

# Annual Monitoring Report 2019 - 2021

## Adopted Carmarthenshire LDP

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# Contents

<b>Chapter 1</b> .....	<b>1</b>
<b>Executive Summary</b> .....	<b>1</b>
Background .....	1
Key Outcomes .....	2
Key Findings .....	2
Contextual Changes .....	4
National Context .....	4
Regional Context.....	6
Local Context.....	7
Supplementary Planning Guidance.....	7
Local Development Orders .....	8
Sustainability Appraisal (SA) Monitoring .....	8
Conclusions and Recommendations .....	8
<b>Chapter 2</b> .....	<b>10</b>
<b>Introduction</b> .....	<b>10</b>
Background .....	10
LDP Review Report.....	10
Requirement for LDP Monitoring .....	11
Content and Structure .....	12
LDP Monitoring Framework.....	13
Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011).....	15
Contextual Information.....	15
National Legislative and Policy Context.....	16
The Wales Act (2017) .....	16
Planning (Wales) Act 2015 .....	17
Planning Law in Wales - Law Commission Project and Planning Consolidation Bill .....	18
The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2021.....	18
Future Wales: The National Plan 2040 .....	19
Strategic Development Plans (SDPs).....	19
Well-Being of Future Generations Act 2015 .....	21
Environment (Wales) Act 2016 .....	22
Historic Environment (Wales) Act 2016.....	23

Planning Policy Wales, Edition 11 .....	24
Building Better Places .....	27
Technical Advice Note (TAN) 15.....	27
Welsh National Marine Plan .....	28
Regional Policy Context .....	30
Swansea Bay City Region .....	30
City Deal .....	30
Pentre Awel.....	31
Canolfan S4C Yr Egin .....	31
Digital Infrastructure.....	31
Swansea City and Waterfront Digital District .....	32
Homes as Power Stations.....	33
Pembroke Dock Marine .....	33
Life Science, Well-being, and Sports Campuses.....	33
Supporting Innovation and Low Carbon Growth .....	34
Skills and Talent .....	34
Local Context.....	35
Carmarthenshire County Council - Well-being Objectives .....	35
Start well .....	35
Live well .....	35
Age well.....	35
In A Healthy, Safe & Prosperous Environment .....	35
Corporate governance .....	35
Public Service Board.....	36
Carmarthenshire Well-being Assessment.....	36
Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 - 2023 .....	37
Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015-2030 .....	37
Carmarthenshire Economic Recovery & Delivery Plan .....	38
Moving Rural Carmarthenshire Forward .....	40
Net Zero Carbon by 2030 .....	40
Water Quality Matters and rural development concerns .....	41
Supplementary Planning Guidance.....	43
Summary .....	43
The Carmarthenshire Context.....	43
Spatial Influences .....	43

Distribution of Growth .....	44
Economic Indicators.....	45
Covid – 19 and Brexit .....	45
Housing .....	46
House Sales .....	48
Population and Household Projections .....	48
Economy.....	49
Welsh Index of Multiple Deprivation.....	50
<b>Chapter 3.....</b>	<b>52</b>
<b>Monitoring Indicators .....</b>	<b>52</b>
Spatial Strategy .....	52
Sustainable Development .....	59
Housing .....	62
Economy and Employment.....	78
Retail .....	81
Transport.....	89
Minerals .....	91
Renewable Energy .....	97
Waste Management .....	100
Environmental Qualities – The Built and Natural Environment .....	102
Recreation and Community Facilities .....	119
The Welsh Language .....	123
<b>Chapter 4.....</b>	<b>131</b>
Sustainability Appraisal / Strategic Environmental Assessment Monitoring .....	131
Methodology.....	131
<b>Appendix 1 – Well-being Objectives/Goals Compatibility Analysis.....</b>	<b>142</b>
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 2017/2018 (As at July 2021).....	149
<b>Appendix 2: Housing Trajectory .....</b>	<b>152</b>

# 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 fifth AMR following the Council's formal adoption of the Carmarthenshire LDP on the 10<sup>th</sup> December 2014. This AMR represents a combination of the period of 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 and the 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 is required to be submitted to Welsh Government by 31<sup>st</sup> October 2021. Whilst AMR's are required to be prepared on an annual basis, the impacts arising from the Covid pandemic and the associated lockdowns presented a challenging backdrop through which AMR's could be effectively and meaningfully prepared. Consequently and of the letter from the Minister removing the requirement to an prepare AMR for 2019/2020 it was considered prudent to defer its preparation and prepare this combined AMR. Ongoing AMRs will continue to be prepared on an annual basis with a monitoring period of the 1<sup>st</sup> April to 31<sup>st</sup> March.

1.3 Following the publication of the second Annual Monitoring Report it was considered necessary to undertake a review of the current 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 process<sup>1</sup>. The Review Report was approved at the meeting of County Council on the 10<sup>th</sup> February 2018.

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

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. With the Deposit Revised LDP published for consultation between 29 January 2020 and 27 March 2020. A further 3-week consultation of the Deposit Revised LDP closed on the 2<sup>nd</sup> October 2020.

1.5 This AMR continues to provide an important opportunity for the Council to assess the impact the adopted LDP is having on the social, economic, and environmental well-being of the area. 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 preparation of the Revised LDP 2018 – 2033.

## **Key Outcomes**

### **Key Findings**

1.6 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:

- A total of 1213 new homes were completed across the two periods covered in this AMR (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2021). 1006 new homes on large sites (>5 dwellings), and 207 on small sites (<5 dwellings).
- During 2019/20, 81.0% and in 2020/21, 96.4% of all housing developments were permitted on allocated sites. This compares to 84.8% in the 2018/19 AMR.
- The distribution of these planning permissions was as follows:

Growth Areas: 2019/20 72.0%; 2020/21 – 21.9%  
 Service Centres: 2019/20 2.8%; 2020/21 – 24.8%  
 Local Service Centres: 2019/20 13.4%; 2020/21 – 35.9%,  
 Sustainable Communities: 2019/20 11.8%; 2020/21 – 17.4%.

- The total number of dwellings permitted during 2019/20 on large sites (5 or more units) was 617, and 251 in 2020/21. 178 and 130 dwellings were permitted on small sites (4 or less units) during 2019/20 and 2020/21 respectively.
- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with 295 dwellings being granted in 2019/20 (made up of 117 on large sites, and 178 on small sites) and 139 dwellings in 2020/21 (made up of 9 on large sites and 130 on small sites)
- In relation to affordable housing 171 units were permitted in 2019 / 2020, whilst 84.8 units were permitted in 2020 / 2021 This is compared to the 122 during the previous AMR period.
- Employment sites allocated within the Plan with planning permission has increased to 31.86 ha during this AMR period.
- Vacancy rates within the identified primary Retail Frontages as at a post Covid base date of June 2021 are as follows:
  - Carmarthen - 14.7%
  - Llanelli - 23.2%
  - Ammanford - 9.5%
- A Local Development Order (LDO) for Llanelli Town Centre is in operation as a reflection of a living town centre approach integrating with other regeneration-based initiatives. Two further LDOs are being prepared in relation to the Ammanford and Carmarthen Town Centres as part of Covid recovery. Further information on the Llanelli Town Centre LDO, including the Annual Monitoring Report for 2019-20 can be found on the dedicated Llanelli Town Centre 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. No 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 – 41.25 ha of land in good condition was being managed on 26 sites. A further 37.96 ha of land was also rated in good condition giving a total of 79.21 ha (source: PIMS Action progress reports).
- 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 1.79MW, made up of 1.64MW in 2019/20, and 0.15MW in 2020/21; and
- Mineral's data indicates that the current hard rock landbank for Carmarthenshire is at least 77 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**

1.7 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 which may necessitate a review of the Plan.

### **National Context**

1.8 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
- Well-Being of Future Generations Act 2015
- Environment (Wales) Act 2016
- Historic Environment (Wales) Act 2016
- Planning Policy Wales, Edition 11
- Building Better Places
- Technical Advice Note (TAN) 15
- Welsh National Marine Plan
- Swansea Bay City Region City Deal
- Carmarthenshire County Council - Well-being Objectives
- Carmarthenshire Well-being Assessment
- Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 - 2023
- Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015 – 2030
- Carmarthenshire Welsh Language Policy
- Carmarthenshire Economic Recovery & Delivery Plan
- Moving Rural Carmarthenshire Forward
- Net Zero Carbon by 2030
- NRW Phosphate Guidance - Water Quality Matters

1.9 Whilst some of these identified changes are profound in terms of the future direction of planning at a national level, only the Planning Policy Wales (Edition 11) has a notable direct and immediate impact for the future implementation of the adopted LDP. The nature of the impact will only be fully realised once the final version is published and the revised LDP Manual is available. The implications of both will however be matters considered through the preparation of the Revised LDP 2018 – 2033.

1.10 Evidential work on population and household growth will play a fundamental role in informing the future strategy and content of the revised LDP, and it will support the future growth requirements for the Plan area.

1.11 The publication of Future Wales: the national plan 2040 is noted, and its content and provisions will be considered as the Revised LDP 2018 – 2033 progresses through its preparatory process.

### **Regional Context**

1.12 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.

1.13 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.

1.14 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**

1.15 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 Council's well-being objectives and the need to ensure there are strong on-going linkages will be developed as we progress through the preparatory process for the Revised LDP 2018 - 2033.

1.16 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.

1.17 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**

1.18 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.

1.19 The Wind and Solar Energy SPG was adopted in June 2019.

## **Local Development Orders**

1.20 As part of the Council's Covid recovery and to reflect the impacts on our town centres two LDO's have been prepared in relation to Ammanford and Carmarthen Town Centres. Both LDOs have been subject to consultation and have received resolution Council to adopt.

## **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. There are challenges in terms of ecological and carbon footprint, with the County's figure of 3.36 gha/c, compared with the Wales average of 3.28 gha/c<sup>2</sup>. Carmarthenshire's 2019/20 carbon footprint was 20,477 tCO<sub>2</sub>e.

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.

## **Conclusions and Recommendations**

1.24 This AMR is the fifth monitoring report following the adoption of the LDP in December 2014. The findings of the AMR provide an important opportunity for the

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<sup>2</sup> 'Ecological and Carbon Footprint of Wales' Report 2015 ([https://gov.wales/ecological-and-carbon-footprint-report.](https://gov.wales/ecological-and-carbon-footprint-report))

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 AMR's 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. Not only has the pandemic impacted profoundly on matters of public health but it has also resulted in significant economic challenges. How government including national and local responds 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 strategies both nationally and locally and in tackling the challenges associated with post Covid recovery. Such matters will be appropriately considered and where applicable 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 10<sup>th</sup> 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. These 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.

2.4 In light of these issues, the meeting of Full Council on the 10<sup>th</sup> 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 five 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 31<sup>st</sup> 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 also required to specify:

- The housing land supply from the current Housing Land Availability Study; and,
- 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 necessary as a consequence of 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 target 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, having received Royal Assent on the 31<sup>st</sup> January 2017, whilst outside this AMR period 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. It therefore remains relevant in contextual terms. The Wales Act 2017 implements elements of the St David's Day agreement which required legislative changes. It 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 also devolves 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.

2.26 In relation to the 2017 Act and the devolution of powers, specific reference is made to matters relating to the Community Infrastructure Levy (CIL). Previously not a devolved matter, this as part of the 2017 Act, has now been devolved with powers transferred to the Welsh Government. In this respect, a Transfer of Functions Order allows Welsh Ministers to modify existing secondary legislation.

### **Planning (Wales) Act 2015**

2.27 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.

2.28 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) at an all-Wales level, and Strategic Development Plans (SDPs) at a regional level to address cross-boundary issues such as housing,

employment, waste, and transport. Whilst it is noted that the spatial extent of any prospective SDPs remains unclear and their geographical extent are not currently defined, the strategic plans will only apply to areas of greater than local significance (notably Cardiff, Swansea and the A55 corridor).

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

2.29 Having issued the detailed government response to the Law Commission's Report on Planning Law in Wales in November last year, work continues on the Bill.

2.30 The Planning Consolidation Bill is anticipated to form an important part of the Government's programme to improve the accessibility of Welsh law, which must be prepared and published within 6 months from the establishment of a new Government, as required by the Legislation (Wales) Act 2019. This programme will therefore set out the projects to be delivered by the Government during this Senedd term in order to meet the statutory requirement placed on them by the Act to improve the accessibility of Welsh law.

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

2.31 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.

2.32 Local planning authorities should be mindful of the extension of emergency permitted development rights for local authorities and NHS bodies 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. Local planning authorities should reach out to their emergency planning and NHS colleagues now, to ensure any ongoing permission to retain the development is secured in good time.

### **Future Wales: The National Plan 2040**

2.33 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

2.34 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)**

2.35 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. These are known as 'Non-requested CJCs'.

2.36 The geographical boundaries of each CJC are based on Principal Council's (PCs) the 22 LAs across Wales. Each CJC will have its own establishment regulations and be comprised of the Leaders from each Principal Council, on a one member one vote basis. The CJC will be a corporate body, can employ staff etc. It can also co-opt other members onto the CJC who can have a vote, if so, considered by the elected members. Sub-committees can be established by the CJC. The established CJCs they will have specific statutory functions, including strategic planning, transport planning and economic development.

2.37 With specific regard to the strategic planning function, i.e., preparing an SDP, each CJC, when established through regulations, will have the statutory duty to

prepare an SDP. This will be a mandatory function, rather than voluntary as through the PWA 2015.

2.38 The CJC has to 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.

2.39 The CJC establishment regulations for South West Wales will come into force June/July 2022, reflecting Local Authority views. Regulations setting out the procedure to prepare an SDP are being progressed and will come into force February 2022 to mirror the CJC regulations.

2.40 It will take a short time for the CJCs to become operational, for example hold meetings, and employ core staff etc. 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 4 years, and accounting for LA elections (May 2022) the earliest an SDP could be adopted is anticipated to be summer 2026.

2.41 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.

2.42 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.

2.43 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 2021/22.

#### **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**

2.44 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'.

2.45 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.

2.46 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.

2.47 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 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**

2.48 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.

2.49 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.

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

2.51 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 will respond 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**

2.52 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.

2.53 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.

2.54 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 will be 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**

2.55 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.

2.56 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.

2.57 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.

2.58 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.

2.59 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.

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

2.61 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.

2.62 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.

2.63 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.

2.64 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.

2.65 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.

2.66 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.

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

2.68 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*.

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

#### **LDP Implications**

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

## Building Better Places

2.70 Building Better Places was published on 16<sup>th</sup> 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.

2.71 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

2.72 Each issue draws out the pertinent points of PPW with commentary on specific aspects of the post potential Covid-19 pandemic situation

### LDP Implications

The implications and requirements will be fully considered as part of the preparation of the Revised LDP.

## Technical Advice Note (TAN) 15

2.73 A consultation on a replacement TAN 15 was undertaken in 2019. Key proposed changes include:

- Factual updates to terminology and references – e.g., *Environment Agency Wales* replaced by **Natural Resources Wales**.
- Replacing the Development Advice Map with a new Wales Flood Map, showing areas at high/medium risk (zone 3), low risk (zone 2) and very low risk (zone 1) as three separate flood zones.

- Integrating surface water mapping into the new Wales Flood Map, to replace the Zone B advisory classification contained within the Development Advice Map.
- Changes to the Development Categories, including a new ‘water compatible development’ category. Land-uses such as renewable energy have been added to the guidance, and some development types have changed categories.
- Emphasising the importance of the Development Plan and highlighting the need for comprehensive Strategic Flood Consequences Assessments to inform development strategies, site selection and planning policies.
- Guidance on how major regeneration initiatives affecting communities located in areas of flood risk should be progressed through national and regional levels of the planning system.
- Updating guidance on coastal erosion currently set out in TAN 14 and integrating it within TAN 15. This will enable TAN 14 to be cancelled.
- Guidance in relation to the justification and acceptability tests has been updated to make it clear that planning authorities should not consider proposals for highly vulnerable development in high and medium risk areas (zone 3).
- New advice on making development resilient to flooding and on the consideration when proposing new or improved flood defences.
- Introduction of an amended Notification direction, encapsulating all new homes (and other highly vulnerable developments) in the highest flood risk areas, as a further tool in reducing the number of new homes placed in areas of flood risk.

#### **LDP Implications**

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

### **Welsh National Marine Plan**

2.74 The WG are in the process of preparing the first Welsh National Marine Plan (WNMP). It will set out Welsh Government’s policy for the next 20 years for the

sustainable use of our seas. The WNMP will contain plans and policies for both the inshore and offshore regions. Implementation guidance will help authorities understand the decisions they will need to take.

2.75 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)

2.76 The WNMP will:

- support our vision for clean, healthy, safe, and diverse seas
- guide future sustainable development
- support the growth of marine space and natural resources ('blue growth')

2.77 Following the consultation on the content of the draft WNMP the WG intends to re-structure the draft WNMP to separate out the detailed implementation guidance and underpinning evidence into a supporting framework. The shortened core WNMP will focus on vision, objectives, and policies, responding to stakeholder feedback on increasing accessibility to key information from a user perspective. The detailed implementation guidance, currently sitting within the draft WNMP, will sit within a suite of supporting guidance.

2.78 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 will be fully considered as part of the preparation of the Revised LDP.

## **Regional Policy Context**

### **Swansea Bay City Region**

2.79 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**

2.80 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.

2.81 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 make-up of the Swansea Bay City Region Board includes the four local authorities, together with Abertawe Bro Morgannwg and Hywel Dda University Health Boards, Swansea University, and the University of

Wales Trinity St David's, along with private sector companies. The City Deal identifies the following projects:

### **Pentre Awel**

2.82 The Pentre Awel project earmarked for Llanelli will feature new business, education, and health facilities, along with a state-of-the-art new leisure centre and swimming pool. Proposed for an 83-acre site in South Llanelli, Pentre Awel will be the first development of its scope and size in Wales.

2.83 Pentre Awel will provide public, academic, business and health facilities all on one site to boost employment, education, leisure provision, health research and delivery, and skills and training.

2.84 The project is planned to include integrated care and physical rehabilitation facilities to enable the testing and piloting of life science technologies aimed at enhancing independence and assisted living.

### **Canolfan S4C Yr Egin**

2.85 Yr Egin is a digital and creative hub at the University of Wales Trinity Saint David in Carmarthen. Anchored by S4C's headquarters, the 3,700 square metre first phase of the development is also home to a range of other companies working within the creative sector, including multi-media publishing and digital technology; digital education; video production and photography; postproduction; graphic design; translation and sub-titling.

2.86 Canolfan S4C Yr Egin – which also includes an auditorium, editing suites, a large performance area and a café - offers a varied programme of events, workshops, talks and screenings for members of the public as well as those working in the creative and digital industries.

### **Digital Infrastructure**

2.87 The £55 million Digital Infrastructure programme will benefit residents and businesses in all parts of the Swansea Bay City Region, which includes

Carmarthenshire, Neath Port Talbot, Pembrokeshire, and Swansea. The programme is estimated to be worth £318 million to the regional economy in the next 15 years.

Led by Carmarthenshire County Council, the Digital Infrastructure programme will:

- Ensure the region's cities, towns and business parks have competitive access to full-fibre connectivity
- Pave the way for the region to benefit from 5G and internet of things innovation, which includes smart homes, smart manufacturing, smart agriculture, and virtual reality, as well as wearable technology that will support healthcare, assisted living and other sectors
- Focus on improving access to broadband in the region's rural communities, while stimulating the market to create competition between digital providers for the benefit of consumers

### **Swansea City and Waterfront Digital District**

2.88 The Swansea City and Waterfront Digital District being led by Swansea Council is made up of three elements:

- A 3,500-capacity indoor arena at a site adjacent to the LC in Swansea city centre that will accommodate music concerts, touring shows, exhibitions, conferences, gaming tournaments and other events. Ambassador Theatre Group (ATG) have been appointed to run the indoor arena, once it's operational. Led by Buckingham Group Contracting Ltd, considerable progress is being made on site as the arena heads towards completion in the autumn of 2021. A digital square featuring digital artworks and ultra-fast internet connection speeds will also be developed outside the arena.
- A state-of-the-art office development with around 100,000 square feet of flexible office space and amenities will be developed for tech and digital businesses, with conference and meeting facilities as well as potential links to the indoor arena. Acting as a catalyst for further development on The Kingsway, the development will benefit from world class digital connectivity and integration with smart city technology. Construction tendering is underway.

