h37	0	0	30	0	0	0	0	0	0	30	-
Penllwynrhodyn Road West, Llwynhendy	L/001/115 GA2/h39	0	0	11	0	0	0	0	0	0	11	0
Rear of 60 Coedcae Road	L/001/083 GA2/h17	0	0	5	0	0	0	0	0	0	5	S/17394
Southern Unit, AVON Inflatables, Dafen	L/001/110 GA2/h29	0	0	20	0	0	0	0	0	0	20	0
The Avenue, Morfa	L/001/040 GA2/h13	0	60	35	0	0	0	0	15	15	5	D5/13944
Trostre Gateway	L/001/122 GA2/MU4	0	0	70	0	0	0	0	0	0	70	0
Ynys Las, CefnCaean	L/001/118 GA2/h41	0	45	45	0	0	0	0	20	25	0	PL/01196

Total Llanelli		0	371	987	0	0	0	38	117	95	737	
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Llanfihangel-ar-Arth

Adj yr Hendre	C/098/01 SC20/h1	0	7	8	0	0	0	0	0	2	6	-
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Total Llanfihangel-ar-Arth		0	7	8	0	0	0	0	0	2	6	
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Llangadog

Adj Rhyd y Fro / Land opposite Llangadog CP School	D/100/03a 3/10/h1 (part)	0	16	16	0	0	0	4	4	4	4	-
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Total Llangadog		0	16	16	0	0	0	4	4	4	4	
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Llangendeirne

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Trem y Ddol	C/133/06 T2/4/h1	0	17	17	0	0	0	0	0	0	17	W/18258

Total Newcastle Emlyn		0	37	77	0	0	0	0	4	4	69	
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Pembrey

Former Speedway Garage	L/135/01 T2/1/h1	0	0	30	0	0	0	0	0	0	30	S/02112
Lando Road	L/135/04 T2/1/h10	0	0	20	0	0	0	0	0	0	20	0

Total Pembrey		0	0	50	0	0	0	0	0	0	50	
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Pencader

Bro'r Hen Wr	C/137/02 SC20/h4	0	7	7	0	0	0	0	0	0	7	W/05576
North of Maes Cader	C/137/07 SC20/h5	0	0	37	0	0	0	0	0	0	37	0

Total Pencader		0	7	44	0	0	0	0	0	0	44	
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Pentrecwrt

Land adj Brynywawr	C/143/03 SC2/h2	0	14	14	0	0	0	0	2	2	10	0
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Total Pentrecwrt		0	14	14	0	0	0	0	2	2	10	
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Penygroes/Gorsddu

Clos y Cwm, Adj Penybont Farm	D/146/08 GA3/h37	0	0	5	0	0	0	0	0	0	5	E/18054
Land adjacent Pant y Blodau	D/146/03 GA3/h35	0	79	79	0	0	0	20	20	20	19	E/29910

Total Penygroes/Gorsddu		0	79	84	0	0	0	20	20	20	24	
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Ponthenri

Incline Inn	L/152/03 T3/5/h10	0	0	7	0	0	0	0	0	0	7	S/18914
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Total Ponthenri		0	0	7	0	0	0	0	0	0	7	
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Pontwelly

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Adj Crug yr Wyn	C/153/01 SC21/h2	0	21	19	0	0	0	0	0	0	19	W/22053

Total Pontwelly		0	21	19	0	0	0	0	0	0	19	
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Pontyates

Cae Canfas	L/154/03 T3/5/h7	0	8	8	0	0	0	0	2	2	4	0
Cae Pontbren	L/154/01 T3/5/h6	0	0	16	0	0	0	0	8	8	0	S/3107, S/

Total Pontyates		0	8	24	0	0	0	0	10	10	4	
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Pontyates and Meinciau

Adjacent 1 Heol Glyndwr	C/154/06 T3/5/h4	0	9	9	0	0	0	0	3	3	3	0
Land at Heol Glan Gwendraeth	C/154/07 T3/5/h5	0	3	8	0	0	0	0	0	0	8	0
Parc Mansant	C/154/02 T3/5/h2	0	0	12	0	0	0	0	0	0	12	GW/05129

Total Pontyates and Meinciau		0	12	29	0	0	0	0	3	3	23	
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Pontyberem

Adj 39 Heol y Felin	L/155/06 T3/6/h3	0	0	6	0	0	0	0	0	0	6	S/08853
Coalbrook Tip	L/155/11 T3/6/h4	0	0	20	0	0	0	0	0	0	20	-
Land adj Llwynpiod, Bancffosfelen	L/155/12 T3/6/h2	0	3	40	0	0	0	0	0	0	40	0
Land off Ashgrove	L/155/13 T3/6/h5	0	0	6	0	0	0	0	0	0	6	0
Land off Heol Llannon	L/155/14 T3/6/h6	0	55	55	0	0	0	0	10	10	35	0

Total Pontyberem		0	58	127	0	0	0	0	10	10	107	
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Porthyrhyd

Rear of Ysgoldy Bethlehem	C/157/04 SC33/h3	0	0	27	0	0	0	0	15	12	0	0
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
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Total Porthyrhyd		0	0	27	0	0	0	0	15	12	0	
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Red Roses

Land adjacent Avola Farm	C/159/02 SC14/h1	0	0	8	0	0	0	0	0	0	8	-
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Total Red Roses		0	0	8	0	0	0	0	0	0	8	
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Rhydargaeau

Opposite Bryn Bedw	C/164/01 SC19/h4	0	7	7	0	0	0	2	3	2	0	PL/00832
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Total Rhydargaeau		0	7	7	0	0	0	2	3	2	0	
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Saron

Land adjacent Arwynfa	C/167/05 SC2/h4	0	35	35	0	0	0	0	0	5	30	0
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Total Saron		0	35	35	0	0	0	0	0	5	30	
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St Clears/Pwll Trap

Adjacent Britannia Terrace	C/170/07 T2/5/h4	0	60	50	0	0	0	0	25	25	0	W/21675
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Adjacent Brynheulog	C/170/08 T2/5/h5	0	40	40	0	0	0	0	0	0	40	W/38462
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Adjacent to Gardde Fields	C/170/11 T2/5/h6	0	8	7	0	0	0	2	2	2	1	PL/00736
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Total St Clears/Pwll Trap		0	108	97	0	0	0	2	27	27	41	
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Talley

Adj Dyffryn Glas	D/172/02 SC25/h5	0	0	8	0	0	0	0	0	0	8	-
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Land at Edwinsford Arms	D/172/03 SC25/h4	0	4	9	0	0	0	0	0	0	9	E/18376
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Total Talley		0	4	17	0	0	0	0	0	0	17	
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Trelech

Clos y Cynin	C/176/02a SC8/h1	0	12	8	0	0	0	0	4	4	0	W/25947
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Total Trelech		0	12	8	0	0	0	0	4	4	0	

Trimsaran

Adj 21 Heol Waun y Clun	L/177/06 T3/4/h4	0	0	20	0	0	0	0	0	0	20	D5/13952
Adj Filling Station, Bryncaerau	L/177/01 T3/4/h1	0	4	7	0	0	0	0	0	0	7	GW/2504
Land at Gwelfor	L/177/04 T3/4/h7	0	0	22	0	0	0	0	0	5	17	S/20834
North of Maes y Ffynnon	L/177/08 T3/4/h5	0	0	35	0	0	0	0	0	0	35	S/23068
Rear of Bryncaerau	L/177/10 T3/4/h2	0	0	11	0	0	0	0	0	0	11	S/17083
Total Trimsaran		0	4	95	0	0	0	0	0	5	90	

Trimsaran / Carway

Carway Farm	C/029/02 SC40/h1	0	0	6	0	0	0	0	0	0	6	W/15056
Total Trimsaran / Carway		0	0	6	0	0	0	0	0	0	6	