## **Homes as Power Stations**

2.89 State-of-the-art design and energy efficiency technologies will be introduced to thousands of properties as part of the Homes as Power Stations project throughout the Swansea Bay City Region.

2.90 The pioneering project is aiming to facilitate the adoption of the Homes as Power Stations approach to integrate energy efficiency design and renewable technologies into the development of new build homes and retrofit programmes carried out by the public, private and third sectors. This will tackle fuel poverty while helping residents save money on their energy bills.

2.91 The Homes as Power Stations project aims to prove the concept in the public sector at a relatively small scale with the intention of then scaling up activity in other sectors across the Swansea Bay City Region. These will include private sector developers.

## **Pembroke Dock Marine**

2.92 The £60 million Pembroke Dock Marine programme will place Pembrokeshire at the heart of global zero carbon marine energy innovation while also helping tackle climate change.

2.93 Pembroke Dock Marine will deliver the facilities, services and spaces needed to establish a world-class centre for marine engineering. Led by the private sector and supported by Pembrokeshire County Council.

## **Life Science, Well-being, and Sports Campuses**

2.94 The vision for the Campuses project is to deliver two complementary initiatives across two sites in two phases (Singleton and Morriston in Swansea) that add value to the regional life science, health, and sport sectors. This will support interventions and innovation in healthcare and medicine to help prevent ill-health,

develop better treatments, and improve patient care, while boosting sport through world class sport science and new facilities.

### **Supporting Innovation and Low Carbon Growth**

2.95 This £58.7 million programme will deliver sustainable jobs and growth in the Swansea Bay City Region to support the creation of a decarbonised and innovative economy, thanks to a partnership between government, academia, and industry.

### **Skills and Talent**

2.96 The Skills and Talent project aims to deliver a regional solution for the identification and delivery of the skills and training requirements for all City Deal projects.

#### **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 the identification of the above 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 will be necessary as part of the preparation of the Revised LDP to ensure appropriate provisions are in place to support delivery.

## **Local Context**

### **Carmarthenshire County Council - Well-being Objectives**

2.97 The Council in line with its statutory obligations has published its Well-being Objectives. These objectives are set out below:

#### **Start well**

1. Help to give every child the best start in life and improve their early life experiences
2. Help children live healthy lifestyles

#### **Live well**

3. Support and improve progress, achievement, and outcomes for all learners
4. Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty
5. Create more jobs and growth throughout the county
6. Increase the availability of rented and affordable homes
7. Help people live healthy lives (tackling risky behaviour and obesity)
8. Support community cohesion, resilience & safety

#### **Age well**

9. Support older people to age well and maintain dignity and independence in their later years

#### **In A Healthy, Safe & Prosperous Environment**

10. Look after the environment now and for the future
11. Improve the highway and transport infrastructure and connectivity
12. Promote Welsh Language and Culture

#### **Corporate governance**

13. Better Governance and use of Resources

2.98 Having published these Objectives, the Council must take all reasonable steps to meet them. A detailed Action Plan is being prepared to support each Improvement/Well-being Objective, and these will be monitored and reported on through the Performance Management Framework.

## **Public Service Board**

2.99 Established as a statutory board under the provisions of The Well-being of Future Generations (Wales) Act 2015 the Public Services Board (PSB) for Carmarthenshire is a collection of public bodies working together to improve the well-being of the County.

2.100 The board's role is to improve the economic, social, environmental and cultural well-being of our area by working to achieve the 7 Well-being goals identified within The Well-being of Future Generations (Wales) Act 2015. In doing so it will seek to assess the state of economic, social, environmental, and cultural well-being and publish a well-being plan setting out its local objectives and the steps necessary to meet them. The Carmarthenshire PSB includes four statutory members: Carmarthenshire County Council, Hywel Dda University Health Board, Mid and West Wales Fire and Rescue Service and Natural Resources Wales along with other public sector, third sector and education partners.

## **Carmarthenshire Well-being Assessment**

2.101 The Well-being Assessment undertaken by the Carmarthenshire PSB outlines: what well-being looks like in Carmarthenshire; and what Carmarthenshire's residents and communities want well-being to look like in the future, through exploring key issues which positively and/or negatively impact 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 – 2108 – 2023 published in May 2018 This Plan will outline 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.

## **Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 - 2023**

2.104 The 2018-2023 Corporate Strategy sets out the direction for the local authority over the next five years, incorporating our improvement and well-being objectives as defined by legislation.

2.105 It also includes the Executive Board’s key projects and programmes for the next five years, a set of almost 100 priority projects and areas recently announced by Leader Cllr Emlyn Dole in his ‘Moving Forward in Carmarthenshire’ plan.

2.106 The strategy outlines the Council’s vision for the future through 15 objectives under four key themes - 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 emerging Action Plan which will support their delivery. Appendix 1 undertakes a comparative analysis of the LDP’s Strategic Objectives against the national and local Well-being Objectives.

## **Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015-2030**

2.107 This document sets out Carmarthenshire’s regeneration strategy, building on the opportunities for growth and investment which emerges from the policies and

provision of the LDP. This in turn reflects Carmarthenshire as a confident, ambitious, and connected component of the Swansea Bay City Region.

### **LDP Implications**

The LDP represents a key component in the delivery of the Council's regeneration objectives and there are clear advantages in terms of efficiency, engagement, and outcomes in continuing the synergy between shared strategic priorities.

The relationship between the LDP, the Transformations document and the strategic direction regionally expressed through the City Deal will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery.

## **Carmarthenshire Economic Recovery & Delivery Plan**

2.108 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.

2.109 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 next 24 months, and is in alignment with Welsh Government's reconstruction priorities.

2.110 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.

2.111 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'.

2.112 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.”*

2.113 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 will need to be 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**

2.114 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 in Carmarthenshire. The final report was approved at Full Council on the 11 September 2019.

2.115 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.

2.116 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 will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery.

## **Net Zero Carbon by 2030**

2.117 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.

2.118 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.

2.119 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 will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery.

#### **Water Quality Matters and rural development concerns**

2.120 In early 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 (see Appendix 6)

2.121 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.

2.122 The implications on the current and the emerging Revised LDP are significant. Revised LDP Plan preparation was progressing suitably with submission of the Plan for Examination due in May 2021. Internal discussions have commenced with the Authority's Leadership Group and options tabled – however there will be significant implications – notably in terms of the rural / northern areas of the County. The Council is taking as proactive an approach as possible to this issue, notably in terms of officer resource and commissioning of consultancy support. Concerns have been expressed from the Leader who has outlined his concerns to the First Minister – whilst concerns have also been raised through the Welsh Local Government Association.

### **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.

## **Supplementary Planning Guidance**

2.123 The SPG on Wind and Solar Energy has been published for formal consultation and was adopted in June 2019.

### **Summary**

2.124 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.

2.125 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**

2.126 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.

2.127 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.

2.128 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.

2.129 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 southeastern 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.

### **Distribution of Growth**

2.130 The distribution of growth is based on a settlement's position within the LDP hierarchy which could not be predicated on a simplistic interpretation of distribution (for example, across all tier 3 settlements on an equal basis). This equally applies within the Growth Areas, or indeed any other tier in the settlement hierarchy, where each has manifestly different issues and considerations within the context of their importance in strategic terms and the function they perform.

2.131 There are a number of considerations that influence the release of land for development across the County, notably:

- Environmental - in the form of flood risk considerations. Many of the larger settlements are situated adjacent to the sea and/or rivers. Also worthy of note

are areas of nature conservation importance - including those within the Llanelli/Burry Port and Cross Hands areas;

- Social considerations - including areas of cultural and linguistic value in terms of the Welsh language, as well as areas of deprivation.

2.132 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 Ancient 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.

## **Economic Indicators**

### **Covid – 19 and Brexit**

2.133 The period of this combined AMR has been characterised by a period of public health and economic challenges associated with Covid but also that of Brexit. As with large parts of the UK the economy of Carmarthenshire continues to be heavily influenced by Government controls and fiscal measures. In this respect the immediate socio-economic impacts of COVID-19 and Brexit on the economy is in part obscured by Government interventions, such as the Coronavirus Job Retention Scheme (furlough) and the Self Employment Income Support Scheme, as such the implications will only become fully clear as society and the economy emerges from restrictions and the recovery commences in earnest.

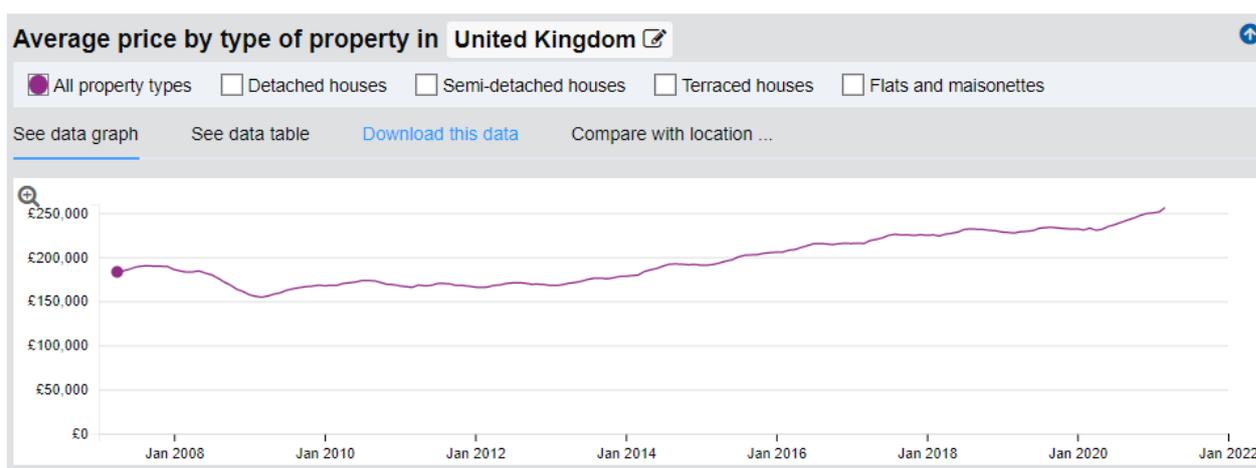
## Housing

2.134 The economic downturn post-2008 has at a national level had a significant impact on housing provision in the UK as a whole, and in turn impacted confidence and delivery at a local level. Indeed, it was only in February 2015 that the England & Wales house price index recovered to beyond the pre-crash level experienced in 2007. Prices have continued to rise through to the end of this monitoring period.

2.135 The impact of Covid-19 on Carmarthenshire house prices whilst still unknown in terms of its medium- and long-term affect has seen a marked upturn in prices over the lockdown period from March 2020 with a 17% increase during this period. This is slightly above the all Wales average of 16.4%. Whilst this increase is marked and is reflected in anecdotal evidence in relation to demand on the local housing market there is as yet no certainty as the potential for this trend to continue.

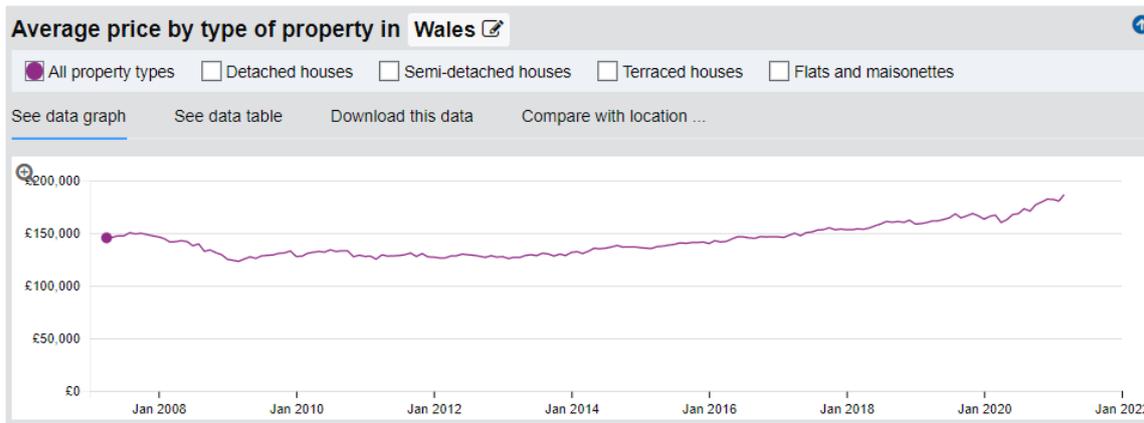
2.136 Within a Carmarthenshire context, average house prices have surpassed the pre-recession high of £149,515 (December 2007), with an average price in March 2021 having increased to £171,382 (see figure 3 below). This is compared to the Wales figure of £186,510 (see figure 2).

**Figure 1: Average price: United Kingdom from April 2007 to March 2021**



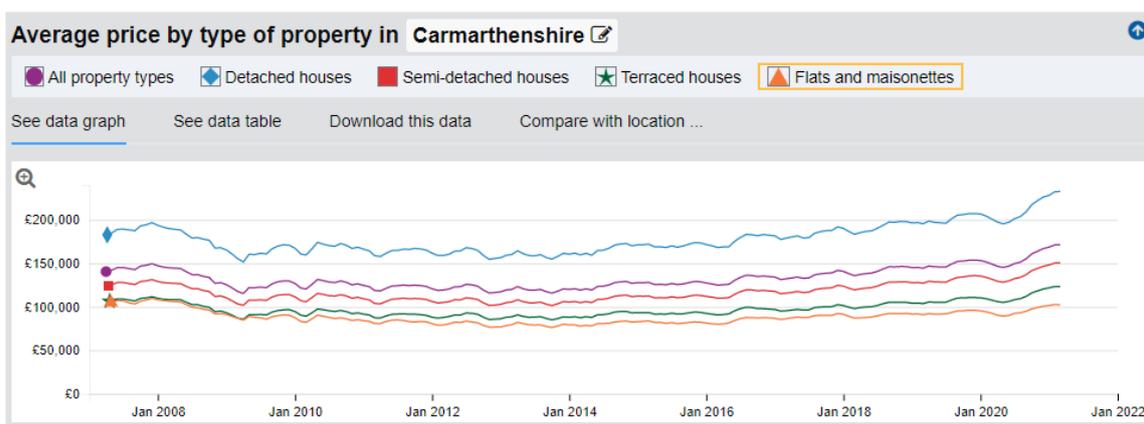
Source: Land Registry

**Figure 2: Average price: Wales from April 2007 to March 2021**



Source: Land Registry

**Figure 3: Average price by property type: Carmarthenshire from April 2007 to March 2021**



Source: Land Registry

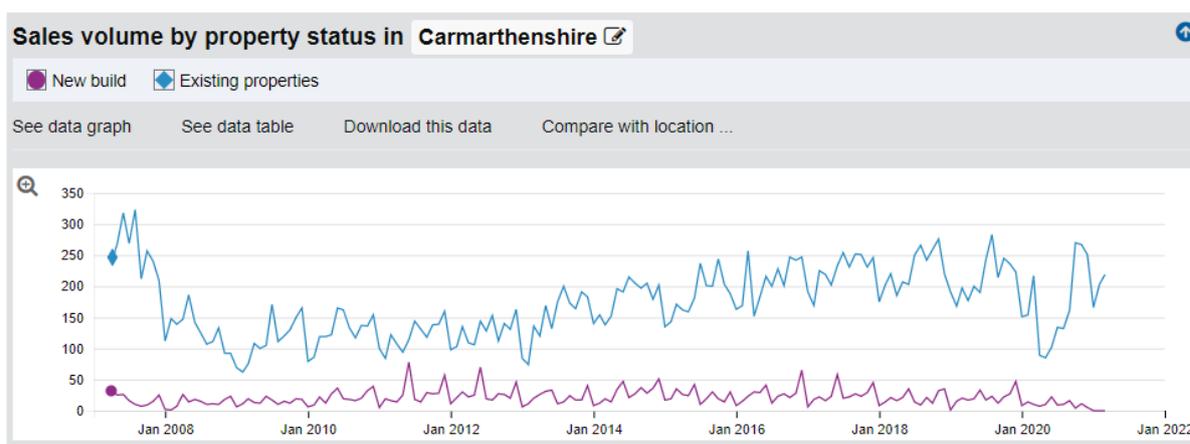
2.137 Housing completions within Carmarthenshire during the 2018-19 AMR period were at 529 as compared to 607 (1 April 2019- 31 August 2020) and 399 (1 September 2020 – 30<sup>th</sup> March 2021)<sup>3</sup>. In land supply terms the Pre Covid completions has seen a recovery to their highest level since 2011 (640). All of this is also within a context of a strong interest from Housing Associations and the national housebuilders maintaining, and in the case of some renewing their interest in Carmarthenshire. This in itself sends a positive message about market confidence in the County pre Covid-19.

<sup>3</sup> Excludes small sites housing completion data.

## House Sales

2.138 As indicated within the following graph, there has been a gradual recovery in property sales following the drop from its peak in 2007/2008. This gradual recovery had seen sales return to a consistent level, albeit with the sales of existing properties in May 2020 dropping to coincide with the initial Covid-19 restrictions. Subsequent sales have seen a strong recovery

**Figure 4: Sales Volume by Property: Carmarthenshire from April 2007 to March 2021**



Source: Land Registry

## Population and Household Projections

2.139 In considering the publications of the Welsh Government sub-national population and household projections, the previous AMR documents have provided the background evidence to understand the reasoning behind the significant changes between each projection.

2.140 In this respect and in support of the preparation of the Revised LDP evidence has been prepared which identifies and assesses the veracity of the WG projections. These will be subject to ongoing review and includes the latest WG projections.

## Economy

2.141 Economic activity data for Carmarthenshire, and at an all-Wales level from 2011 to this third annual monitoring period, indicated in terms of economic activity a gradual improvement through to 2018. Subsequent data has identified a drop off down to 71.5% through to December 2020.

**Figure 5: Annual Labour Market Summary (Residents aged 16-64) – Economic Activity Rate**

	Carmarthenshire		Wales	
	Economic Activity Rate	Economic Inactivity Rate	Economic Activity Rate	Economic Inactivity Rate
April 2011- March 2012	74.2%	25.8%	73%	27%
April 2012- March 2013	71.7%	28.3%	73.9%	26.1%
April 2013- March 2014	73.5%	26.5%	75.3%	24.7%
April 2014- March 2015	74%	26%	74.4%	25.6%
April 2015- March 2016	75%	25%	75.3%	24.7%
April 2016 – March 2017	78.6%	21.4%	74.8%	25.2%
April 2017 – March 2018	77.1%	22.9%	76.5%	23.5%
April 2018 – March 2019	74.6%	25.4%	76.7%	23.3%
April 2019 – March 2020	74.1%	25.9%	76.6%	23.4%
April 2020 – Dec 2020	71.5%	28.5%	75.7%	24.3%

Source: StatsWales

2.142 The above change in economic activity will continue to be monitored and considered in any subsequent AMRs or as part of a future review of the LDP.

2.143 A fourth iteration of the Employment Land Review will be published in due course. This will build on the outcomes and content of the previous reviews further considering the performance of the economy in Carmarthenshire in terms of the take up and activity levels on existing and allocated employment sites. Additional

evidence is being prepared in support of the preparation of the Revised LDP in the form of a Two Counties Economic Study.

### Welsh Index of Multiple Deprivation

2.144 The Welsh Index of Multiple Deprivation 2019 (WIMD) is the Welsh Government’s official measure of relative deprivation for small areas in Wales. It is designed to identify those small areas where there are the highest concentrations of several different types of deprivation. Deprivation is the lack of access to opportunities and resources which we might expect in our society. This can be in terms of material goods or the ability of an individual to participate in the normal social life of the community.

2.145 The WIMD, has been developed to support the effective local targeting of resources and policy. It provides the official measure of relative deprivation for small areas in Wales. Carmarthenshire has 112 LSOAs (Lower Super Output Areas). The results from WIMD show that Carmarthenshire has 30 LSOAs that are within the 30% most deprived areas in Wales. The majority of these areas are located in the Llanelli area, and the Amman and Gwendraeth Valleys.

**Figure 6: Percentage of LSOAs by deprivation rank category - Overall Index (2019) (Carmarthenshire)**

% LSOAs ranked in the bottom 10% most deprived in Wales in the Overall Index	4.5%
% LSOAs ranked in the bottom 20% most deprived in Wales in the Overall Index	10.7%
% LSOAs ranked in the bottom 30% most deprived in Wales in the Overall Index	26.8%
% LSOAs ranked in the bottom 50% most deprived in Wales in the Overall Index	54.5%

Source: Welsh Government

2.146 The area which is ranked as the most deprived area in Carmarthenshire is Tyisha 2 and the area which is ranked as least deprived is Carmarthen Town North 4.

2.147 In terms of Access to Services, Cynwyl Gaeo in Carmarthenshire is the area, which is the most deprived in Wales, followed very closely by Llanegwad 2 and Trelech, which are the 4th and 5th most deprived in Wales respectively.

2.148 Whilst not subject to a monitoring indicator in relation to the LDP, it is considered prudent to continue to monitor the deprivation across the County; the Plan's strategy, policies and provisions can play an important role in addressing the issues that arise.

## 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.

<b>Indicator</b>	% of overall housing permissions which are on allocated sites.				
<b>Annual/ Interim Monitoring Target</b>	85% of all housing developments permitted every year should be located on allocated sites.				
<b>Assessment trigger</b>	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
54% of all housing developments permitted were located on allocated sites.	38.3% of all housing developments permitted were located on allocated sites.	87.5% of all housing developments permitted were located on allocated sites. Green	84.8% of all housing developments permitted were located on allocated sites. Green	81.0% of all housing developments permitted were located on allocated sites. Green	96.4% of all housing developments permitted were located on allocated sites. Green
<b>Analysis:</b> 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.					

- The assessment shows that in 2020: 500 units (81.0%); and in 2021: 242 units (96.4%) of the permitted housing units on large sites are located on allocated sites.
- Of these allocated sites, in 2020: outline planning permission was granted for 275 units and reserved matters or full permission was granted for 225 units; in 2021: outline planning permission was granted for 79 units and reserved matters or full permission was granted for 163 units.
- Compared to previous AMRs, we have seen a considerable reduction of the number of units permitted on both allocated and windfall sites during the monitoring period (large sites only):

2015-16	1269
2016-17	334
2017-18	777
2018-19	737
2019-20	617
2020-21	251

- In 2020, 29 applications were granted on 24 allocated sites, and in 2021, 14 applications were granted on 11 allocated sites.
- The larger number of units being granted on the following sites: In 2020 – 220 units on GA2/h15 (Wellness Village), 60 on GA3/MU1 (Cross Hands) 29 units on GA1/h11 (Llest y Bryn, Carmarthen); 22 on GA3/h51 (Bron yr Ynn, Drefach). In 2021 – 81 units on T3/4/h6 (Cae Linda, Trimsaran), 44 units on GA1/h13 (Bronwydd Road, Carmarthen), and 45 on T2/5/MU1 (Parc Owen Industrial Estate, Station Road, St Clears)

**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.

**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%**

<b>Indicator</b>	Proportion of housing permitted on allocations per tier of the settlement hierarchy.						
<b>Annual/ Interim Monitoring Target</b>	The distribution of dwellings to be in accordance with the proportions specified in the target.						
<b>Assessment trigger</b>	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.						
	<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>	
<b>Target</b>	<b>Actual</b>						
Growth Areas	62%	67.3% Green	43.8%	64.4% Green	54.9% Green	72.0% Green	21.9%
Service Centres	10%	3.6% Green	9.5% Green	10.3% Green	2.6% Green	2.8% Green	24.8% Green
Local Services Centres	12%	17.1% Green	0.7%	15.7% Green	9.8% Green	13.4% Green	35.9%
Sustainable Communities	15%	15.2% Green	46%	9.6% Green	32.8%	11.8% Green	17.4% Green
<b>Analysis</b>	In 2020, the distribution of units permitted on allocations by settlement hierarchy has generally been in line with the targets set. In 2021, there was a considerable decrease in the units permitted in the Growth Areas.						

**Growth Areas**

2020: 360 dwellings have been granted in the Growth Areas on 7 sites. 29 dwellings within GA1: Carmarthen, 220 in GA2: Llanelli; and 111 in GA3: Ammanford/Cross Hands.

2021: 53 dwellings have been granted in the Growth Areas on 2 sites. 44 dwellings within GA1: Carmarthen, and 9 in GA3: Ammanford & Cross Hands

**Service Centres**

2020: 14 dwellings have been granted in Service Centres on 3 sites in Newcastle Emlyn, Llandeilo and Burry Port.

2021:60 dwellings have been granted in Service Centres on 2 sites, in Whitland and in St Clears.

**Local Service Centres**

2020: 67 dwellings have been granted in Local Service Centres on 5 sites in Garnant, Glanamman, Hendy, Fforest & Llangadog

2021: 87 dwellings have been granted in Local Service Centres on 2 sites in Trimsaran and Ferryside.

**Sustainable Communities**

2020: 59 dwellings have been granted in Sustainable Communities on 10 sites, spread over various location within the County.

2021:42 dwellings have been granted in Sustainable Communities on 5 sites, spread over various locations within the County.

As background information, in 2020, 9 windfall sites were permitted, providing 97 dwellings in the Growth Areas, and 20 dwellings in Sustainable Communities. In 2021, only one windfall site has been granted permission for 9 dwellings in Llanybydder.

**Conclusion:**

The target has been met in 2020, however, in 2021, there is a slight skew in 2021 with a large site in a Local Service Area settlement (Trimsaran) gaining planning permission, and Growth Area permissions falling.

**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.

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

<b>Indicator</b>	Permissions for, or availability of on site or related infrastructure which facilitates delivery of strategic employment sites (ha) as listed in Policy SP4.				
<b>Annual/ Interim Monitoring Target</b>	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.				
<b>Assessment trigger</b>	By 2018 all the strategic employment sites are not immediately available or available in the short term.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Green	Green				

#### Analysis:

Three specific strategic employment sites have been identified within the LDP (Policy SP4):

- Dafen, Llanelli
- Cross Hands East
- Cross Hands West Food Park

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.

#### Dafen Llanelli

Full Planning Permission has been granted for an Air Ambulance facility, including office accommodation, on part of the site taking up 1.87Ha. This has been completed and the site is in full operation. Remaining undeveloped parts of the site are situated either between or adjacent to existing built elements and could therefore benefit from related infrastructure and existing access roads.

N.B. at the time of writing, planning permission has recently been granted for the construction of Carmarthenshire Custody and Llanelli Police Station and associated works, on part of the allocation. This was granted outside the monitoring period for this AMR and so will be included in the figures for the subsequent AMR.

### **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, 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, in order to help achieve and to enable and 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 10<sup>th</sup> 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

<b>Indicator</b>	Permissions for residential development on previously developed housing allocations.				
<b>Annual/ Interim Monitoring Target</b>	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.				
<b>Assessment trigger</b>	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				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
10% of dwellings on housing allocations have been permitted on previously developed land.	19.7% of dwellings on housing allocations have been permitted on previously developed land. <i>Green</i>	15.7% of dwellings on housing allocations have been permitted on previously developed land.	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. <i>Green</i>	18.6% of permitted dwellings on housing allocation have been permitted on previously developed land. <i>Green</i>
<p><b>Analysis:</b> In 2020, the percentage of dwellings permitted on brownfield sites (58.4%, or 292 dwellings) is significantly higher than expected due to the granting of two sites, the Wellness Village (220 dwellings) and at Cross Hands (60 units). 208 dwellings have been granted on greenfield sites.</p> <p>In 2021, one previously developed site has been granted permission, contributing 45 houses, whilst the remaining (197) have been granted on greenfield sites.</p>					
<p><b>Conclusion:</b> Continue monitoring.</p>					
<p><b>Future steps to be taken (if necessary):</b> The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.</p>					

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

<b>Indicator</b>	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).				
<b>Annual/ Interim Monitoring Target</b>	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.				
<b>Assessment trigger</b>	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.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice. <span style="color: green;">Green</span>	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice. <span style="color: green;">Green</span>	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice. <span style="color: green;">Green</span>	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice. <span style="color: green;">Green</span>	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice. <span style="color: green;">Green</span>	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice. <span style="color: green;">Green</span>
<b>Analysis:</b> Records indicate that no highly vulnerable development applications were permitted during this AMR period, which was contrary to NRW advice.					
<b>Conclusion:</b> The target has been met.					
<b>Future steps to be taken (if necessary):</b> 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 <sup>th</sup> January 2018.					

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

<b>Indicator</b>	Production of SPG on SUDS.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 5 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced. Green	SPG adopted Green	SPG adopted Green	SPG adopted Green	SPG adopted Green	SPG adopted Green
<p><b>Analysis:</b>            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:  <a href="https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf">https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf</a></p>					
<p><b>Conclusion:</b>            Target achieved.</p>					
<p><b>Future steps to be taken (if necessary):</b>            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

<b>Indicator</b>	The housing land supply taken from the current Housing Land Availability Study (TAN1).				
<b>Annual/ Interim Monitoring Target</b>	Maintain a minimum 5 year housing land supply.				
<b>Assessment trigger</b>	Housing land supply falling below the 5 year requirement.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
4.1 years	4.2 years	3.8 years	3.5 years	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).

Due to the Covid-19 pandemic, and the ability to undertake site visits in a safe manner, two housing completions studies for large sites have taken place during this AMR, one covered the period 1 April 2019 - 31 August 2020, and the second covered the period 1 September 2020 – 30 March 2021. The results of the studies are set out in the table below:

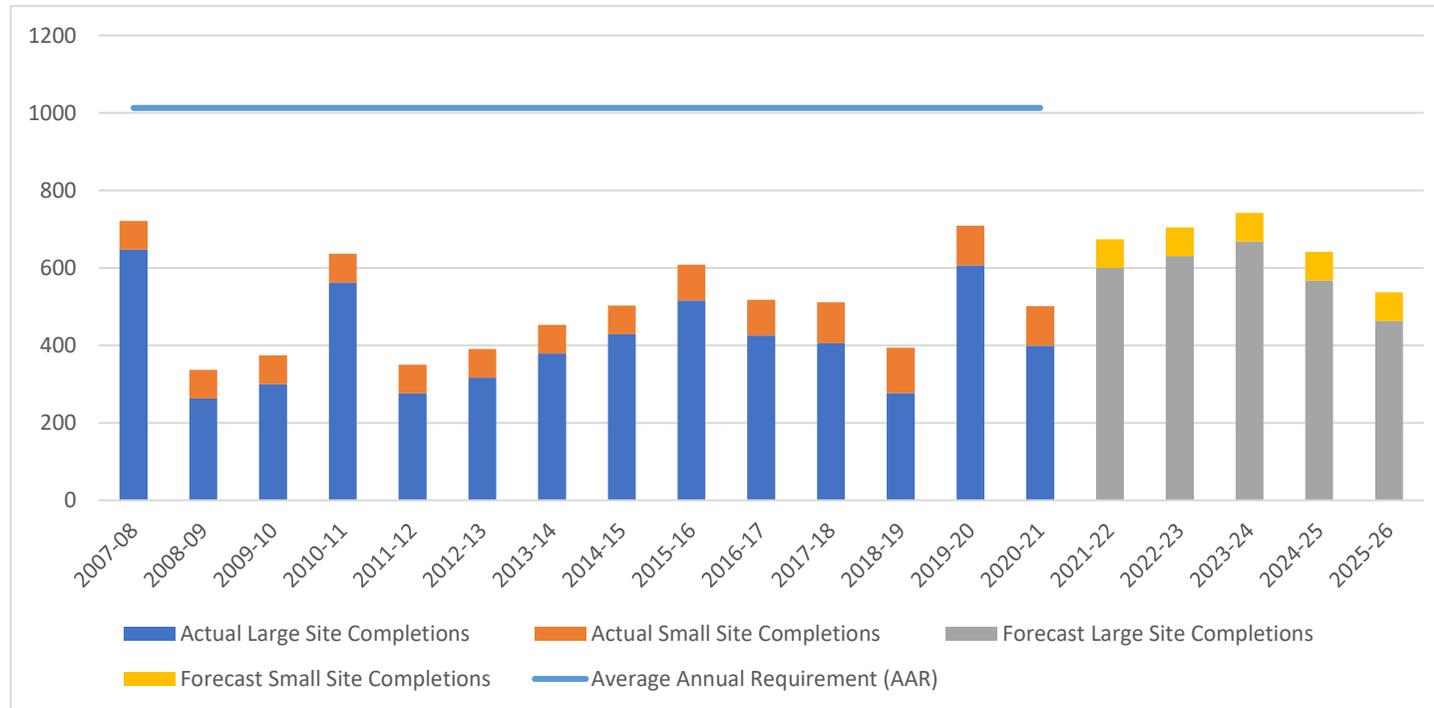
	<b>Completions (Large Sites)</b>	<b>Under Construction</b>
1 April 2019 - 31 August 2020	607	274
1 September 2020 – 30 March 2021	399	272
<b>Total (2 year period)</b>	<b>1,006</b>	<b>546</b>

**2021 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 there is less than a year left of the plan period remaining, the housing trajectory period has been extended to show a five year period.

The Revised LDP includes a housing trajectory, and the basis of this 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 7) illustrates the housing trajectory. Certain elements of the detail of the graph are can be found in Appendix X which lists the large sites and the expected delivery of these sites.



**Figure 7: Housing Trajectory Graph**

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.

It is not accurate to compare the past two year housing completions studies, as reported above, to previous years because the 2019-20 study took in a period of 17 months and the 20-21 study was 7 months. However, completion rates are generally in line with previous years, and considering the impact the Covid-19 pandemic has had in terms of house building, completion levels have proved to be higher than expected.

	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
<b>Actual Large Site Completions</b>	647	263	300	563	276	317	379	429	516	426	406	277	607	399					
<b>Actual Small Site Completions</b>	74	74	74	74	74	74	74	74	92	92	105	117	103*	104*					
<b>Forecast Large Site Completions</b>															600	631	668	568	463
<b>Forecast Small Site Completions</b>															74	74	74	74	74
<b>Average Annual Requirement (AAR)</b>	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013					
<b>Total Completions</b>	<b>721</b>	<b>337</b>	<b>374</b>	<b>637</b>	<b>350</b>	<b>391</b>	<b>453</b>	<b>503</b>	<b>608</b>	<b>518</b>	<b>511</b>	<b>394</b>	<b>710</b>	<b>503</b>	<b>674</b>	<b>705</b>	<b>742</b>	<b>642</b>	<b>537</b>

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

**Figure 8: Housing Trajectory Figures**

**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 Revised LDP.

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

<b>Indicator</b>	The number of dwellings permitted annually.				
<b>Annual/ Interim Monitoring Target</b>	1,405 dwellings permitted annually.				
<b>Assessment trigger</b>	20% +/- 2,810 dwellings permitted in the first two years after adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
1,483 dwellings. Green	584 dwellings	1,045 dwellings	866 dwellings	795 dwellings	381 dwellings
<p><b>Analysis:</b> 795 dwellings were permitted during the 2019/20 monitoring period, and 381 dwellings were permitted during the 2020/21 monitoring period.</p> <p>In 2020, the number of dwellings permitted on large sites (&gt;5 units) was 617. This is made up of 296 dwellings granted outline permission, and 321 dwellings granted reserved matters or full planning permission. The number of dwellings permitted on small sites was 178.</p> <p>In 2021, the number of dwellings permitted on large sites (&gt;5 units) was 251. This is made up of 79 dwellings granted outline permission, and 172 dwellings granted reserved matters or full planning permission. The number of dwellings permitted on small sites was 130.</p>					
<p><b>Conclusion:</b> 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% for both monitoring periods.</p>					
<p><b>Future steps to be taken (if necessary):</b> Matters relating to site delivery will be considered as part of any future review into the LDP.</p> <p>The LPA will undertake further engagement with landowners, developers and agents to progress the delivery of sites allocated within the LDP.</p> <p>The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.</p>					

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

<b>Indicator</b>	The number of dwellings permitted on windfall sites.				
<b>Annual/ Interim Monitoring Target</b>	186 dwellings permitted annually on windfall sites.				
<b>Assessment trigger</b>	20% +/- 372 dwellings permitted on windfall sites in the first 2 years after adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
784 dwellings.	407 dwellings	284 dwellings	241 dwellings	295 dwellings	139 dwellings
<p><b>Analysis:</b>  The number of windfall dwellings permitted has fallen in the last monitoring periods.</p> <p>In 2020, of the 295 dwellings granted on windfall sites, 117 were granted on large sites (sites of &gt;5 dwellings) and 178 on small sites (sites of &lt;5 dwellings). On the large windfall sites, 21 dwellings were granted with outline permission, while 96 were granted full/reserved matters.</p> <p>In 2021, of the 139 dwellings granted on windfall sites, 9 dwellings were granted permission on large windfall sites (sites of &gt;5 dwellings), which was a reserved matters application on one site. 130 dwellings have been granted on small sites of &lt;5 dwellings.</p> <p>Windfall permissions have gradually been reducing 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 (AMR2); 187 (AMR3) 129 (AMR4); 178 (2020); 130 (2021).</p>					
<p><b>Conclusion:</b>  The results from this AMR period has seen the continuation of a general 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><b>Future steps to be taken (if necessary):</b>  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<sup>th</sup> January 2018.</p>					

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

<b>Indicator</b>	The number of Gypsy and Traveller pitches required.				
<b>Annual/ Interim Monitoring Target</b>	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.				
<b>Assessment trigger</b>	Failure to identify a site by 2016.  Failure to provide a site by 2017.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
<p><b>Analysis:</b> The Deposit Revised LDP has 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>The Council is currently looking at the viability of the Penyfan site, with the expectation of bringing a site forward in the short to medium term.</p> <p>Whilst these sites are to be allocated in the revised LDP, they can be considered against Policy H7 of the adopted LDP, which provides a criteria-based policy for Gypsy and Traveller sites.</p>					
<p><b>Conclusion:</b> The Local Authority has identified two sites within the revised LDP, however these have not been provided at present.</p>					
<p><b>Future steps to be taken (if necessary):</b> The provision and identification 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

<b>Indicator</b>	The annual number of authorised and unauthorised Gypsy and Traveller caravans in the County.					
<b>Annual/ Interim Monitoring Target</b>	No Gypsy and Traveller site recorded in one settlement for 3 consecutive years.					
<b>Assessment trigger</b>	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years.					
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>	
<p><b>Analysis:</b>  The bi-annual StatsWales data has not been updated since January 2020 however during caravan count for July 2019, and January 2020, there were a total of 7 unauthorised sites (without planning permission) within the County.</p> <p>In understanding the data, the Carmarthenshire GTAA 2019 identified that the majority of unauthorised development was due to those where planning permission was not yet granted. In terms of the indicator, it was not suggested that an unauthorised pitch for transit was being recorded within the county in consecutive years.</p>						
<p><b>Conclusion:</b>  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><b>Future steps to be taken (if necessary):</b>  The above indicator will be subject to ongoing monitoring.</p>						

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

<b>Indicator</b>	The number of affordable dwellings permitted.					
<b>Annual/ Interim Monitoring Target</b>	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.					
<b>Assessment trigger</b>	20% +/- 452 affordable dwellings not permitted in the first 2 years of the Plan after adoption.					
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>	
217.3 units <span style="color: green;">Green</span>	101 units	216.4 units	122 units	171 units	84.8 units	

### Analysis:

<b>Housing Allocations</b>		
<b>Type of Permission</b>	<b>Number of Affordable Units 2019/20</b>	<b>Number of Affordable Units 2020/21</b>
Outline Permissions (with indicative numbers)	0	26.6
Outline Permissions (with numbers specified)	2	0
Full Planning and Reserved Matters	127 units. There is also a £101,910.10 commuted sum contribution from housing allocations	60. There is also a £87,636.70 commuted sum contribution from housing allocations.
<b>Total</b>	<b>129</b>	<b>75.8</b>

<b>Windfall Sites (large sites)</b>		
<b>Type of Permission</b>	<b>Number of Affordable Units 2019/20</b>	<b>Number of Affordable Units 2020/21</b>
Outline Permissions (with indicative numbers)	1.1	0
Outline Permissions (with numbers specified)	0	0
Full Planning and Reserved Matters	34	2
<b>Total</b>	<b>34</b>	<b>2</b>

<b>Windfall Sites (Small sites)</b>		
<b>Type of Permission</b>	<b>Number of Affordable Units 2019/20</b>	<b>Number of Affordable Units 2020/21</b>
Key Worker / Rural Enterprise Dwellings / Live Work / One Planet Development	1 Agricultural Dwelling	2 One Planet Development 1 Agricultural Dwelling
Local Need	3 local need Dwellings	4 Local Need Dwellings
Affordable Dwelling	4 affordable Dwellings	0 affordable dwellings
<b>Total</b>	<b>8 dwellings</b>	<b>7 dwellings</b>

	<b>Number of Affordable Units 2019/20</b>	<b>Number of Affordable Units 2020/21</b>
Outline or Detailed Permission with a UU for affordable housing (£ per square metre basis)	42 dwellings within 38 outline planning permissions	28 dwellings within 22 outline planning permissions
Outline Permissions with Commuted Sum Agreed	0	0
Full Planning or Reserved Matters Permission with a commuted sum contribution paid / to be paid	£747,350.89 in 65 applications	£505,517.66 in 50 applications

**Large Sites**

The AMR period has seen contrasting results between the two years with almost double the number of permitted affordable housing in 2019/20 compared to 2020/21. This appears reasonable given the impacts of COVID.