Tumble

62 Heol y Neuadd, Llys Rafaelston	L/178/01 GA3/h57	0	2	5	0	0	0	0	0	0	5	D5/14343
Rhydcerrig Estate, Cwmmawr	L/178/06 GA3/h54	0	0	10	0	0	0	0	5	5	0	-
Total Tumble		0	2	15	0	0	0	0	5	5	5	

Waungilwen

Waungilwen Road	C/181/01 SC1/h3	0	3	6	0	0	0	0	0	0	6	W/32248
Total Waungilwen		0	3	6	0	0	0	0	0	0	6	

Whitland

Land at Maesabaty	C/184/12 T2/6/h3	0	0	18	0	0	0	0	8	10	0	PL/02934
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Total Whitland		0	0	18	0	0	0	0	8	10	0	

Ystradowen

Adj Goedlan	D/185/02 SC35/h2	0	0	11	0	0	0	0	0	0	11	-
Land at New Road	D/185/03 SC35/h4	0	4	9	0	0	0	0	0	0	9	E/00497
Land off Pant y Brwyn	D/185/05 SC35/h3	0	5	5	0	0	2	3	0	0	0	E/29083

Total Ystradowen		0	9	25	0	0	2	3	0	0	20	
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Grand Total		0	1592	3846	0	0	29	123	347	332	3015	
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* w/f = windfall site

Housing Trajectory: Part 2 - Sites with Planning Permission

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
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Ammanford

Tirychen Farm	D/004/13 GA3/h17	0	289	289	0	0	0	10	20	20	239	E/21663
Total Ammanford		0	289	289	0	0	0	10	20	20	239	

Bronwydd

Land to rear of Swyn Aderyn (Formerly known as Land at P	C/019/04 SC18/h1	0	0	12	0	0	0	0	0	0	12	W/20622
Total Bronwydd		0	0	12	0	0	0	0	0	0	12	

Brynamman

Ardwyn Road	D/021/10 T3/9/h2	0	8	6	0	0	1	1	1	1	2	E/20564
Total Brynamman		0	8	6	0	0	1	1	1	1	2	

Burry Port

Burry Port Harbourside	L/003/23 w/f	0	134	134	0	0	0	0	52	52	30	S/30598
Gwdig Farm (Pen y Porth)	L/003/12 T2/1/h9	5	105	8	8	8	0	0	0	0	0	-
Site 4 Burry Port Harbour East	L/003/22 T2/1/MU1	0	0	20	0	0	0	0	0	0	20	S/30597
Total Burry Port		5	239	162	8	8	0	0	52	52	50	

Capel Dewi

Llwynddewi Road (Commitment)	C/023/01 SC32/h1	0	8	2	0	1	1	0	0	0	0	W/38104
Total Capel Dewi		0	8	2	0	1	1	0	0	0	0	

Carmarthen

40 Heol Spilman SA31 1LQ	C/002/53 w/f	0	8	8	0	8	0	0	0	0	0	W/38753
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
4-5 Quay Street, Carmarthen SA31 3JT	C/002/55 w/f	0	0	5	0	5	0	0	0	0	0	W/40752
5-8 Spilman Street	C/002/56 w/f	0	12	12	12	12	0	0	0	0	0	PL/03743
Adjacent Tyle Teg, Llysonnen Road, Llanllwch	C/002/48 w/f	0	7	2	0	2	0	0	0	0	0	W/36311
Castell Howell, Trevaughan SA31 3QN	C/002/54 w/f	0	0	7	0	0	0	3	4	0	0	W/37156
Former MAFF Depot	C/002/20 GA1/h15	0	14	14	0	0	0	7	7	0	0	W/04074
Land south of Pant Glas, Bronwydd Road	C/002/40 GA1/h12	0	13	13	0	0	0	3	5	5	0	W/31902
Mounthill	C/002/26 GA1/h3	0	79	3	2	3	0	0	0	0	0	W/20013
Penybont Farm, Llysonnen Road	C/002/06 GA1/h18	9	9	0	0	0	0	0	0	0	0	W/15157
Rear of Bronwydd Road South	rhiw babel GA1/h13	3	67	25	25	25	0	0	0	0	0	W/29578
Rhiw Babell	C/002/04 GA1/h4	0	2	9	0	4	5	0	0	0	0	PL/00876
Springfield Road	C/002/39 GA1/h11	0	29	29	0	0	0	9	10	10	0	W/35903
West Carmarthen	C/002/38 GA1/MU1	0	1100	886	0	0	20	42	105	99	620	W/30286