In 2019 / 20, there were a number of large sites which were approved with 100% affordable dwellings including land at Cross Hands retail park, and land to the North of Tycroes RFC, which together provide nearly 100 dwellings.

Separately, the outline application as part of the Wellness Village was granted approval, however limited details are provided in the type of housing to be provided. This will be considered in future AMR periods.

The figures above also do not show the number of planning applications which include any building conversions. These sites do not fall within the indicator as by the very scale, their end values are akin to the value of an affordable dwelling, and therefore cannot be liable to a contribution.

**Small Sites**

Against AMR 4, the affordable housing from small sites is relatively consistent, with 42 and 28 dwellings on outline applications in 2019/20 and 2020/21 respectively against 38 in 2018/19. In terms of commuted sum contributions, 2019/20 saw an uplift of approximately £80,000 whilst £505,517.66 was agreed in 2020/21. Again, a drop in 20/21 is expected during the COVID period.

In terms of local need and other forms of affordable housing, this is relatively consistent with previous years.

**Conclusion:**

In general, the number of affordable housing being approved has stayed relatively consistent. We are seeing RSLs and other social landlords bringing forward 100% affordable sites which helps this indicator. There is limited large scale development in some areas of the authority which means less affordable houses within those areas, although commuted sums from small sites still provide a positive contribution to affordable housing.

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

<b>Indicator</b>	Affordable Housing percentage target in Policy AH1.				
<b>Annual/ Interim Monitoring Target</b>	Target to reflect economic circumstances.				
<b>Assessment trigger</b>	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.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Green	Green	Green			

**Analysis:**

	Based on sales only			
	Mean	Lower Quartile	Upper Quartile	90th percentile
Sep 2019	166,465	104,166	207,666	272,500
Oct 2019	165,468	104,166	200,666	270,000
Nov 2019	167,072	106,665	207,316	275,166
Dec 2019	169,870	110,498	208,983	280,833
Jan 2020	172,374	112,165	214,983	288,500
Feb 2020	165,147	105,500	201,666	287,500
Mar 2020	165,866	105,000	205,833	289,500
Apr 2020	160,781	100,666	191,500	276,666
May 2020	157,516	105,166	182,500	255,416
Jun 2020	154,183	103,833	181,666	256,083

Jul 2020	161,113	104,833	187,666	268,416
Aug 2020	166,490	103,666	202,500	288,000
Sep 2020	167,640	107,833	204,166	281,833
Oct 2020	178,556	114,500	225,833	295,500
Nov 2020	181,601	117,000	230,000	298,000
Dec 2020	188,309	122,166	241,666	319,166
Jan 2021	191,042	122,166	241,650	241,650
Feb 2021	199,084	123,000	256,650	356,333
Mar 2021	201,779	120,000	251,150	356,000

The table above identifies the average sales values on a monthly basis since the start of this AMR period. It is noted that the mean value during this AMR period has increase significantly from £166,465 to around £200,000.

There has been a much lower level of transactions, with more high-value homes going through and fewer lower priced homes. Certainly, the impact of COVID on sales values has been staggering, as people have been looking for more space to live and work from home since March 2020. In this respect it has created an artificial market.

The lower quartile figures are relatively stable, however the uplift in the upper quartile and 90<sup>th</sup> percentile figures, has pushed the mean value extremely high.

**Conclusion:**

Given the volatility in the housing market at present, it is difficult to understand the long-term trends within the housing market. The Council continues to undertake further work to inform the content of the Revied LDP, and therefore ay significant trends are captured within this work.

**Future steps to be taken (if necessary):**

Continue to monitor various statistical evidence associated with house prices.

**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

<b>Indicator</b>	The number of affordable dwellings permitted on housing allocations per sub-market area.					
<b>Annual/ Interim Monitoring Target</b>	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AH1 as follows:					
<b>Assessment trigger</b>	The proportion of affordable dwellings permitted on residential allocations not in accordance with Policy AH1.					
	<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 - 31 March 2017</b>	<b>Performance 1 April 2017 - 31 March 2018</b>	<b>Performance 1 April 2018 - 31 March 2019</b>	<b>Performance 1 April 2019 - 31 March 2020</b>	<b>Performance 1 April 2020 - 31 March 2021</b>
• Llandovery, Llandeilo and North-East Carmarthenshire – 30%					E/39041 – Land adj to Cresselly Arms, Pontargothi – 20% affordable.  W/38215 – Lad to rear of Cefn Farm and Dan y Dderwen, Rhydargaeau 16.6% affordable.	
• St Clears and Rural Hinterland – 30%						PL/00668 – Land off Clos Llwyn Ty Gwyn, 100%

						PL/00975 – Parc Owen Industrial Estate – 100% affordable
• Carmarthen and Rural 30%						W/35903 – Land off Lluest y Bryn – 30% affordable
▪ Carmarthen West (20%)						
• Newcastle Emlyn and Northern Rural Area – 20%						W/34664 – Land opposite Gwyndaf, Felindre, Llandysul 16.6%  W/34670 – Land rear of Gwyndaf, Felindre, Llandydul 14.2% affordable  W/38215 – land to the rear of Cefn Farm and Dan y Dderwen, Rhydargaeau – 16.6% affordable
• Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20%						S/37639 – Land at Trilwm, Heol Llanelli 20% affordable
• Llanelli – 20%						
• Ammanford / Cross Hands and Amman Valley – 10%						W/34933 – Bron yr Ynn, Drefach, 9% affordable

					S/39456 – Land to the north of Tycroes RFC, Tycroes – 100% affordable	
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**Analysis:**  
The analysis above provides an indication of the decrease in the number of planning permissions on allocated sites. This follows the positive results shown in AMR 4.

Of those granted planning permission in the latest AMR, the affordable contribution achieved fall close to the affordable housing targets set out in the adopted LDP, with the most prominent application (Land at Trilwm, Trimsaran) achieving a 20% contribution on a site of 79 units.

What isn't noticeable from the information above is that a number of sites, particularly within the Carmarthen and North East of the County are coming forward with a commuted sum contribution. This will be reflected in Indicator 12 of this AMR.

The information above also shows a number of 100% affordable sites, particularly in the west of the County and in the Tycroes and Cross Hands area. These will continue to be a main source of development within the County as these sites are being picked up by RSL and affordable housing providers.

In considering the five 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.

**Conclusion:**  
For sites which have been granted planning permission during AMR5, 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.

**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

<b>Indicator</b>	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.				
<b>Annual/ Interim Monitoring Target</b>	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.				
<b>Assessment trigger</b>	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.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
90% of the annual/ interim monitoring target has been met. <i>Green</i>	98% of the annual/ interim monitoring target has been met. <i>Green</i>	Target already met in the second AMR. Further progress in third AMR. <i>Green</i>	Target already met in the second AMR. Further progress in fourth AMR. <i>Green</i>	Target already met in the second AMR. Further progress in this AMR period. <i>Green</i>	Target already met in the second AMR. <i>Green</i>

#### 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, further land on employment allocations gained planning permission for employment activities – amounting to **1.10 ha in 2019/20**. Combining this with the total amount of land already with planning permission, or available for development, the figure rises from 30.76ha within the 2018/19 AMR to **31.86ha** for the 2019/20 monitoring period. N.B. no further land on employment allocations gained planning permission for employment activities during the 2020/21 monitoring period.

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 land take up during the latest monitoring period is evidence of the continued deliverability of the sites allocated for employment use in the LDP.

**Conclusion:**

Clear progress has been made; further monitoring and reporting will be undertaken in subsequent AMRs and as part of the LDP Review.

**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.

## 16 Monitoring Policy Target: Produce SPG on Rural Enterprise

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 9 months of adopting the Plan				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced <span style="color: green;">Green</span>	SPG adopted <span style="color: green;">Green</span>	SPG adopted <span style="color: green;">Green</span>	SPG adopted <span style="color: green;">Green</span>	SPG adopted <span style="color: green;">Green</span>	SPG adopted <span style="color: green;">Green</span>
<p><b>Analysis:</b> The Rural Development SPG was adopted in September 2016.</p> <p>The adopted SPG is available via the following link:  <a href="https://www.carmarthenshire.gov.wales/media/1213903/adopted-rural-development-spg-report.pdf">https://www.carmarthenshire.gov.wales/media/1213903/adopted-rural-development-spg-report.pdf</a></p>					
<p><b>Conclusion:</b> The target has been achieved.</p>					
<p><b>Future steps to be taken (if necessary):</b> 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<sup>th</sup> 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.

<b>Indicator</b>	Annual vacancy rates of commercial properties within the Primary and Secondary Retail Frontage areas of the Growth Area towns.				
<b>Annual/ Interim Monitoring Target</b>	Vacancy rates of commercial properties in the town centres of Carmarthen, Ammanford and Llanelli.				
<b>Assessment trigger</b>	Monitor for information.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Green	Green	Green		No data available	

#### Analysis:

The Council as part of its retail monitoring activity beyond this AMR, 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 2015 which is available on the Council's website.<sup>4</sup> This update builds on the previous 2009 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). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to the end of 2021. 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:

<sup>4</sup> <https://www.carmarthenshire.gov.wales/media/3686/2015-retail-study-update-carms-retail-study-update-english-new-cover.pdf>

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Vacant Units (%)	Total Units	Vacant Units (%)
Carmarthen	163	24 units (14.7%)	128	14 units (10.9%)
Llanelli	82	19 (23.2%)	102	24 units (23.5%)
Ammanford	42	4 units (9.5%)	53	11 units (20.8%)

### **Carmarthen**

The vacancy rates in Carmarthen Town Centre have increased in the primary retail frontage but reduced in the secondary frontage. Whilst the proportional increase in vacancies since AMR 4 do not appear to be a cause for concern when considered in isolation, there is a worrying trend which has emerged since AMR 1 whereby the vacancy rate within the primary retail frontage has gradually increased annually from a 7% vacancy rate in 2015/16 to 14.7% in 2020/21. The vacancy rate in the secondary retail frontage has fluctuated since the adoption of the LDP, however, the vacancy rate has improved since AMR4, dropping from 13.4% to 10.9%.

The Carmarthen Business Improvement District (BID) steering group has now set up a new BID and have commenced collection of the BID levy with a view of:

- Improving business profitability
- Improving the profile of the town
- Improving the parking experience
- Improving the look of the town

### **Ammanford**

As a retail centre Ammanford is notably smaller than those of either Carmarthen or Llanelli, but it does nonetheless fulfil an important retail function. The vacancy levels in the primary retail frontage as shown above are low, however, experience over recent years indicates a town centre which is susceptible to regular turnover of occupancy. The data outlined above notes that the vacancy level in the secondary frontage has dropped from 24.5% to 20.8% since AMR 4. The primary retail frontage however has seen an increase in the number of vacant units and the proportion has increased from 4.8% to 9.5% since AMR4.

A town centre task force has been established including representation from the Council, traders and local businesses to address and consider possible regeneration and viability issues in relation to the town.

## **Llanelli**

The vacancy rates have increased significantly in both the primary and the secondary retail frontages from 15.3% to 23.2% and 13.6% to 23.5% respectively.

It is noted that within Llanelli, a number of 'hot spots' exist where vacancy has been an ongoing issue. Such areas are however the target of ongoing Council driven regeneration initiatives. In this respect, the Council has previously been successful in securing funding through the Welsh Government's Vibrant and Viable Places which has introduced a new regeneration fund with 3 key priorities for targeted investment:

- Town centres serving 21st Century towns;
- Coastal communities; and,
- Communities First clusters.

As part of the successful Vibrant and Viable Places £1 million was secured, along with circa £1.12 million also available through a successful bid for Pipeline funding and Council contributions. This has seen 7 properties purchased with 1 renovated with its retail floor space occupied and 2 where works have commenced. The occupied retail unit has proved successful linking into the deprivation aspects of the Vibrant and Viable Places agenda, with links to Communities First and the Steps Projects offering experience and opportunities within the community.

As a further response to the issues affecting Llanelli town centre and the recognition of the impact of both Parc Trostre and Parc Pemberton LDO for Llanelli Town Centre and the LDP was adopted during AMR4. The LDO grants conditional planning permission for specified uses in ground and upper-floor units. It is envisaged that the LDO, in permitting a wide range of compatible uses without the need for planning permission, will help to increase occupancy levels and footfall in the town centre.

A Business Improvement District (BID) has been established within Llanelli town centre. Known as Ymlaen Llanelli, it is led by town centre businesses and aims to give businesses a stronger more collaborative voice and the power to lead change for the town centre.

Among its objectives the BID area will seek to:

- Improve access and parking in the town centre;
- Market Llanelli's distinctive assets and change perceptions;
- Advance safety and cleanliness; and
- Increase retail vibrancy and strengthen the business community.

Furthermore, a Task Force is currently in place with representatives from the Council, traders, Ymlaen Llanelli, community groups etc to look at in progress improvements in relation to the town centre.

## **Economic Recovery**

Retail trends in recent years have seen an increase in online shopping and a shift away from the highstreet. 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 rapid and significant. Town Centres largely became deserted, except for those people shopping for essential items, with the comparison retail sector notably impacted. In this respect, supermarkets and convenience retailers became the few shops still trading, all of this at a time when components of the retail sector and certain town centres were already struggling.

In response to the issues around Covid-19, WG have 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.

As noted above, the Llanelli LDO is already in place and facilitates changes of use within the town centres. To facilitate a similar shift in Carmarthen and Ammanford, an LDO has also been prepared for both town centres with a view of bringing business and footfall into the town centres, without restricting these areas to primarily retail uses. The LDO’s are in their final steps of preparation and will be presented to WG for their approval.

WG have also temporarily extended the permitted development rights to enable the change of use of retail units. This is intended to enable the trial of alternative uses and get initial feedback as to whether a start-up would likely be viable without the expense and delay associated with submitting a planning application. The amendments allow properties within areas identified as town centres in the LDP, currently within the A1 use class, to be change to A2, A3, B1, D1 and D2 for a period of 6 months.

## **Conclusion:**

The retail position within the three identified centres shows a deterioration in terms of the vacancies in the primary retail frontages whilst the position relating to the secondary frontage has improved in both Ammanford and Carmarthen but the vacancy levels have increased significantly in Llanelli. This, however, is not surprising given the restrictions and effects of the Covid-19 pandemic. Whilst further analysis would be needed to be conclusive, it may be that the primary retail frontage has been impacted upon more than the secondary given that these were the areas typically occupied by 'chains' or larger companies, rather than independent traders, and may have been less able or willing to absorb the financial impacts of the pandemic or may have simply refocussed their trade to online shopping rather than the highstreet.

Whilst the same issues have affected each of the three town centres, it must be acknowledged that each of the 3 town centres play very different roles in terms of their retail provision and offer. Any planning policy intervention or amendments should therefore acknowledge the different roles which they play and be informed by further consideration of the challenges which each town centre face.

- In this respect, Carmarthen Town represents an important regional retail centre offering a broad retail offer ranging from major high street names through to local provision.
- Llanelli has experienced a change in its town centre offer but has attracted significant regeneration investment in recent years and there are corporate, political and business initiatives in place as part of its regeneration. It is recognised that careful monitoring is required and a responsive approach through an LDO is in place.
- Ammanford, whilst retaining a number of high street names with a range of local retailers, indicates a lower vacancy rate in the primary retail frontage. However, it has in recent years experienced a turnover in occupancy and a significant increase in the proportion of vacant units within the secondary retail frontage.

**Future steps to be taken (if necessary):**

Monitor the effectiveness of the Llanelli, 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. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018. 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 and to facilitate a shift away from retail centres to commercial centres.

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

<b>Indicator</b>	Proportion of units in A1 retail use located in the Primary Retail Frontage as designated by Policy RT2.				
<b>Annual/ Interim Monitoring Target</b>	65% or more of units within the Primary Retail Frontage are in A1 use.				
<b>Assessment trigger</b>	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.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Green	Green	Green	Green	No data available	Green

### 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 updated Carmarthenshire Retail Study 2015 which is available on the Council's website<sup>5</sup>. This update builds on the previous 2009 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). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to 2021.

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:

<sup>5</sup> <https://www.carmarthenshire.gov.wales/media/3686/2015-retail-study-update-carms-retail-study-update-english-new-cover.pdf>

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Non A1 (%)	Total Units	Non A1 (%)
Carmarthen	163	29 units (17.8%)	128	42 units (32.8%)
Llanelli	82	12 units (14.6%)	102	34 units (33.3%)
Ammanford	42	10 units (23.8%)	53	22 units (41.5%)

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

In considering the above, it is clear that the integrity of the Primary Retail Frontage is being maintained across the three designated centres. In this respect the trigger point has not been reached. The Council however, will continue to monitor the respective condition of its retail centres. Reference is made to the commentary set out above for the policy target in relation to vacancy levels within Primary and Secondary Retail Frontages. In this respect, 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.

As noted above, an LDO has been adopted and is in operation in Llanelli and a further 2 LDOs will soon be in place for 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 see 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 highstreet 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.

**Conclusion:**

The retail position within the three identified centres remains positive.

- Carmarthen Town represents an important regional retail centre offering a broad retail offer ranging from major high street names through to local provision and exhibits strong A1 retail provision.

• Llanelli has however experienced a change in its town centre offer, but has attracted significant regeneration investment in recent years and there are corporate, political and business initiatives in place as part of its regeneration. It is however recognised that careful monitoring is required and a responsive approach through a LDOs in place.

• Ammanford, whilst retaining a number of high street names with a range of local retailers has in recent years experienced a turnover in occupancy and as a consequence in order to ensure its ongoing vitality and viability, close monitoring will become necessary.

**Future steps to be taken (if necessary):**

Monitor the Llanelli LDO.

Adopt 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. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

Prepare a new and current Retail Study to inform the Revised LDP.

## Transport

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

<b>Indicator</b>	Progress towards implementing the road schemes identified in Policy SP9 in accordance with delivery timetables.				
<b>Annual/ Interim Monitoring Target</b>	Implementation in accordance with delivery timetables.				
<b>Assessment trigger</b>	The road schemes identified in Policy SP9 are not delivered in accordance with delivery timetables.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority. <i>Green</i>	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority. <i>Green</i>	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority. <i>Green</i>	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority. <i>Green</i>	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority. <i>Green</i>	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority. <i>Green</i>
<p><b>Analysis:</b>            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 and work is nearing completion on the final phase of this scheme. 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>					
<p><b>Conclusion:</b>            Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.</p>					
<p><b>Future steps to be taken (if necessary):</b>            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 as endorsed by Council on 10<sup>th</sup> January 2018.</p>					

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

<b>Indicator</b>	Progress towards implementing the cycle schemes identified in Policy TR4.				
<b>Annual/ Interim Monitoring Target</b>	Implementation in accordance with delivery timetables by 2021.				
<b>Assessment trigger</b>	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.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Green	Green	Green	Green	Green	Green
<p><b>Analysis:</b> 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"> <li>• Towy Valley – A planning permission has been granted for the western section of the cycleway from Abergwili to Nantgaredig and works have commenced. Funding opportunities is being explored as part of Covid recovery to facilitate implementation of future stages.</li> <li>• 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.</li> <li>• Whitland to Llanglydwen – There are currently no programmed proposals to proceed with this route.</li> </ul>					
<p><b>Conclusion:</b> Progress has been made on the implementation of the schemes listed in Policy TR4.</p>					
<p><b>Future steps to be taken (if necessary):</b> Continue to monitor the final implementation of the two schemes currently being delivered.</p> <p>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<sup>th</sup> January 2018.</p> <p>Further consideration will be given to inclusion and/or the delivery of the Whitland to Llanglydwen route as part of the Revised LDP.</p>					

## Minerals

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

<b>Indicator</b>	Aggregates landbank for Carmarthenshire County Council.				
<b>Annual/ Interim Monitoring Target</b>	To maintain a minimum 10 year landbank of hard rock.				
<b>Assessment trigger</b>	Less than 10 years hard rock landbank.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
The current hard rock landbank for Carmarthenshire is 55 years. <span style="color: green;">Green</span>	The current hard rock landbank for Carmarthenshire is at least 68 years. <span style="color: green;">Green</span>	Target met: The current hard rock landbank for Carmarthenshire is at least 71 years. <span style="color: green;">Green</span>	Target met: The current hard rock landbank for Carmarthenshire is at least 92 years. <span style="color: green;">Green</span>	Target met: The current hard rock landbank for Carmarthenshire is at least 77 years. <span style="color: green;">Green</span>	Data not available.
<p><b>Analysis:</b>  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>The latest, best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority indicates that the current crushed rock landbank for Carmarthenshire is 77 years using the average of the last 3 years production data and 87 years using the average of the last 10 years production data. Therefore Carmarthenshire has at least 77 years of hard rock supply. This is well above the figure considered necessary in the monitoring target.</p>					
<p><b>Conclusion:</b>  The data indicates that the monitoring Policy Target is being met and therefore no further action is required.</p>					
<p><b>Future steps to be taken (if necessary):</b>  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<sup>th</sup> January 2018.</p>					

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

<b>Indicator</b>	Combined aggregates landbank for Carmarthenshire County Council with neighbouring authorities of PCC, PCNP & Ceredigion CC.				
<b>Annual/ Interim Monitoring Target</b>	To maintain a minimum 7 year landbank of sand and gravel.				
<b>Assessment trigger</b>	Less than 7 years sand and gravel landbank.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is 18 years. <span style="color: green;">Green</span>	The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 17 years. <span style="color: green;">Green</span>	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 14 years. <span style="color: green;">Green</span>	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 12 years. <span style="color: green;">Green</span>	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 10 years. <span style="color: green;">Green</span>	Data not available
<p><b>Analysis:</b>            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 &amp; gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion.</p> <p>The latest best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority for the combined Sand &amp; Gravel landbank is for 31.12.2016. The combined landbank is 13 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><b>Conclusion:</b>            The 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><b>Future steps to be taken (if necessary):</b>            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<sup>th</sup> 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).**

<b>Indicator</b>	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone.				
<b>Annual/ Interim Monitoring Target</b>	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP2.				
<b>Assessment trigger</b>	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP2 over 3 consecutive years.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No sites contrary to Policy MPP2. <i>Green</i>	No sites contrary to Policy MPP2. <i>Green</i>	Target met: No sites contrary to Policy MPP2. <i>Green</i>	Target met: No sites contrary to Policy MPP2. <i>Green</i>	Target met: No sites contrary to Policy MPP2. <i>Green</i>	Target met: No sites contrary to Policy MPP2. <i>Green</i>
<p><b>Analysis:</b>            In the latest monitoring period from 1 April 2019 – 31 March 2021, 14 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"> <li>- a number of extensions to existing domestic properties;</li> <li>- conversion of a derelict cottage to an annex;</li> <li>- demolition of an existing house and the construction of a replacement dwelling;</li> <li>- three agricultural developments including: replacement stables, retention of a farm track serving an existing holding, and the construction of an agricultural barn where prior notification was not required;</li> <li>- installation of liquid nitrogen tanks at an existing industrial facility;</li> <li>- change of use of an existing building to a gym;</li> <li>- waste management development – related to an existing waste management operation at the location.</li> </ul> <p>In addition there were several permissions for the disposal of conditions or the variation of conditions relating to the extant quarries themselves, although these did not affect the associated buffer zones surrounding the quarries.</p>					
<p><b>Conclusion:</b>            No action required as a consequence of this AMR.</p>					
<p><b>Future steps to be taken (if necessary):</b>            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<sup>th</sup> 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).**

<b>Indicator</b>	Number of planning permissions for permanent, sterilising development permitted within a mineral safeguarding area.				
<b>Annual/ Interim Monitoring Target</b>	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP3.				
<b>Assessment trigger</b>	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP3 over 3 consecutive years.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No sites contrary to Policy MPP3. <i>Green</i>	No sites contrary to Policy MPP3. <i>Green</i>	Target met: No sites contrary to Policy MPP3 <i>Green</i>	Target met: No sites contrary to Policy MPP3 <i>Green</i>	Target met: No sites contrary to Policy MPP3 <i>Green</i>	Target met: No sites contrary to Policy MPP3 <i>Green</i>

**Analysis:**

Whilst a number of developments were granted planning permission in mineral safeguarding areas, 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:

- 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 such as steel barns) on working farms;
- Equestrian related development (e.g. stables/menage/arena);
- Changes of Use of existing buildings e.g. barn conversions on existing farms
- Prior notifications, planning permissions not required (telecoms, forestry, agriculture, demolition);
- Individual dwellings within hamlets or small residential clusters without development limits;
- Alterations / extensions or changes of use of existing buildings;
- Dwellings within the development limits of existing settlements;
- Developments on land within 200m of residential areas;
- Permissions associated with extant mineral sites;
- Solar Farm.

**Conclusion:**

No action required as a consequence 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 Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

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

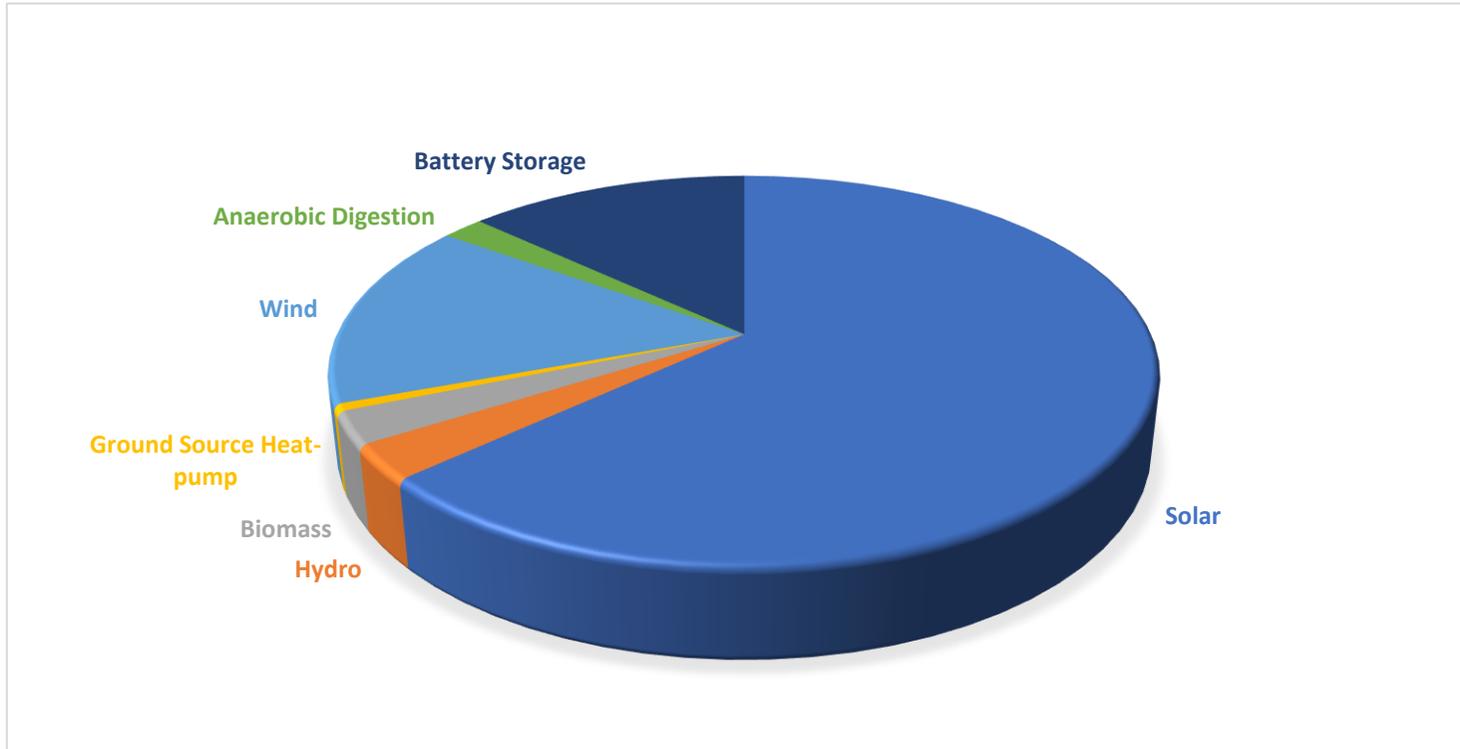
<b>Indicator</b>	Number of prohibition orders issued on dormant sites.				
<b>Annual/ Interim Monitoring Target</b>	Ensure that those dormant sites deemed not likely to be re-worked in the future (as part of the annual review) are served with prohibition orders within 12 months.				
<b>Assessment trigger</b>	LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Green	Green				
<b>Analysis:</b> 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 and it is anticipated that Orders will be served in 2021.					
<b>Conclusion:</b> 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 anticipated issue in 2021] is considered sufficient. No further action other than continued monitoring is required.					
<b>Future steps to be taken (if necessary):</b> 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 10 <sup>th</sup> January 2018.					

## Renewable Energy

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

<b>Indicator</b>	Permitted capacity of renewable electricity and heat projects within the County (by MW).				
<b>Annual/ Interim Monitoring Target</b>	Annual increase in the permitted capacity of renewable electricity and heat projects through the Plan period.				
<b>Assessment trigger</b>	Monitor for information purposes.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
45.79 MW of renewable energy has been permitted during the monitoring period.	17.306 MW of renewable energy has been permitted during the monitoring period.	3.55 MW of renewable energy has been permitted during the monitoring period.	0.69 MW of renewable energy has been permitted during the monitoring period.	1.64 MW of renewable energy has been permitted during the monitoring period.	0.15 MW of renewable energy has been permitted during the monitoring period.
<p><b>Analysis:</b>            Planning permission has been granted for 1.64 MW of renewable energy in 2020, and 0.15 MW in 2021. This demonstrates a reduction in permitted generating capacity from the early years of the LDP, where wind schemes dominated the generated power. The number of applications both received and permitted for wind and energy has again reduced, the reasons for which is not known but the reduction in the feed-in tariffs is likely to be a major factor.</p> <p>In 2020, 1.64MW of potential renewable energy projects has been permitted, this can be broken down as follows: Solar: 0.139MW; Hydropower: 0.1MW; Biomass:1.145MW; and Ground source heat: 0.26MW.</p> <p>In 2021, 0.15MW of potential renewable energy projects has been permitted, this can be broken down as follows: Solar: 0.133MW; and Ground source heat: 0.153MW.</p>					

For information, 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.



**Figure 9: Proportion of Renewable Energy Generated During the Plan Period to Date**

**Conclusion:**

The number of renewable energy permissions has fallen since the first two monitoring periods, however there are no concerns about the level of renewable energy permitted.

**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. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

## 27 Monitoring Policy Target: Produce SPG on General Renewable Energy

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 9 months of adopting Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
			SPG Adopted Green	Green	Green
<p><b>Analysis:</b>            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><b>Conclusion:</b>            The SPG has been adopted.</p>					
<p><b>Future steps to be taken (if necessary):</b>            None required at this stage.</p>					

## Waste Management

### 28 Waste Management: Produce SPG on Nantycaws Waste Management Site

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 5 months of adopting Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Green	Green	Green	Green	Green	Green
<p><b>Analysis:</b></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. The Reports set out the regional position regarding landfill and residual waste treatment. Nantycaws is one of four non-hazardous waste landfill sites within the South West Wales region, although it is currently not operational.</p> <p>The WPMRs for 2017-2021 point to a reduction in regional void space capacity, although critically not to a level (as set out in TAN21) whereby a new landfill site would need to be considered for the region. What is clear is that the Nantycaws site will continue to be important to the future management of residual 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).</p> <p>It is important to note the future intentions and discussions regarding the Nantycaws site in relation to the evolving Revised LDP. The Deposit Revised LDP was published for public consultation in 2020. In this document Nantycaws was identified as a reserve site, however following internal corporate discussions and in light of representations received during the consultation it was decided that Nantycaws should be reallocated as a Regeneration and Mixed Use Site as a focused change.</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 statement of common ground (SoCG) and a potential masterplan for the site.</p>					
<b>Conclusion:</b>					

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 WPMR for the Region – N.B the region will be changing from 'South West Wales' to 'Mid and South West Wales' in the 2021/22 monitoring period. The first WPMR encompassing this change will be produced in 2022. 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<sup>th</sup> 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

<b>Indicator</b>	Hectares of suitable habitat in management.					
<b>Annual/ Interim Monitoring Target</b>	An ongoing increase in provision of suitable habitat in management.					
<b>Assessment trigger</b>	No increase in any given year.					
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>	
4.24ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project. (this figure was net of NRW managed designated sites) <span style="color: green;">Green</span>	A further additional 6.56ha 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 – the total increase over the Plan period to 31/3/17 is 10.8ha. <span style="color: green;">Green</span>	A further additional 1.42 ha 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 and 2 – the total increase over the Plan period to 31/3/18 is 12.22ha. <span style="color: green;">Green</span>	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. <span style="color: green;">Green</span>	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. <span style="color: green;">Green</span>	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 and 3 – the total increase over the Plan period to 31/3/21 is 13.22ha. <span style="color: green;">Green</span>	

#### Analysis:

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.

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 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.

**Conclusion:**

Target achieved in this AMR period. 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 10<sup>th</sup> 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

<b>Indicator</b>	Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.				
<b>Annual/ Interim Monitoring Target</b>	No planning applications approved contrary to the advice of NRW.				
<b>Assessment trigger</b>	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period. <i>Green</i>	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period. <i>Green</i>	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period. <i>Green</i>	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period. <i>Green</i>	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period. <i>Green</i>	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period. <i>Green</i>

#### Analysis:

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.

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.

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.

Reference should be made to target 31 below in respect of issues to emerge with phosphates in riverine SACs early on in 2021.

Records indicate that no planning applications were approved contrary to the advice of NRW.

**Conclusion:**

Target achieved during 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 Revised LDP as endorsed by Council on 10<sup>th</sup> 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**

<b>Indicator</b>	Number of planning applications granted which may potentially adversely affect the features of a protected site for nature conservation.				
<b>Annual/ Interim Monitoring Target</b>	No planning applications approved contrary to the advice of NRW or the authority's ecologist.				
<b>Assessment trigger</b>	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green

**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. This requirement on drainage considerations will impact on all development that increases the volume or concentration of wastewater.

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/>

**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 10<sup>th</sup> January 2018.

In respect of the 'phosphates issue', the Authority continues to respond as appropriate moving into the AMR 7 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**

<b>Indicator</b>	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.				
<b>Annual/ Interim Monitoring Target</b>	No planning applications approved contrary to the advice of NRW or the authority's ecologist.				
<b>Assessment trigger</b>	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist. Green
<p><b>Analysis:</b>  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.</p> <p>Progress has been made during 2020-21 in updating the Adopted SPG on Nature Conservation and Biodiversity and with a view to preparing such SPG to support the emerging Revised LDP. Refer to target 37 below.</p>					
<p><b>Conclusion:</b>  Target achieved during this AMR period.</p>					
<p><b>Future steps to be taken (if necessary):</b>  Continue to monitor and report in future AMRs.</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. 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

<b>Indicator</b>	Number of planning applications permitted with the potential to adversely affect a Special Landscape Area.				
<b>Annual/ Interim Monitoring Target</b>	No planning applications approved contrary to the advice of NRW or the authority's landscape officer.				
<b>Assessment trigger</b>	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.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No applications approved contrary to the advice of NRW or the Council's Landscape Officer. Green	No applications approved contrary to the advice of NRW or the Council's Landscape Officer. Green	No applications approved contrary to the advice of NRW or the Council's Landscape Officer. Green	No applications approved contrary to the advice of NRW or the Council's Landscape Officer. Green	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer. Green	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer. Green
<p><b>Analysis:</b> 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><b>Conclusion:</b> Target achieved during this AMR period.</p>					
<p><b>Future steps to be taken (if necessary):</b>  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

<b>Indicator</b>	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.				
<b>Annual/ Interim Monitoring Target</b>	No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust).				
<b>Assessment trigger</b>	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.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Target was achieved in the first AMR period. <i>Green</i>	Target was achieved in the second AMR period. <i>Green</i>	Target was achieved in the third AMR period. <i>Green</i>	Target was achieved in the fourth AMR period. <i>Green</i>	Target was achieved in the latest AMR period. <i>Green</i>	Target was achieved in the latest AMR period. <i>Green</i>
<p><b>Analysis:</b> 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"> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments.</li> </ul> <p>The Council's Development Management Section continue to have access to a dedicated professional Built Conservation Officer. This continues to prove invaluable both in the determination of planning applications and in the formulation of planning policy.</p>					
<p><b>Conclusion:</b> Target achieved during this AMR period.</p>					
<p><b>Future steps to be taken (if necessary):</b> Continue to monitor and report in future AMRs.</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.