Total Carmarthen		12	1340	1013	39	59	25	64	131	114	620	
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Cross Hands

Adj Pantgwyn	L/037/05 GA3/h47	0	0	65	0	0	0	0	0	0	65	S/19241
Land adjacent to Maesyrfhaf	L/037/01 GA3/h46	0	9	9	0	0	4	5	0	0	0	S/01815
Land at Heol Cae Pownd (Maes y Parc)	L/037/06 GA3/MU1	22	262	72	11	25	25	22	0	0	0	PL/00984

Total Cross Hands		22	271	146	11	25	29	27	0	0	65	
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Cwmffrwd

Land at Maes Glasnant	C/047/05 SC18/h3	0	28	6	0	2	2	2	0	0		W/31450
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Total Five Roads		2	16	0	0	0	0	0	0	0	0	

Glanaman/Garnant

Garnant CP School, New School Road	D/074/08 T3/8/h6	2	12	1	1	1	0	0	0	0	0	E/38945
Glanamman CP School	D/074/17 T3/8/h14	0	19	7	0	0	3	4	0	0	0	E/24404
Land Adjacent 13 Bishop Road	D/074/13 T3/8/h8	0	8	6	6	6	0	0	0	0	0	E/16443
Land adjacent Clos Felen	D/074/07 w/f	0	7	7	0	0	0	2	3	2	0	E/31003
Total Glanaman/Garnant		2	46	21	7	7	3	6	3	2	0	

Glandy Cross

Land to the rear of Maesglas	C/075/02 SC4/h1	0	10	9	0	0	3	3	3	0		W/14604
Total Glandy Cross		0	10	9	0	0	3	3	3	0		

Gorslas

52 Penygroes Road	C/077/13 w/f	0	9	9	0	3	3	3	0	0	0	W/33124
R/O Maesyrcrug, Llandeilo Road	D/077/01 GA3/h42	0	0	7	0	0	0	3	4	0	0	E/11921
Total Gorslas		0	9	16	0	3	3	6	4	0	0	

Hendy

Coed y Bronallt	L/080/06 T3/7/h6	0	8	6	0	3	3	0	0	0	0	D5/16775
Land between Clayton Road and East of Bronallt Road	L/080/07 T3/7/h5	0	28	22	0	0	0	0	0	0	22	S/13659
Total Hendy		0	36	28	0	3	3	0	0	0	22	

Kidwelly

Land adj to Brodawel	L/085/09 T3/3/h5	0	9	9	0	0	4	5	0	0	0	S/25519
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Land adj to Stockwell Lane	L/085/06 T3/3/h3	0	95	95	0	0	0	15	20	20	40	-
Land at Former Dinas Yard	L/085/14 T3/3/h10	0	30	30	0	5	10	10	5	0	0	S/33973
Land opposite Parc Pendre	L/085/08 w/f	0	14	14	0	4	5	5	0	0	0	S/13109
Land to the rear of Park View Drive, Station Road	L/085/13 T3/3/h7	3	24	15	0	5	5	5	0	0	0	S/34146
Total Kidwelly		3	172	163	0	14	24	40	25	20	40	

Laugharne

Adj. Laugharne School	C/086/03 T3/1/h2	0	42	42	5	10	11	11	10	0	0	W/09082
Pludds Meadow	C/086/02 T3/1/h1	6	24	0	0	0	0	0	0	0	0	W/27727
Total Laugharne		6	66	42	5	10	11	11	10	0	0	

Llanddarog

Land Opposite Village Hall	C/089/01 SC33/h1	0	16	16	0	8	8	0	0	0	0	W/26987
Total Llanddarog		0	16	16	0	8	8	0	0	0	0	

Llandeilo

Cwrt y Felin, The Old Tannery	D/091/09 T2/2/h6	0	6	6	0	0	3	3	0	0	0	E/23332
Total Llandeilo		0	6	6	0	0	3	3	0	0	0	

Llandovery

Danycrug	D/092/05 T2/3/h1	0	61	61	0	0	0	10	10	10	31	E/16328
Total Llandovery		0	61	61	0	0	0	10	10	10	31	

Llandybie

Land off Kings Acre, Kings Road	D/093/07 GA3/h30	0	0	24	22	24	0	0	0	0	0	E/15577
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Land off Llys y Nant	D/093/06 GA3/h29	0	9	2	1	2	0	0	0	0	0	E/38552

Total Llandybie		0	9	26	23	26	0	0	0	0	0	
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Llanedi

16 Y Garreg Llwyd	L/095/02 SC36/h1	0	11	8	0	4	4	0	0	0	0	S/37922
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Total Llanedi		0	11	8	0	4	4	0	0	0	0	
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Llanelli

19 Llwynhendy Road	L/003/133 w/f	0	6	6	0	0	3	3	0	0	0	PL/02486
42 Stepney Street, Llanelli SA15 3TR	L/001/132 w/f	0	0	8	0	8	0	0	0	0	0	PL/02186
All Saints Church, Goring Road	L/001/126 w/f	0	0	9	0	0	0	9	0	0	0	S/32047
Calfarfa Chapel, Ann Street, Llanelli	L/001/131 w/f	0	8	8	0	0	8	0	0	0	0	S/37608
Cwm y Nant, Dafen	L/001/017 /h30 & h33 &	0	280	202	0	0	0	40	40	40	82	S/40692-
Former Glynderwen Factory, Llwynhendy Road	L/001/114 GA2/h38	0	13	13	0	4	5	4	0	0	0	PL/00179
Former NRW Laboratory, Pen-y-Fai Lane, Llanelli	L/001/129 w/f	1	10	13	10	13	0	0	0	0	0	S/36817
Genwen	L/001/023 /h46 & h45(p	0	240	20	10	20	0	0	0	0	0	S/15702
Land off Frondeg Terrace	L/001/006 GA2/h21	0	69	38	0	0	0	0	0	0	38	S/773
Maesarddafen Road / Erw Las, Llwynhendy	L/001/086 GA2/h35	0	300	300	0	0	0	30	30	34	206	S/34991
North Dock (inc Pontrilas)	L/001/088 GA2/MU7	0	335	335	0	0	0	20	20	20	275	S/18032
Pemberton Road, Pemberton	L/001/091 GA2/h34	0	0	9	0	0	4	5	0	0	0	S/18528
Penllwynrhodyn Road East, Llwynhendy	L/001/116 GA2/h40	0	0	25	0	0	0	4	0	0	21	PL/00151
Wellness & Life Science Village (Strategic Site), South Llanelli	L/001/105 GA2/h15	0	60	60	0	0	0	0	60	0	0	S/36948

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Total Llanpumsaint		0	8	6	1							

Llansteffan

Land rear of Maesgriffith	C/116/01 w/f	0	19	16	0	0	8	8	0	0	0	W/31230
Total Llansteffan		0	19	16	0	0	8	8	0	0	0	

Llanybri

Adj Parc y Delyn	C/118/01 SC16/h1	0	0	10	0	0	0	0	0	0	10	PL/00629
Total Llanybri		0	0	10	0	0	0	0	0	0	10	

Llanybydder

Bro Einon SA40 9SF	C/119/08 w/f	0	9	9	0	3	3	3	0	0	0	W/30639
Total Llanybydder		0	9	9	0	3	3	3	0	0	0	