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

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 7 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced. Green	SPG adopted. Green	SPG adopted. Green	SPG adopted. Green	SPG adopted. Green	SPG adopted. Green
<p><b>Analysis:</b>            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:  <a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkr_aiSnIU">https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkr_aiSnIU</a></p>					
<p><b>Conclusion:</b>            Target achieved.</p>					
<p><b>Future steps to be taken (if necessary):</b>            N/A</p>					

### 36 Monitoring Policy Target: Produce SPG on Archaeology

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 7 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced. <span style="color: green;">Green</span>	SPG adopted. <span style="color: green;">Green</span>	SPG adopted. <span style="color: green;">Green</span>	SPG adopted. <span style="color: green;">Green</span>	SPG adopted. <span style="color: green;">Green</span>	SPG adopted. <span style="color: green;">Green</span>
<p><b>Analysis:</b>            The Archaeology and Development SPG was adopted in September 2016. The adopted SPG is available via the following link:  <a href="https://www.carmarthenshire.gov.wales/media/3719/archaeology-draft-spg.pdf">https://www.carmarthenshire.gov.wales/media/3719/archaeology-draft-spg.pdf</a></p>					
<p><b>Conclusion:</b>            Target achieved.</p>					
<p><b>Future steps to be taken (if necessary):</b>            N/A</p>					

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

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations).				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced. Green	SPG produced. Green	SPG adopted. Green	SPG adopted. Green	SPG adopted. Green	SPG adopted. Green
<p><b>Analysis:</b>            The SPG was adopted in September 2016 and is available via the following link:  <a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkr_aiSnIU">https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkr_aiSnIU</a>            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.</p> <p>Progress has been made during 2020-21 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><b>Conclusion:</b>            Target achieved</p>					
<p><b>Future steps to be taken (if necessary):</b>            N/A</p>					

### 38 Monitoring Policy Target: Produce SPG on Design

<b>Indicator</b>	Production of SPG on Design.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 5 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced. Green	SPG adopted Green	SPG adopted. Green	SPG adopted. Green	SPG adopted. Green	SPG adopted. Green
<p><b>Analysis:</b>            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:  <a href="https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf">https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf</a></p>					
<p><b>Conclusion:</b>            Target achieved</p>					
<p><b>Future steps to be taken (if necessary):</b>            N/A</p>					

### 39 Monitoring Policy Target: Produce SPG on Locally Important Buildings

<b>Indicator</b>	Production of SPG on Locally Important Buildings				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 15 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.
<b>Analysis:</b> The requirement to prepare and publish the SPG will be further considered as part of the preparation of the Revised LDP.					
<b>Conclusion:</b> 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.					
<b>Future steps to be taken (if necessary):</b> To be considered as part of the preparation of the Revised LDP.					

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

<b>Indicator</b>	Production of SPG on Trees, Landscaping and Development.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 15 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.
<b>Analysis:</b> The requirement to prepare and publish the SPG will be further considered as part of the preparation of the Revised LDP.					
<b>Conclusion:</b> 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.					
<b>Future steps to be taken (if necessary):</b> 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

<b>Indicator</b>	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.				
<b>Annual/ Interim Monitoring Target</b>	No applications approved contrary to Policy SP16 and RT8.				
<b>Assessment trigger</b>	1 application approved contrary to Policy SP16 and RT8.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No applications approved contrary to the provisions of Policies SP16 and RT8. <i>Green</i>	No applications approved contrary to the provisions of Policies SP16 and RT8. <i>Green</i>	1 application approved contrary to RT8 however see analysis below. <i>Green</i>	No applications approved contrary to the provisions of Policies SP16 and RT8 <i>Green</i>	No applications approved contrary to the provisions of Policies SP16 and RT8 <i>Green</i>	No applications approved contrary to the provisions of Policies SP16 and RT8 <i>Green</i>
<b>Analysis:</b> A review of planning decision notices indicates that there have been no applications approved contrary to the provisions of LDP policies SP16 and RT8.					
<b>Conclusion:</b> Target achieved in this AMR period.					
<b>Future steps to be taken (if necessary):</b> Continue to monitor and report in future AMRs.  Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 <sup>th</sup> January 2018.					

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

<b>Indicator</b>	Amount of open space lost to development (ha)				
<b>Annual/ Interim Monitoring Target</b>	No open space should be lost to development except where in accordance with Policy REC1.				
<b>Assessment trigger</b>	Open space is lost to development contrary to the provisions of Policy REC1 which results in a net loss of open space.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No applications approved contrary to the provisions of Policy REC 1. <i>Green</i>	No applications approved contrary to the provisions of Policy REC 1. <i>Green</i>	No applications approved contrary to the provisions of Policy REC 1. <i>Green</i>	No applications approved contrary to the provisions of Policy REC 1. <i>Green</i>	No applications approved contrary to the provisions of Policy REC 1. <i>Green</i>	No applications approved contrary to the provisions of Policy REC 1. <i>Green</i>
<p><b>Analysis:</b>  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. It should be noted that a Reserved Matters consent has been granted for a proposal located on land identified as open space in the LDP. The outline consent in respect of the proposal had however been granted prior to the adoption of the LDP and therefore the principle of the proposal had already been agreed.</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.</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. These studies have been used to inform the preparation of the Deposit Revised LDP both in terms of the site selection process and for mapping purposes. This information will in turn will be utilised to assist in the assessment of future planning applications which could impact upon the provision of green space in Carmarthenshire.</p>					
<p><b>Conclusion:</b>  Target achieved in this AMR period.</p>					
<p><b>Future steps to be taken (if necessary):</b>  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>					

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<sup>th</sup> January 2018.

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

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 15 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced. Green	SPG Adopted Green	SPG Adopted Green	SPG Adopted Green	SPG Adopted Green	SPG Adopted Green
<p><b>Analysis:</b>  The SPG was adopted in September 2016.</p> <p>The adopted SPG is available to view via the link below:  <a href="https://www.carmarthenshire.gov.wales/media/1213721/adopted-leisure-open-space-requirements-for-new-developments-sep-2016.pdf">https://www.carmarthenshire.gov.wales/media/1213721/adopted-leisure-open-space-requirements-for-new-developments-sep-2016.pdf</a></p>					
<p><b>Conclusion:</b>  Target achieved.</p>					
<p><b>Future steps to be taken (if necessary):</b>  N/A</p>					

## The Welsh Language

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

<b>Indicator</b>	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.				
<b>Annual/ Interim Monitoring Target</b>	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.				
<b>Assessment trigger</b>	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.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No planning permissions contrary to LDP Policy SP18. <i>Green</i>	No planning permissions contrary to LDP Policy SP18. <i>Green</i>		No permissions were granted contrary to LDP Policy SP18. <i>Green</i>	<b>1 application approved contrary to policy. See analysis below.</b>	No permissions were granted contrary to LDP Policy SP18. <i>Green</i>
<p><b>Analysis:</b>  A list of communities where 60% or more of the population are able to 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 (source: JHLAS) identified that during the time period of 01/04/2019 to 31/03/20 one site was granted outline permission which is relevant to this monitoring indicator, which exceeds the thresholds set out in Policy SP18 (5 or more in Sustainable Communities and 10 or more in Growth Areas, Service Centres and Local Service Centres). The matter of the Welsh language was considered as part of the deliberations of this planning application and as it was the landowner's intention to sell the site as individual self-build plots that the site would consequently be delivered in a piecemeal fashion; the assumption being that the development would be phased due to the nature of its delivery and therefore no conditions or restrictions were required. During the year 01/04/20 to 31/03/21 no applicable outline consents were granted.</p>					
<b>Conclusion:</b>					

One permission was granted contrary to LDP policy SP18. However, as noted above consideration was given to the Policy and its requirements.

**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<sup>th</sup> January 2018.

## Chapter 4

### Sustainability Appraisal / Strategic Environmental Assessment Monitoring

#### Methodology

4.1 The monitoring of the SA-SEA objectives can 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, as a consequence 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 with a view to developing a Well-Being Plan for Carmarthenshire. This was published in May 2018. The Carmarthenshire Well Being Assessment for 2017 is available on the Council's website <http://www.thecarmarthenshirewewant.wales/>. 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 : AMR 1 and 2.
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><a href="http://gov.wales/topics/environm entcountryside/climatechange/publications/ecological-footprint-of-wales-report/?lang=en">http://gov.wales/topics/environm entcountryside/climatechange/publications/ecological-footprint-of-wales-report/?lang=en</a></p> <p>Carmarthenshire Well Being &amp; Future Generations Well-being Assessment (Text provided by Carmarthenshire's Corporate Policy Division)</p> <p>CACI Paycheck 2015 (Information provided by Carmarthenshire's Corporate Policy Division)</p>	<p>(a) A new estimate of the ecological and carbon footprints of Wales for 2011 building on previous studies. Carmarthenshire gha/c is 3.36 with the Wales average being 3.28.</p> <p>(b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</p> <p>(d) 36% of households in Carmarthenshire are living in poverty as defined by Welsh Government (income 60% below the GB Median Household Income)</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 biodiversity in urban and rural areas</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>(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>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>Proportion of development on greenfield sites</p> <p>Proportion of development on brownfield sites</p>	<p><a href="http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSitesOfSpecialScientificInterest/?lang=en">http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSitesOfSpecialScientificInterest/?lang=en</a></p> <p><a href="http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialAreasOfConservation/?lang=en">http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialAreasOfConservation/?lang=en</a></p> <p><a href="http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialProtectionAreas/?lang=en">http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialProtectionAreas/?lang=en</a></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. 29% of features in Carmarthenshire SAC's are deemed in favorable condition, which is an increase from 18% from baseline assessment. 86% of assessed SPA features were also considered in favorable 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.</p>

		(h) Number of designated SINC  (i) Proportion of land managed as areas for carbon sequestration (e.g. peatland and woodland management)	Proportion of new development in wildlife corridors		This will be monitored as the implementation of the Plan progresses with any implications considered accordingly as part of any review into the Plan. (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.
3 - Air Quality	3-1 To maintain/reduce the levels of the UK National Air Quality pollutants 3-2 To reduce levels of ground level ozone 3-3 To reduce the need to travel, through appropriate siting of new developments and provision of public transport infrastructure	(a) Number and extent of AQMAs in Carmarthenshire  (b) Air quality monitoring in Llandeilo (potentially future AQMA monitoring)  (c) National Atmospheric Emissions Inventory (NAEI) levels of key air pollutants (e.g. Benzene, 1,3-Butadiene, Lead, NO <sub>2</sub> , PM10, SO <sub>2</sub> )  (d) Area of sensitive habitats exceeding critical loads for acidification and eutrophication measured as (i) acidity and (ii) nutrient nitrogen  (e) Levels of ground level ozone	Number of developments within 1 km of motorway / trunk road junctions Number of developments sited so as to reduce the need to travel (proximity to services and facilities) Number of developments supported by high-quality inter-settlement bus, train or other public transport routes Number of developments in areas of poor air quality Number of developments likely to contribute to increased levels of UK national Air quality pollutants (other than transport)	Environmental Health Department – Carmarthenshire County Council.  <a href="http://lle.wales.gov.uk/catalogue/item/LandmapVisualSensory/?lang=en">http://lle.wales.gov.uk/catalogue/item/LandmapVisualSensory/?lang=en</a>  <a href="http://lle.wales.gov.uk/catalogue/item/LandmapLandscapeHabitats/?lang=en">http://lle.wales.gov.uk/catalogue/item/LandmapLandscapeHabitats/?lang=en</a> - <a href="http://www.rotap.ceh.ac.uk/">http://www.rotap.ceh.ac.uk/</a>	(a.) There are now three separate AQMA's, which are; Llandeilo, Carmarthen and Llanelli. This updated position will be reflected in the Plan review and there is ongoing liaison with the Environmental Health Dept in this regard. b) 4 incidents of exceedance in NO <sub>2</sub> levels occurred in the Llandeilo AQMA over past 12 months. Due to high winds air dispersal was high over the winter period without which, more exceedances may have occurred. (c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.  (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.  (e) 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.
4 - Climatic Factors	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,	(a) Annual emissions of greenhouse gases (by sector)  (b) Carmarthenshire's domestic energy consumption  (c) Proportion of alternatively fuelled vehicles in the county	Number of developments that respect existing natural habitats and green corridors No. planning applications for renewable micro-renewables and successful installations	Local authority average domestic gas and electricity consumption per consumer - <a href="http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf">http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf</a>	(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 CO <sub>2</sub> emissions in Carmarthenshire of 1.5% to 1162.3 ktCO <sub>2</sub> . (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.

	<p>costal retreat and shifting habitat distribution patterns</p> <p>4-3 To encourage all new developments to be climate resilient</p> <p>4-4 To encourage energy conservation and higher energy efficiency</p> <p>4-5 To minimise energy consumption and promote renewable energy sources</p>	<p>(d) Percentage of companies with a Level 5 Standard Green Dragon EMS</p> <p>(e) Proportion of transport network able to cope with the predicted temperature increases associated with climate changes</p> <p>(f) Number of sites being used to assist in climate mitigation and adaptation, e.g. soft flood defences</p> <p>(g) Number of homes applying for planning permission for microgeneration</p> <p>(h) Homes installing microrenewables</p> <p>(i) Average Standard Assessment Procedure energy rating of housing</p> <p>(j) Number of town/community based carbon reduction projects</p>	<p>Average SAP rating of housing</p> <p>No of town/community based carbon reduction projects</p> <p>Number of installed megawatts of renewable energy capacity in Carmarthenshire</p> <p>Number of wind turbines</p> <p>% developments with Sustainable Urban Drainage Systems (SUDS)</p> <p>Percentage of housing stock meeting particular CfSH and BREEAM standards</p> <p>Percentage of offices, retail and industrial buildings meeting BREEAM standards</p> <p>Number of new developments built to achieve carbon neutrality</p>	<p><a href="http://gov.wales/topics/environment/countryside/energy/renewable/low-carbon-baseline-survey/?lang=en">http://gov.wales/topics/environment/countryside/energy/renewable/low-carbon-baseline-survey/?lang=en</a></p>	<p>(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).</p> <p>(h,i) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(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 achieved ‘Excellent’ bathing water quality for 2017, 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>(a) In 2009/10 Carmarthenshire achieved a 40.1% combined recycling and composting rate of its municipal waste (14% composting; 26% recycling)</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</p> <p>6-2 Promote the waste hierarchy of reduce, reuse and recycle</p> <p>6-3 Encourage needs to be met locally</p> <p>6-4 Promote the use of more sustainable resources</p> <p>6-5 Improve the integration of different modes of transport</p> <p>6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking)</p>	<p>(b) Waste arisings by sector</p> <p>(c) Waste arisings by disposal</p> <p>(d) Total (i) household waste and (ii) household waste recycled or composted per person per year (kg)</p> <p>(e) Proportion of construction and demolition waste that is re-used and recycled</p> <p>(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</p> <p>Proportion of aggregates used from secondary and recycled aggregates</p> <p>Location of jobs in proximity to residents</p> <p>Proportion of journeys on foot or by cycle</p>		<p>(d) Residual Household Waste Arising per person (kg), 2007/08 to 2014/15 in Carmarthenshire: 370, 290, 246, 224, 189, 159, 151 &amp; 156. The South West Wales average for 2014/2015 was 188.</p> <p>(e) The latest data is from 2012, and only for South West Region as a whole – the rate is 67%.</p> <p>(f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
7 - Soil	<p>7-1 To avoid and reduce contamination of soils and promote the regeneration of contaminated land</p> <p>7-2 To avoid loss of soils to non-permeable surfaces and minimise soil erosion</p> <p>7-3 To reduce SO<sub>2</sub> and NO<sub>x</sub> emissions and nitrate pollution from agriculture.</p>	<p>(a) Area of ALC Grade 1, 2 and 3 land in Carmarthenshire</p> <p>(b) Area of ALC Grade 4 and 5 land in Carmarthenshire</p> <p>(c) Number and extent of RIGS sites in Carmarthenshire</p> <p>(d) Exceedance of nitrogen and acid critical loads</p>	<p>Area of soil lost to impermeable surfaces</p> <p>Area of contaminated land remediated</p> <p>Area of proposed new development on greenfield sites</p> <p>Number of developments approved within or adjacent to RIGS sites</p>		<p>(a,b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) RIGs are considered within the provisions of EQ3 of the adopted LDP.</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) Information is unavailable on an annual basis. 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) Information is unavailable on an annual basis. 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</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>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>(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 number of Welsh Speakers aged 3 and over 43.9%, Welsh speakers aged 3-15 is 15.1%. The Population is 184,898, working age population 110,739 (aged 16-64) 2014 (Mid Year Population Estimates).</p>

	<p>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>(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</p> <p>(f) Population age profile</p> <p>(g) Ethnic diversity</p>			<p>(e) 69% people of working age are employed</p> <p>(f) 18% of the population is aged 0 to 15, 60% are aged 16 to 64 and 22% are over 65.</p> <p>(g) 4 % of the population has a non white ethnicity.</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>(g) How children get to school (i) walking and cycling, (ii) private motor vehicles and (iii) public transport and taxis</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) 40% of the population live within 400m of natural or semi-natural greenspace. Reference is made to the Carmarthenshire Greenspace accessibility standard of 2.4ha per 1,000 population which underpins the policy framework.</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> <p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>

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>(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>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) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</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>

		(f) Diversity of economic sectors represented			<p>(d) 36.3% of all households are living in poverty slightly above the Welsh average of 35% .Of these 15.7% are living in severe poverty . 17.9% of children are living in poverty which is lower than the Welsh average (22%), but those living in workless households is in line with the Welsh average of 14%.</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>(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 overall Carmarthenshire is not 'deprived' however there is some variation across the 6 community areas. Parts of the area of Llanelli appear in the 10% most deprived areas of Wales in the following domains : income, employment, health, education, community safety and physical environment. 71% of northern Carmarthenshire (Tywi valley) appears in the 10% most deprived areas of Wales in terms of poor 'Access to Services'. 19% of the population is over-indebted, this is in line with the Welsh national average of 19.6%. Carmarthenshire has a large stock of social housing and supports social housing initiatives.</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.

### **CARMARTHESHIRE 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:

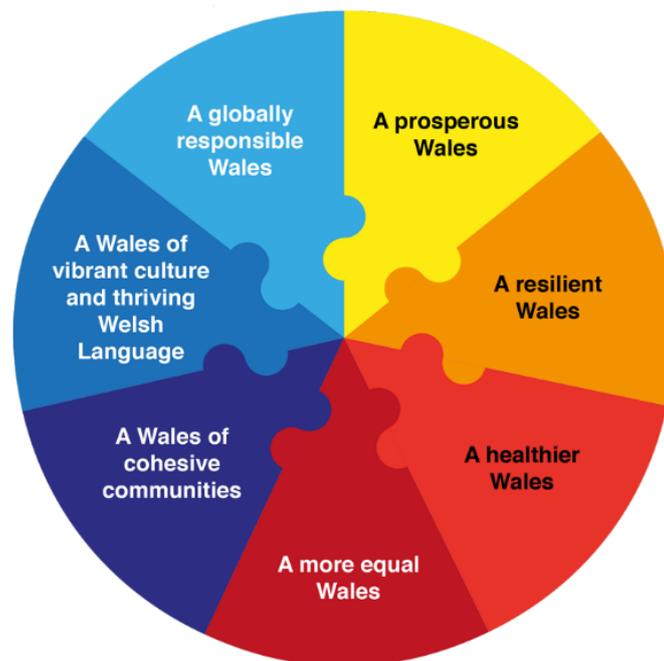
(a) enabling development in locations which minimise the need to travel and contribute towards sustainable communities and economies and respecting environmental limits, and

(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**

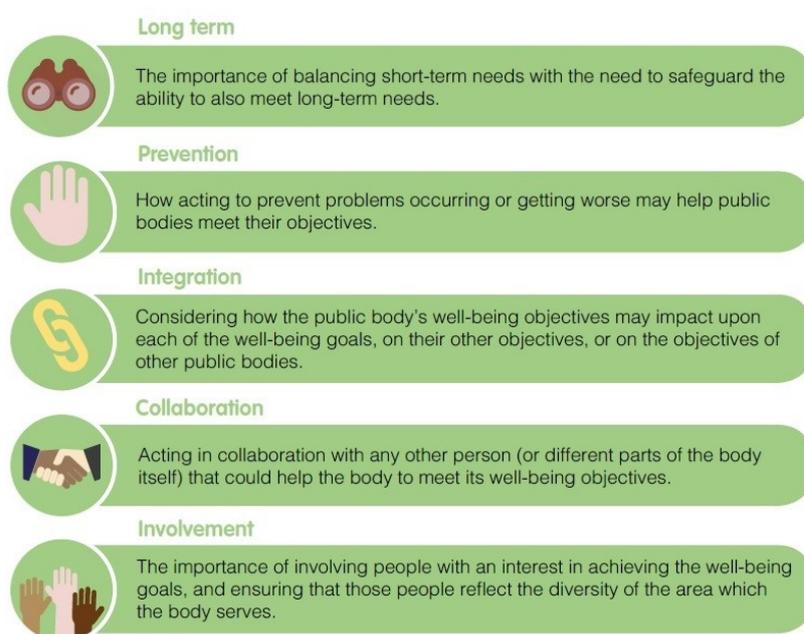


A4.2 The Act puts in place a ‘sustainable development principle’ which sets out how organisations should go about meeting their duty under the Act. There are 5 Ways of Working (See Figure 12) to guide the implementation of the sustainable development principle.