Meidrim

Land off Drefach Road	C/124/02 SC11/h2	0	15	10	1	2	2	2	2	2	0	W/24473
Total Meidrim		0	15	10	1	2	2	2	2	2	0	

Milo

Former Nantygroes School	D/125/02 w/f	0	0	6	2	2	2	2	0	0	0	E/34580
Total Milo		0	0	6	2	2	2	2	0	0	0	

Mynyddygarreg

Gwenllian Court Hotel, Mynyddygarreg SA17 4LW	L/127/06 w/f	0	6	6	0	3	3	0	0	0	0	S/32708
Land opposite Parc y Garreg	L/127/05 SC17/h4	19	32	6	6	6	0	0	0	0	0	S/32362
Total Mynyddygarreg		19	38	12	6	9	3	0	0	0	0	

New Inn

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Blossom Inn	C/132/01 SC20/h3	1	8	10	1	1	3	3	3	0	0	PL/03368
Total New Inn		1	8	10	1	1	3	3	3	0	0	
Newcastle Emlyn												
Heol Dewi	C/133/05 T2/4/h2	1	20	3	1	3	0	0	0	0	0	TMT/0234
Total Newcastle Emlyn		1	20	3	1	3	0	0	0	0	0	
Pembrey												
Cwrt Farm / Awel y Mynydd	L/135/03 T2/1/h2	0	100	100	0	8	39	49	4	0	0	S/21597
Total Pembrey		0	100	100	0	8	39	49	4	0	0	
Pendine												
Hazeldene	C/139/06 w/f	0	0	9	0	0	4	5	0	0	0	W/22336
Land at Nieuport Farm	C/139/03 SC13/h1	0	10	5	0	0	2	3	0	0	0	W/07003
Land at Woodend	C/139/05 SC13/h3	1	28	22	4	5	5	5	5	2	0	CUDP
Ocean View	C/139/02 SC13/h2	0	5	3	1	1	1	1	0	0	0	W/27044
Total Pendine		1	43	39	5	6	12	14	5	2	0	
Peniel												
South of Pentre	C/140/03 SC18/h6	3	10	3	0	3	0	0	0	0	0	W/39679
Total Peniel		3	10	3	0	3	0	0	0	0	0	
Penygroes/Gorsddu												
Adj Clos y Cwm, Waterloo Road	D/146/01 GA3/h36	3	36	2	2	2	0	0	0	0	0	E/22764
Emlyn Brickworks	D/146/09 GA3/MU2	0	250	241	0	0	25	25	20	20	151	E/23534

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Land at rear of 10-12 Norton Road	D/146/14 w/f	0	0	6	0	0	3	3	0	0	0	E/30557
Land at Waterloo Road	D/146/06 GA3/h38	1	15	1	0	1	0	0	0	0	0	E/25854
Total Penygroes/Gorsddu		4	301	250	2	3	28	28	20	20	151	

Pontargothi

Land off A40, Pontargothi	D/150/01 SC32/h3	0	18	15	0	0	5	5	5	0	0	E/38060
Total Pontargothi		0	18	15	0	0	5	5	5	0	0	

Ponthenri

Land at Ty'n y Waun Farm	L/152/04 T3/5/h9	0	2	30	0	0	0	0	0	0	30	S/28766
Total Ponthenri		0	2	30	0	0	0	0	0	0	30	

Pontwelly

Cilgwyn Bach	C/153/03 SC21/h1	0	14	14	1	2	2	2	2	2	4	W/30682
Total Pontwelly		0	14	14	1	2	2	2	2	2	4	

Pontyates

8 Heol Llanelli, Pontyates SA15 5TU	L/154/04 w/f	0	6	6	0	0	0	3	3	0	0	S/30874
Land adj Tabernacle Chapel	L/154/05 w/f	0	11	11	0	0	0	2	2	2	5	S/28103
Land at Heol Llanelli, Danybanc Road	L/154/02 T3/5/h8	0	10	10	0	0	0	3	4	3	0	PL/00019
Total Pontyates		0	27	27	0	0	0	8	9	5	5	