**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
<b>A prosperous Wales</b>	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.
<b>A resilient Wales</b>	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).
<b>A healthier Wales</b>	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.
<b>A more equal Wales</b>	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).
<b>A Wales of cohesive communities</b>	Attractive, viable, safe and well-connected communities.
<b>A Wales of vibrant culture and thriving Welsh language</b>	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.
<b>A globally responsible Wales</b>	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 <b>NG5</b> 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 <b>NG1</b> 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 <b>NG5</b> 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 <b>NG2</b> and its emphasis on a biodiverse natural environment, together with <b>NG6</b> 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 <b>NG7</b> 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 <b>NG1</b> 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 <b>NG6</b> 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 <b>NG6</b> and its emphasis on encouraging people to participate in the arts and sports and recreation. Furthermore, <b>NG3</b> 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 <b>NG4</b> 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 2017/2018 (As at July 2021)**

### **Start well**

1. Help to give every child the best start in life and improve their early life experiences
2. Help children live healthy lifestyles

### **Live well**

3. Support and improve progress, achievement, and outcomes for all learners
4. Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty
5. Create more jobs and growth throughout the county
6. Increase the availability of rented and affordable homes
7. Help people live healthy lives (tackling risky behaviour and obesity)
8. Support community cohesion, resilience & safety

### **Age well**

9. Support older people to age well and maintain dignity and independence in their later years

### **In A Healthy, Safe & Prosperous Environment**

10. Look after the environment now and for the future
11. Improve the highway and transport infrastructure and connectivity
12. Promote Welsh Language and Culture

### **Corporate governance**

13. Better Governance and use of Resources

A5.1 An analysis of the above Well Being Objectives (LW) against the LDP Strategic Objectives (SO) is set out below. It should be noted that this is an updated analysis based on the updated wellbeing objectives (July 2021).

LDP SO	LW 1	LW 2	LW 3	LW 4	LW 5	LW 6	LW 7	LW 8	LW 9	LW 10	LW 11	LW 12	LW 13
SO1	Green	Green	Yellow	Green	Yellow	Yellow	Yellow						
SO2	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Yellow
SO3	Green	Yellow	Yellow	Green	Green	Green	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
SO4	Green	Yellow	Yellow	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Yellow
SO5	Green	Green	Yellow	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow	Green	Yellow	Yellow
SO6	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Yellow	Green	Green	Yellow
SO7	Green	Yellow	Green	Yellow	Yellow	Green	Yellow	Green	Yellow	Green	Yellow	Green	Yellow
SO8	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Yellow
SO9	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Green	Yellow	Yellow
SO10	Yellow	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Green	Yellow
SO11	Yellow	Yellow	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Yellow
SO12	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow
SO13	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Yellow	Yellow	Yellow	Yellow
SO14	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Yellow	Yellow	Yellow	Yellow

A5.2 As was the case before the local wellbeing objectives were updated, there remains a strong alignment between the LDP objectives and those well-being objectives that seek to promote access to homes (including affordable homes) and jobs. 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 corporate and community ambitions as set out within the 13 wellbeing objectives (July 2021). It provides a spatial instrument to deliver the "*Carmarthenshire We Want*" 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 Sustainability Appraisal – Strategic Environmental Assessment along with Habitats Regulations Assessment to be prepared when developing a LDP.



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total Bronwydd</b>		<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>							
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### Brynamman

Adj Cwm Nant Moel	D/021/01 T3/9/h4	0	0	65	0	0	0	0	0	0	65	E/17076
Ardwyn Road	D/021/10 T3/9/h2	0	8	6	0	1	1	1	1	1	1	E/20564
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

<b>Total Brynamman</b>		<b>0</b>	<b>12</b>	<b>107</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>102</b>	
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### Burry Port

Bay View, Graig	L/003/06 T2/1/h4	0	0	9	0	0	0	0	0	0	9	S/1560
Burry Port Harbourside	L/003/23 w/f	0	134	134	0	0	0	0	0	0	134	S/30598
Dyfatty North	L/003/18 T2/1/h12	0	0	40	0	0	0	0	0	0	40	0
Dyfatty South	L/003/19 T2/1/h13	0	0	20	0	0	0	0	0	0	20	0
Glanmor Terrace	L/003/08 w/f	32	32	0	0	0	0	0	0	0	0	S/38235
Gwdig Farm (Pen y Porth)	L/003/12 T2/1/h9	35	105	70	32	35	35	0	0	0	0	-
Heol Waun Wen	L/003/20 T2/1/h14	0	0	10	0	0	0	0	0	0	10	0
Sea View Public House	L/003/21 w/f	0	10	10	0	5	5	0	0	0	0	S/28746
Site 4 Burry Port Harbour East	L/003/22 T2/1/MU1	0	0	20	0	0	0	0	0	0	20	S/30597

<b>Total Burry Port</b>		<b>67</b>	<b>281</b>	<b>313</b>	<b>32</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>233</b>	
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### Caeo

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land west of Rock Street	D/022/01 SC24/h1	0	0	8	0	0	0	0	0	0	8	-
<b>Total Cao</b>		<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
<b>Capel Dewi</b>												
Llwynddewi Road (Allocation) - see commitment for compl	C/023/01a SC32/h1	0	2	2	0	0	0	0	0	0		W/38104
Llwynddewi Road (Commitment)	C/023/01 SC32/h1	2	6	4	2	2	2	0	0	0	0	W/38104
<b>Total Capel Dewi</b>		<b>2</b>	<b>8</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Capel Hendre</b>												
Adj Llys Newydd Elderly Persons Home, Lotwen Road	D/024/01 GA3/h26	0	0	25	0	0	0	0	0	0	25	AM/00304
Delfryn Estate	D/024/06 GA3/h25	0	15	15	0	8	7	0	0	0	0	E/38276
<b>Total Capel Hendre</b>		<b>0</b>	<b>15</b>	<b>40</b>	<b>0</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	
<b>Capel Iwan</b>												
Adjacent Pleasant View	C/026/01 SC7/h1	0	0	5	0	0	0	0	0	0	0	-
Maes y Bryn	C/026/03 SC7/h2	0	13	13	0	0	0	0	0	0	13	0
<b>Total Capel Iwan</b>		<b>0</b>	<b>13</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	
<b>Carmarthen</b>												
113 Priory Street	C/002/34 w/f	0	37	0	0	0	0	0	0	0	0	W/34929
40 Heol Spilman SA31 1LQ	C/002/53 w/f	0	8	8	0	0	0	8	0	0	0	W/38753
Adjacent Tyle Teg, Llysonnen Road, Llanllwch	C/002/48 w/f	1	7	2	0	2	0	0	0	0	0	W/36311
Ashgrove	C/002/07 GA1/h16	0	0	20	0	0	0	0	0	0	20	-
Former BT Exchange Building, Spilman Street	C/002/33 GA1/h6	0	0	14	0	0	0	0	0	0	14	W/10681
Former Cartref Tawelan, Ash Grove	C/002/52 w/f	0	18	18	8	18	0	0	0	0	0	W/39755



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total Carmel</b>		<b>0</b>	<b>4</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	
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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	-
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	10	9	0	0	0	4	5	0	0	S/01815
Land at Heol Cae Pownd (Maes y Parc)	L/037/06 GA3/MU1	18	202	42	42	42	0	0	0	0	0	-
Land to the rear of Gwernllwyn	C/037/03 GA3/h60	0	30	29	0	0	0	0	0	0	29	W/29164

<b>Total Cross Hands</b>		<b>18</b>	<b>242</b>	<b>238</b>	<b>42</b>	<b>42</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>187</b>	
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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

<b>Total Cwmann</b>		<b>0</b>	<b>20</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	
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### Cwmffrwd

Adjacent to Ffrwdwen	C/047/01 SC18/h4	0	23	23	0	0	0	6	6	6	5	-
Land at Maes Glasnant	C/047/05 SC18/h3	1	28	7	0	3	4	0	0	0		W/31450

<b>Total Cwmffrwd</b>		<b>1</b>	<b>51</b>	<b>30</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>5</b>	
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### Cwmgwili

Adjacent to Coed y Cadno	D/048/01 SC34/h3	0	26	0	0	0	0	0	0	0	0	E/19850
Land part of Heathfield Industrial Estate	D/048/04 w/f	0	0	30	0	0	0	0	0	0	30	E/29744
Phase 2 land at Heathfield Industrial Estate	D/048/03 w/f	0	16	16	0	0	4	6	6	0	0	E/27439

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total Cwmgwili</b>		<b>0</b>	<b>42</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>30</b>	
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#### Cwmifor

Opp. Village Hall	D/050/01 SC30/h1	0	25	25	0	0	0	0	0	0	25	E/16584
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<b>Total Cwmifor</b>		<b>0</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	
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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	E/35891
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<b>Total Cwrt Henri</b>		<b>0</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	
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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	0	0	7	E/30512
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<b>Total Cynghordy</b>		<b>0</b>	<b>8</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	
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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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The Yard, Heol Hen SA15 5YD	L/054/02 w/f	2	6	4	0	2	2	0	0	0	0	S/27831
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<b>Total Cynheidre</b>		<b>2</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
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#### Cynwyl Elfed

Adjacent Fron Heulog	C/055/01 SC9/h1	0	8	8	1	1	1	2	0	0	4	W/20990
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Land adjacent Dolwerdd	C/055/03 SC9/h3	0	0	6	0	0	0	0	0	0	6	-
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Land adjacent Lleine	C/055/02 SC9/h2	0	13	13	0	2	2	2	2	2	3	W/20325
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<b>Total Cynwyl Elfed</b>		<b>0</b>	<b>21</b>	<b>27</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>13</b>	
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#### Drefach

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land off Heol Caegwyn	C/058/10 GA3/h52	0	8	7	1	1	2	2	2	0		W/36716
Nantydderwen	C/058/06 GA3/h53	0	33	33	0	0	0	0	0	0	33	-
Opposite Cwmawr Lodge	C/058/05 GA3/h51	0	0	30	0	0	0	0	0	0	30	W/29766
<b>Total Drefach</b>		<b>0</b>	<b>41</b>	<b>70</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>63</b>	
<b>Drefach Felindre</b>												
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	0	12	-
<b>Total Drefach Felindre</b>		<b>0</b>	<b>12</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>	
<b>Ferryside</b>												
Caradog Court	C/067/01 T3/2/h2	1	16	10	1	2	2	2	2	2	0	W/24934
<b>Total Ferryside</b>		<b>1</b>	<b>16</b>	<b>10</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	
<b>Five Roads</b>												
Adjacent Little Croft	L/071/05 SC37/h3	0	25	25	0	0	0	0	5	10	10	0
Clos y Parc	L/071/04 SC37/h1	0	16	16	0	5	6	5	0	0	0	S/25584
<b>Total Five Roads</b>		<b>0</b>	<b>41</b>	<b>41</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>10</b>	
<b>Foelgastell</b>												
Rear of Clos y Gorlan	C/072/04 SC34/h4	0	0	14	0	0	0	0	0	0	14	-
<b>Total Foelgastell</b>		<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	
<b>Glanaman/Garnant</b>												
Cowell Road (Clos Bryn Cam)	D/074/14 T3/8/h12	0	1	5	0	0	0	0	0	0	5	E/15821
Garnant CP School, New School Road	D/074/08 T3/8/h6	2	9	6	3	3	3	0	0	0	0	E/38945

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Glan yr Afon Farm	D/074/05 T3/8/h4	0	0	35	0	0	0	0	0	0	35	AM/02770
Glanamman CP School	D/074/17 T3/8/h14	0	19	7	0	0	0	0	0	0	7	E/24404
Glyn Dreiniog Market Garden	D/074/02 T3/8/h5	0	2	11	0	0	0	0	0	0	11	E/07156
Land Adjacent 13 Bishop Road	D/074/13 T3/8/h8	0	8	7	0	0	4	4	0	0	0	E/16443
Land adjacent Clos Felen	D/074/07 w/f	0	7	7	0	0	2	2	3	0	0	E/31003
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
<b>Total Glanaman/Garnant</b>		<b>2</b>	<b>50</b>	<b>208</b>	<b>3</b>	<b>3</b>	<b>9</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>188</b>	

### Glandy Cross

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

### Gorslas

52 Penygroes Road	C/077/13 w/f	0	9	9	0	3	3	3	0	0	0	W/33124
Adj A476 Castell y Rhingyll	D/077/02 GA3/h40	2	5	1	1	1	0	0	0	0	0	E/18246
Land at Penygroes Road	C/077/12 w/f	0	6	0	0	0	0	0	0	0	0	W/33230
R/O Maesyrcrug, Llandeilo Road	D/077/01 GA3/h42	0	0	7	0	0	0	0	0	0	7	E/11921
<b>Total Gorslas</b>		<b>2</b>	<b>20</b>	<b>17</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>7</b>	



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Pludds Meadow	C/086/02 T3/1/h1	6	24	17	5	7	5	5	0	0	0	W/27727
<b>Total Laugharne</b>		<b>7</b>	<b>66</b>	<b>59</b>	<b>5</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>14</b>	<b>28</b>	
<b>Llanarthne</b>												
Golwg y Twr	C/087/02 SC31/h3	0	0	10	0	0	0	0	0	0	10	-
Llanarthne School	C/087/04 SC31/h2	3	8	0	0	0	0	0	0	0	0	W/22815
<b>Total Llanarthne</b>		<b>3</b>	<b>8</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	
<b>Llanboidy</b>												
Land rear of Ysgol Bro Brynach	C/088/02 SC3/h1	0	0	20	0	0	0	0	0	0	20	0
<b>Total Llanboidy</b>		<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	
<b>Llanddarog</b>												
Is-y-Llan	C/089/02 SC33/h2	0	6	6	0	0	6	0	0	0	0	-
Land Opposite Village Hall	C/089/01 SC33/h1	0	16	16	0	0	8	8	0	0	0	W/26987
<b>Total Llanddarog</b>		<b>0</b>	<b>22</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Llandeilo</b>												
Caeglas, Ffairfach	D/091/07 T2/2/h5	0	0	25	0	0	0	0	0	0	25	-
Cwrt y Felin, The Old Tannery	D/091/09 T2/2/h6	0	6	6	0	3	3	0	0	0	0	E/23332
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	0	0	0	0	6	E/37499
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	0	0	215	14708/88
Llandeilo Northern Quarter (Land taken out)	D/091/01a T2/2/h1	0	0	0	0	0	0	0	0	0		14708/88



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Beech Grove, Pwll	L/001/101 GA2/h1	0	10	10	0	0	0	0	0	0	10	0
Bryncoch 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	70	0	0	20	25	9	0	16	0
Calfaria Chapel, Ann Street, Llanelli	L/001/131 w/f	0	8	8	0	0	0	0	0	0	8	S/37608
Cwm y Nant, Dafen	L/001/017 /h30 & h33 &	0	185	185	0	0	0	0	0	40	145	-
Dafen East Gateway	L/001/109 GA2/h27	0	150	150	0	0	20	30	30	30	40	0
Dylan, Trallwm	L/001/120 GA2/h57	4	32	8	8	8	0	0	0	0	0	S/36465
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
Former Glynderwen Factory, Llwynhendy Road	L/001/114 GA2/h38	0	8	8	0	0	0	0	0	0	8	0
Former NRW Laboratory, Pen-y-Fai Lane, Llanelli	L/001/129 w/f	0	10	10	0	0	5	5	0	0	0	S/36817
Genwen	L/001/023 /h46 & h45(p	51	240	5	5	5	0	0	0	0	0	S/15702
Genwen, Bryn (Allocations)	L/001/011 GA2/h45 (part	0	35	35	0	0	20	15	0	0	0	-
Heol Goffa, Dimpeth	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
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. Parc Brynmawr)	L/001/027 GA2/h24	0	0	100	0	0	0	0	0	0	100	-
Land off Frondeg Terrace	L/001/006 GA2/h21	0	69	38	0	0	0	0	0	0	38	S/773

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land R/O 22 Llwynhendy Road	L/001/128 w/f	0	6	2	2	2	0	0	0	0	0	S/36816
Llys y Bryn, Penceiliogi	L/001/119 GA2/h56	0	0	145	0	0	0	0	0	0	145	0
Llys yr Hen Felin (remaining land)	L/001/103 GA2/h4	5	26	6	6	6	0	0	0	0	0	S/30189
Maes y Bryn, Bryn	L/001/034 GA2/h49	0	50	0	0	0	0	0	0	0		S/15323
Maesarddafen Road / Erw Las, Llwynhendy	L/001/086 GA2/h35	0	300	300	0	0	30	30	34	0	206	S/34991
North Dock (inc Pontrilas)	L/001/088 GA2/MU7	0	335	335	0	0	0	0	0	0	335	S/18032
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	S/38518
Parc y Strade, Llanelli West	L/001/085 GA2/h2	0	355	0	0	0	0	0	0	0		S/12058
Pemberton Road, Pemberton	L/001/091 GA2/h34	0	0	9	0	0	3	3	3	0	0	S/18528
Penllwynrhodyn Road East, Llwynhendy	L/001/116 GA2/h40	0	0	25	0	0	0	0	0	0	25	0
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	0	0	35	D5/13944
Trostre Gateway	L/001/122 GA2/MU4	0	0	70	0	0	0	0	0	0	70	0
Wellness & Life Science Village (Strategic Site), South Llanel	L/001/105 GA2/h15	0	60	60	0	0	0	0	60	0	0	S/36948
Ynys Las, CefnCaean	L/001/118 GA2/h41	0	45	45	0	0	0	0	0	0	45	0

**Total Llanelli**

**69      2094      2011      21      21      103      119      136      70      1562**

**Llanfihangel-ar-Arth**

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Adj yr Hendre	C/098/01 SC20/h1	0	7	8	0	0	0	0	0	0	8	W/39945
<b>Total Llanfihangel-ar-Arth</b>		<b>0</b>	<b>7</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
<b>Llanfynydd</b>												
Adj Valley View	D/099/01 SC41/h1	0	13	13	0	0	0	0	0	0	13	E/26807
<b>Total Llanfynydd</b>		<b>0</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	
<b>Llangadog</b>												
Adj Rhyd y Fro	D/100/03a 3/10/h1 (par	0	16	16	0	0	0	0	0	0	16	-
Adj Rhyd y Fro	D/100/03 3/10/h1 (par	19	19	2	2	2	0	0	0	0	0	E/39982
<b>Total Llangadog</b>		<b>19</b>	<b>35</b>	<b>18</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	
<b>Llangain</b>												
South of Dol y Dderwen	C/101/01 SC18/h5	0	25	36	0	0	0	10	10	10	6	W/38125
<b>Total Llangain</b>		<b>0</b>	<b>25</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>6</b>	
<b>Llangendeirne</b>												
Adj Maes y Berllan	C/106/01 SC39/h1	0	0	12	0	0	0	0	0	0	12	-
<b>Total Llangendeirne</b>		<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	
<b>Llangennech</b>												
Aberllwchwr	L/104/06 GA2/h51	1	42	4	0	0	1	1	1	1	0	11277
Box Farm	L/104/09 GA2/h50	0	7	7	0	0	3	4	0	0	0	S/33213
Golwg yr Afon	L/104/10 GA2/h52	0	50	50	0	0	0	0	0	25	25	0
Maesydderwen	L/104/12 GA2/h54	0	8	7	0	2	2	2	1	0	0	S/25648
Opposite Parc Morlais	L/104/11 GA2/h53	0	30	30	0	0	0	15	15	0	0	0