Pontyates and Meinciau

Black Horse Inn	C/154/05 T3/5/h1	0	0	30	1	0	0	0	0	0	30	W/17123
Land to the rear of Brynderi	C/154/08 w/f	0	7	7	0	0	2	3	2	0	0	W/30638

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Lime Grove	C/154/03 w/f	0	20	20	0	0	5	5	5	5	0	W/28553

Total Pontyates and Meinciau		0	27	57	1	0	7	8	7	5	30	
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Pontyberem

Ffynon Fach, Bancffosfelen	L/155/10 w/f	2	23	0	0	0	0	0	0	0	0	S/23231
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Total Pontyberem		2	23	0								
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Rhydcymerau

Land at Dolau Isaf	D/165/01 SC25/h2	0	6	6	0	0	3	3	0	0	0	W/33314
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Total Rhydcymerau		0	6	6	0	0	3	3	0	0	0	
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Saron

Ger Tyddyn-y-Celyn, Hafod Hedd	C/167/03 SC2/h3	0	4	3	1	1	1	1	0	0	0	W/39037
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Total Saron		0	4	3	1	1	1	1	0	0	0	
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St Clears/Pwll Trap

Former Butter Factory	C/170/17 T2/5/MU1	45	45	0	0	0	0	0	0	0	0	W/34218
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Total St Clears/Pwll Trap		45	45	0								
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Talley

Adjacent Ffynnon Dawel	D/172/01 SC25/h3	2	8	5	0	1	2	2	0	0	0	E/28965
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Total Talley		2	8	5	0	1	2	2	0	0	0	
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Trelech

Land adjacent to Tower Hill	C/176/01 SC8/h2	0	3	3	0	0	1	0	0	0	2	W/38985
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Total Trelech		0	3	3	0	0	1	0	0	0	2	
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Trimsaran

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Land to the rear of Cae Linda	L/177/03 T3/4/h6 (part	0	45	41	1	2	2	2	2	2	31	S/21696
No. 20 Bryncaerau	L/177/11 T3/4/h3	0	0	1	0	1	0	0	0	0	0	S/23850
Total Trimsaran		0	45	42	1	3	2	2	2	2	31	

Trimsaran / Carway

Ffos Las	C/029/04 SC40/h3	0	480	141	0	41	50	50	0	0	0	PL/03790
Total Trimsaran / Carway		0	480	141	0	41	50	50	0	0	0	

Tumble

Central Garage	L/178/08 w/f	2	24	0	0	0	0	0	0	0	0	S/26485
Land at Factory site between No. 22 & 28 Bethesda Road	L/178/13 GA3/h56	0	30	50	0	0	0	10	10	10	20	S/24446
Total Tumble		2	54	50	0	0	0	10	10	10	20	

Tycroes

Land at Heol Ddu	L/180/12 GA3/h23	0	0	127	0	0	0	0	0	0	127	S/13960
Total Tycroes		0	0	127	0	0	0	0	0	0	127	

Waungilwen

Arwel	C/181/02 SC1/h5	0	7	7	0	2	3	2	0	0	0	W/18601
Opposite Springfield	C/181/06 SC1/h4	0	6	6	0	2	2	2	0	0	0	W/19978
Total Waungilwen		0	13	13	0	4	5	4	0	0	0	

Whitland

Adj Lon Hywel	C/184/02 T2/6/h1	0	32	32	0	0	0	5	0	0	27	W/30421
Adjacent Spring Gardens	C/184/04 T2/6/h4	6	70	25	15	25	0	0	0	0	0	W/27413

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2023-24	2024-25	2025-26	2026-27	2027-28	Beyond 5 Years	Applicati on no.
Land at Whitland Creamery	C/184/13 w/f	0	28	28	0	0	8	10	10	0	0	W/33572
Total Whitland		6	130	85	15	25	8	15	10	0	27	
Grand Total		144	5636	4386	161	358	375	592	528	375	2158	

* w/f = windfall site