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total Llangennech</b>		<b>1</b>	<b>137</b>	<b>98</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>22</b>	<b>17</b>	<b>26</b>	<b>25</b>	
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### Llangynog

Land at College Bach	C/108/01 SC15/h2	0	5	5	0	0	1	2	2	0	0	-
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<b>Total Llangynog</b>		<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	
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### Llanllwni

Land adjacent Ger y Bryn	C/109/03 SC22/h2	0	0	8	0	0	0	0	0	0	8	0
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Land at Aber-Giar	C/109/02 SC22/h1	0	4	8	0	0	0	0	2	2	4	W/27548
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Tanybryn	C/109/01 SC22/h3	0	0	8	0	0	0	0	0	0	8	-
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<b>Total Llanllwni</b>		<b>0</b>	<b>4</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>20</b>	
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### Llannon

Adjacent St Nons Church	L/110/02 w/f	0	0	34	0	0	0	0	0	0	34	-
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Land north of Clos Rebecca	L/110/03 SC34/h5	0	47	47	0	0	12	12	12	11	0	S/36934
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<b>Total Llannon</b>		<b>0</b>	<b>47</b>	<b>81</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>11</b>	<b>34</b>	
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### Llanpumsaint

Adjacent Gwyn Villa	C/111/03 SC19/h3	0	20	20	0	0	0	0	0	0	20	0
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Llandre	C/111/01 SC19/h2	0	8	7	1	1	1	1	1	1	2	CUDP
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<b>Total Llanpumsaint</b>		<b>0</b>	<b>28</b>	<b>27</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>22</b>	
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### Llansawel

Land adjacent Dolau Llan	D/115/01 SC25/h1	0	0	5	0	0	0	0	0	0	5	0
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<b>Total Llansawel</b>		<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	
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### Llansteffan

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land rear of Maesgriffith	C/116/01 w/f	0	19	16	0	8	8	0	0	0	0	W/31230
<b>Total Llansteffan</b>		<b>0</b>	<b>19</b>	<b>16</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Llanybri</b>												
Adj Parc y Delyn	C/118/01 SC16/h1	0	0	10	0	0	0	0	0	0	10	-
<b>Total Llanybri</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	
<b>Llanybydder</b>												
Adjacent Y Bryn	C/119/07 T3/11/h2	0	0	10	0	0	0	0	0	0	10	-
Adjacent Y Neuadd	C/119/05 T3/11/h1	0	8	6	0	0	0	0	0	0	6	D4/19426
Bro Einon SA40 9SF	C/119/08 w/f	0	9	9	0	0	0	3	3	3	0	W/30639
Lakefield	C/119/03 T3/11/h3	0	0	39	0	0	0	0	0	0	39	D4/24349
Troedybryn	C/119/01 T3/11/h5	0	23	23	0	0	0	0	0	0	23	-
<b>Total Llanybydder</b>		<b>0</b>	<b>40</b>	<b>87</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>78</b>	
<b>Maesybont</b>												
Land adjacent Maesybryn	D/122/01 SC34/h6	0	0	6	0	0	0	0	0	0	6	-
<b>Total Maesybont</b>		<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	
<b>Meidrim</b>												
Land adjacent to Lon Dewi	C/124/03 SC11/h3	0	10	10	0	0	0	10	0	0	0	0
Land off Drefach Road	C/124/02 SC11/h2	0	20	10	0	0	2	2	2	2	2	W/24473
<b>Total Meidrim</b>		<b>0</b>	<b>30</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>12</b>	<b>2</b>	<b>2</b>	<b>2</b>	
<b>Milo</b>												
Former Nantygroes School	D/125/02 w/f	0	0	7	0	0	0	0	0	0	7	E/34580



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Garreglwyd	L/135/05 T2/1/h11	0	14	0	0	0	0	0	0	0		S/36380
Lando Road	L/135/04 T2/1/h10	0	0	20	0	0	0	0	0	0	20	0
<b>Total Pembrey</b>		<b>0</b>	<b>89</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>50</b>	

#### Pencader

Bro'r Hen Wr	C/137/02 SC20/h4	0	7	7	0	0	0	0	0	0	7	W/05576
Former 3As Caravan Centre	C/137/08 w/f	0	0	0	0	0	0	0	0	0		W/31159
North of Maes Cader	C/137/07 SC20/h5	0	0	37	0	0	0	0	0	0	37	0
<b>Total Pencader</b>		<b>0</b>	<b>7</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>	

#### 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	5	5	0	0	0	2	3	0	0	W/07003
Land at Woodend	C/139/05 SC13/h3	2	28		1	4	4	4	4	4	4	CUDP
Ocean View	C/139/02 SC13/h2	0	5	3	1	0	1	1	1	0	0	W/27044
<b>Total Pendine</b>		<b>2</b>	<b>38</b>	<b>17</b>	<b>2</b>	<b>4</b>	<b>9</b>	<b>12</b>	<b>8</b>	<b>4</b>	<b>4</b>	

#### Peniel

South of Pentre	C/140/03 SC18/h6	0	10	9	3	3	3	3	0	0	0	W/39679
<b>Total Peniel</b>		<b>0</b>	<b>10</b>	<b>9</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	

#### Pentrecwrt

Land adj Brynywawr	C/143/03 SC2/h2	0	14	14	0	0	0	0	0	0	14	0
<b>Total Pentrecwrt</b>		<b>0</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	

#### Penygroes/Gorsddu

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Adj Clos y Cwm, Waterloo Road	D/146/01 GA3/36	0	36	9	3	3	3	3	0	0	0	E/22764
Clos y Cwm, Adj Penybont Farm	D/146/08 GA3/h37	0	0	5	0	0	0	0	0	0	5	E/18054
Emlyn Brickworks	D/146/09 GA3/MU2	0	250	241	0	0	0	15	25	25	176	E/23534
Land adjacent Pant y Blodau	D/146/03 GA3/h35	0	79	79	0	20	20	19	0	0	0	E/29910
Land at rear of 10-12 Norton Road	D/146/14 w/f	0	0	6	0	0	0	0	0	0	6	E/30557
Land at Waterloo Road	D/146/06 GA3/h38	0	15	2	0	0	0	0	0	0	2	E/25854
Land between 123 & 137 Waterloo Road	D/146/15 w/f	0	11	0	0	0	0	0	0	0		E/31762
Land off Gate Road	D/146/16 w/f	0	8	0	0							E/36198

### Total Penygroes/Gorsddu

0 399 342 3 23 23 37 25 25 189

### Pontargothi

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

0 18 15 0 5 5 5 0 0 0

### Ponthenri

Incline Inn	L/152/03 T3/5/h10	0	0	7	0	0	0	0	0	0	7	S/18914
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 37 0 0 0 0 0 0 0 37

### Pontwelly

Adj Crug yr Wyn	C/153/01 SC21/h2	0	21	19	0	0	0	0	0	0	19	W/22053
Cilgwyn Bach	C/153/03 SC21/h1	0	14	14	0	0	2	2	2	2	6	W/30682

### Total Pontwelly

0 35 33 0 0 2 2 2 2 25

### Pontyates



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land off Heol Llannon	L/155/14 T3/6/h6	0	55	55	0	0	10	10	10	10	15	0
<b>Total Pontyberem</b>		<b>3</b>	<b>81</b>	<b>131</b>	<b>0</b>	<b>4</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>87</b>	
<b>Porthyrhyd</b>												
Rear of Ysgoldy Bethlehem	C/157/04 SC33/h3	0	0	27	0	0	0	0	0	0	27	0
<b>Total Porthyrhyd</b>		<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27</b>	
<b>Red Roses</b>												
Land adjacent Avola Farm	C/159/02 SC14/h1	0	0	8	0	0	0	0	0	0	8	-
<b>Total Red Roses</b>		<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
<b>Rhydargaeau</b>												
Cefn Farm	C/164/06 /h5 (reduced	5	24	6	6	6	0	0	0	0	0	W/19939
Opposite Bryn Bedw	C/164/01 SC19/h4	0	7	7	0	0	0	2	3	2	0	PL/00832
<b>Total Rhydargaeau</b>		<b>5</b>	<b>31</b>	<b>13</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>0</b>	
<b>Rhydcymerau</b>												
Land at Dolau Isaf	D/165/01 SC25/h2	0	6	6	0	0	0	0	0	0	6	W/33314
<b>Total Rhydcymerau</b>		<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	
<b>Saron</b>												
Ger Tyddyn-y-Celyn, Hafod Hedd	C/167/03 SC2/h3	0	4	2	1	1	0	0	0	0	1	W/39037
Land adjacent Arwynfa	C/167/05 SC2/h4	0	35	35	0	0	0	0	0	0	35	0
<b>Total Saron</b>		<b>0</b>	<b>39</b>	<b>37</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>	
<b>St Clears</b>												
Former Butter Factory	C/170/17 T2/5/MU1	0	45	45	0	0	0	0	0	10	35	W/34218



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land at Gwelfor	L/177/04 T3/4/h7	0	0	22	0	0	0	0	0	0	22	S/20834
Land to the rear of Cae Linda	L/177/03 T3/4/h6 (part	5	50	44	0	2	2	2	2	2	34	S/21696
No. 20 Bryncaerau	L/177/11 T3/4/h3	0	0	1	0	0	1	0	0	0	0	S/23850
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

<b>Total Trimsaran</b>		<b>5</b>	<b>54</b>	<b>140</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>129</b>	
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### Trimsaran / Carway

Carway Farm	C/029/02 SC40/h1	0	0	6	0	0	0	0	0	0	6	W/15056
Ffos Las	C/029/04 SC40/h3	70	480	103	24	35	35	33	0	0	0	W/20882

<b>Total Trimsaran / Carway</b>		<b>70</b>	<b>480</b>	<b>109</b>	<b>24</b>	<b>35</b>	<b>35</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>6</b>	
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### Tumble

62 Heol y Neuadd, Llys Rafelston	L/178/01 GA3/h57	0	2	5	0	0	0	0	0	0	5	D5/14343
Central Garage	L/178/08 w/f	19	24	3	1	3	0	0	0	0	0	S/26485
Land at Factory site between No. 22 & 28 Bethesda Road	L/178/13 GA3/h56	0	50	50	0	0	10	10	10	10	10	S/24446
Rhydcerrig Estate, Cwmmawr	L/178/06 GA3/h54	0	0	10	0	0	0	0	0	0	10	-

<b>Total Tumble</b>		<b>19</b>	<b>76</b>	<b>68</b>	<b>1</b>	<b>3</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>25</b>	
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### Tycroes

Fforestfach	L/180/11 GA3/h22	5	17	0	0	0	0	0	0	0	0	.S/27674
Land at Heol Ddu	L/180/12 GA3/h23	0	0	127	0	0	0	0	0	0	127	S/13960
Land south of Tycroes Road	L/180/06 w/f	16	37	21	20	21	0	0	0	0	0	S/29469

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
<b>Total Tycores</b>		<b>21</b>	<b>54</b>	<b>148</b>	<b>20</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>127</b>	
<b>Waungilwen</b>												
Arwel	C/181/02 SC1/h5	0	7	7	0	0	0	2	3	2	0	W/18601
Opposite Springfield	C/181/06 SC1/h4	0	6	6	0	2	2	2	0	0	0	W/19978
Waungilwen Road	C/181/01 SC1/h3	0	3	6	0	0	0	0	0	0	6	W/32248
<b>Total Waungilwen</b>		<b>0</b>	<b>16</b>	<b>19</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>6</b>	
<b>Whitland</b>												
Adj Lon Hywel	C/184/02 T2/6/h1	0	32	32	0	0	0	0	0	0	32	W/30421
Adjacent Spring Gardens	C/184/04 T2/6/h4	0	70	70	0	6	16	16	16	16	0	W/27413
Land at Maesabaty	C/184/12 T2/6/h3	0	0	18	0	0	0	0	0	0	18	-
Land at Whitland Creamery	C/184/13 w/f	0	28	28	0	0	0	0	10	10	8	W/33572
<b>Total Whitland</b>		<b>0</b>	<b>130</b>	<b>148</b>	<b>0</b>	<b>6</b>	<b>16</b>	<b>16</b>	<b>26</b>	<b>26</b>	<b>58</b>	
<b>Ystradowen</b>												
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
<b>Total Ystradowen</b>		<b>0</b>	<b>9</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>20</b>	
<b>Grand Total</b>		<b>399</b>	<b>8117</b>	<b>9422</b>	<b>272</b>	<b>507</b>	<b>570</b>	<b>614</b>	<b>539</b>	<b>444</b>	<b>6125</b>	

\* w/f = windfall site

## Housing Trajectory: Sites with Planning Permission (Does not include allocated sites)

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
<b>Ammanford</b>												
Yr Hen Felin, Pontamman Road, Ammanford	D/004/41 w/f	0	8	4	4	4	0	0	0	0	0	E/33923
<b>Total Ammanford</b>		<b>0</b>	<b>8</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Burry Port</b>												
Burry Port Harbourside	L/003/23 w/f	0	134	134	0	0	0	0	0	0	134	S/30598
Glanmor Terrace	L/003/08 w/f	32	32	0	0	0	0	0	0	0	0	S/38235
Sea View Public House	L/003/21 w/f	0	10	10	0	5	5	0	0	0	0	S/28746
<b>Total Burry Port</b>		<b>32</b>	<b>176</b>	<b>144</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>134</b>	
<b>Carmarthen</b>												
113 Priory Street	C/002/34 w/f	0	37	0	0	0	0	0	0	0	0	W/34929
40 Heol Spilman SA31 1LQ	C/002/53 w/f	0	8	8	0	0	0	8	0	0	0	W/38753
Adjacent Tyle Teg, Llysonnen Road, Llanllwch	C/002/48 w/f	1	7	2	0	2	0	0	0	0	0	W/36311
Former Cartref Tawelan, Ash Grove	C/002/52 w/f	0	18	18	8	18	0	0	0	0	0	W/39755
Land adjacent Ty Gwynfa, Bronwydd Road	C/002/50 w/f	10	10	0	0	0	0	0	0	0	0	W/38292
Land off High Street, Abergwili	C/002/51 w/f	0	6	0	6	6	0	0	0	0	0	W/39625

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Third Floor, 3 Red Street	C/002/49 w/f	0	9	0	0	0	0	0	0	0	0	W/37144
<b>Total Carmarthen</b>		<b>11</b>	<b>95</b>	<b>28</b>	<b>14</b>	<b>26</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Cwmgwili</b>												
Land part of Heathfield Industrial Estate	D/048/04 w/f	0	0	30	0	0	0	0	0	0	30	E/29744
Phase 2 land at Heathfield Industrial Estate	D/048/03 w/f	0	16	16	0	0	4	6	6	0	0	E/27439
<b>Total Cwmgwili</b>		<b>0</b>	<b>16</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>30</b>	
<b>Cynghordy</b>												
Land at Bronhaul	D/053/02 w/f	0	7	7	0	0	0	0	0	0	7	E/30512
<b>Total Cynghordy</b>		<b>0</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	
<b>Cynheidre</b>												
Adj Ael y Bryn	L/054/03 w/f	0	8	8	0	0	0	0	0	0	8	S/28271
The Yard, Heol Hen SA15 5YD	L/054/02 w/f	2	6	4	0	2	2	0	0	0	0	S/27831
<b>Total Cynheidre</b>		<b>2</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
<b>Glanaman/Garnant</b>												
Land adjacent Clos Felen	D/074/07 w/f	0	7	7	0	0	2	2	3	0	0	E/31003
<b>Total Glanaman/Garnant</b>		<b>0</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	
<b>Gorslas</b>												
52 Penygroes Road	C/077/13 w/f	0	9	9	0	3	3	3	0	0	0	W/33124

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land at Penygroes Road	C/077/12 w/f	0	6	0	0	0	0	0	0	0	0	W/33230
<b>Total Gorslas</b>		<b>0</b>	<b>15</b>	<b>9</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Kidwelly</b>												
Land opposite Parc Pendre	L/085/08 w/f	0	14	18	0	0	8	8	0	0	0	S/13109
<b>Total Kidwelly</b>		<b>0</b>	<b>14</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Laugharne</b>												
Laugharne Pottery, King Street	C/086/04 w/f	1	0	0	0	0	0	0	0	0	0	W/20937
<b>Total Laugharne</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Llandybie</b>												
Maespoide	D/093/11 w/f	8	8	0	0	0	0	0	0	0	0	E/34720
<b>Total Llandybie</b>		<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Llanelli</b>												
13 & 15 Station Road	L/001/098 w/f	9	9	0	0	0	0	0	0	0		S/29644
Adjacent 73 Parc Gitto, Llwynhendy	L/001/127 w/f	0	10	10	0	0	5	5	0	0	0	S/32678
All Saints Church, Goring Road	L/001/126 w/f	0	0	9	0	0	0	0	0	0	9	S/32047
Calfarfa Chapel, Ann Street, Llanelli	L/001/131 w/f	0	8	8	0	0	0	0	0	0	8	S/37608
Former NRW Laboratory, Pen-y-Fai Lane, Llanelli	L/001/129 w/f	0	10	10	0	0	5	5	0	0	0	S/36817
Land R/O 22 Llwynhendy Road	L/001/128 w/f	0	6	2	2	2	0	0	0	0	0	S/36816

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total Llanelli</b>		9	43	39	2	2	10	10	0	0	17	
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#### Llannon

Adjacent St Nons Church	L/110/02 w/f	0	0	34	0	0	0	0	0	0	34	-
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<b>Total Llannon</b>		0	0	34	0	0	0	0	0	0	34	
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#### Llansteffan

Land rear of Maesgriffith	C/116/01 w/f	0	19	16	0	8	8	0	0	0	0	W/31230
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<b>Total Llansteffan</b>		0	19	16	0	8	8	0	0	0	0	
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#### Llanybydder

Bro Einon SA40 9SF	C/119/08 w/f	0	9	9	0	0	0	3	3	3	0	W/30639
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<b>Total Llanybydder</b>		0	9	9	0	0	0	3	3	3	0	
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#### Milo

Former Nantygroes School	D/125/02 w/f	0	0	7	0	0	0	0	0	0	7	E/34580
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<b>Total Milo</b>		0	0	7	0	0	0	0	0	0	7	
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#### Mynyddygarreg

Gwenllian Court Hotel, Mynyddygarreg SA17 4LW	L/127/06 w/f	0	6	6	0	3	3	0	0	0	0	S/32708
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<b>Total Mynyddygarreg</b>		0	6	6	0	3	3	0	0	0	0	
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#### Pendine

Hazeldene	C/139/06 w/f	0	0	9	0	0	4	5	0	0	0	W/22336
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<b>Total Pendine</b>		0	0	9	0	0	4	5	0	0	0	
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#### Penygroes/Gorsddu



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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**Tycroes**

Land south of Tycroes Road	L/180/06 w/f	16	37	21	20	21	0	0	0	0	0	S/29469
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<b>Total Tycroes</b>		<b>16</b>	<b>37</b>	<b>21</b>	<b>20</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
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**Whitland**

Land at Whitland Creamery	C/184/13 w/f	0	28	28	0	0	0	0	10	10	8	W/33572
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<b>Total Whitland</b>		<b>0</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>8</b>	
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<b>Grand Total</b>		<b>101</b>	<b>599</b>	<b>507</b>	<b>41</b>	<b>93</b>	<b>61</b>	<b>54</b>	<b>29</b>	<b>19</b>	<b>254</b>	
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\* w/f = windfall site