Annual Monitoring Report 2025-2026

Adopted Carmarthenshire LDP

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CONTENTS

CHAPTER 1 1

EXECUTIVE SUMMARY 1

Background 1

Key Outcomes 2
Key Findings 2

Contextual Changes 4
Regional Context 4
Local Context 5

Supplementary Planning Guidance 6

Sustainability Appraisal (SA) Monitoring 6

Conclusions and Recommendations 7

CHAPTER 2 8

INTRODUCTION 8
Background 8

LDP Review Report 8

Requirement for LDP Monitoring 9

Content and Structure 10

LDP Monitoring Framework 11

The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 13

Contextual Information 13

National Legislative and Policy Context 14
The Wales Act (2017) 14
Planning (Wales) Act 2026 15
Future Wales: The National Plan 2040 15
Strategic Development Plans (SDPs) 16
Well-Being of Future Generations Act 2015 17
Planning Policy Wales, Edition 12 17
Technical Advice Note (TAN) 15 19

Regional Policy Context 20
South West Wales Regional Economic Delivery Plan 20
South West Wales Corporate Joint Committee 21
Swansea Bay City Region 22
City Deal 22

Local Context **23**
Carmarthenshire County Council – Well-being Objectives 23
Carmarthenshire Local Well-being Assessment 23
Developing Carmarthenshire Together: One Council, One Vision, One Voice –Carmarthenshire County Council Corporate Strategy 2022 – 2027 24
Net Zero Carbon by 2030 25
Natural Resources Wales Interim Planning Advice 26

Summary **28**

The Carmarthenshire Context **28**
Spatial Influences 28

CHAPTER 3 MONITORING INDICATORS 30

CHAPTER 4 133

Sustainability Appraisal / Strategic Environmental Assessment Monitoring **133**
Methodology 133

APPENDIX 1 – WELL-BEING OBJECTIVES/GOALS COMPATIBILITY ANALYSIS 144

A1. Overview **144**

A2. The LDP Vision **145**

A3. The LDP Strategic Objectives **145**

A4. The National Well-being Goals **147**

A5. Carmarthenshire Well-being Objectives **150**

APPENDIX 2: HOUSING TRAJECTORY 152

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 tenth AMR following the Council's formal adoption of the Carmarthenshire LDP on the 10th December 2014. This AMR represents the period of 1st April 2025 to 31st March 2026 and is required to be submitted to Welsh Government by 31st October 2026.

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

1.4 Following the publication of the second Annual Monitoring Report it was considered necessary to undertake a review of the current adopted LDP. The Review Report considered and set out the areas of the LDP which were delivering and performing well, and the areas where changes would be required. In doing so, it concluded that a Revised LDP should be prepared

through a full revision process[1]. The Review Report was approved at the meeting of County Council on the 10th February 2018.

1.5 The Local Authority is now well into the preparation of the Revised Carmarthenshire LDP 2018-2033, with the Plan currently undergoing examination by independent Planning Inspectors. This follows its submission along with a suite of documents and the representations received to the Welsh Government on the 10th June 2024.

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 373 new homes were completed across the monitoring period, 308 new homes on large sites (>5 dwellings), and 65 on small sites (<5 dwellings).
- During 2025/26, 83.4 % of all housing developments were permitted on allocated sites. This compares to 84.6% during 2024/25.
- The distribution of these planning permissions was as follows:

  Growth Areas: – 16.5%
  Service Centres: – 53.7%
  Local Service Centres: – 22.3%,
  Sustainable Communities: – 7.4%.

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

- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with 112 dwellings being granted (made up of 48 on large sites, and 64 on small sites).
- In relation to affordable housing 102.8 units were permitted, this is compared to the 102.6 units during the 2024/25 AMR period.
- Employment sites allocated within the Plan with planning permission has risen to 34.82ha during this AMR period.
- Vacancy rates within the identified Primary Retail Frontages as follows:
    - Carmarthen - 17.9%
    - Llanelli - 32.9%
    - Ammanford - 7.1%

  This compares to the following vacancy rates recorded in the previous year:
    - Carmarthen - 14.1%
    - Llanelli - 35.7%
    - Ammanford - 9.5%

- Local Development Orders (LDO) are in operation for Ammanford and Carmarthen Town Centre. These reflect the focus on town centre regeneration and the need to respond positively to changes in shopping patterns and the challenges across our high streets. Further information on the Town Centre LDOs, can be found on the dedicated LDO webpage.
- Welsh Language – The LDP continues to deliver development in a manner consistent with its Welsh Language policy, supporting development at a suitable rate to support the future of the Welsh language. No permissions were granted contrary to Policy SP18.
- Caeau Mynydd Mawr SAC – The total site area remained at 81.67ha as per the previous monitoring period. The conservation goals of the Caeau Mynydd Mawr project remain crucial. Its core objective—safeguarding the Marsh Fritillary butterfly population and its habitat—continues to be prioritised. Even in the absence of new land acquisition, the project focuses on the effective management of existing sites, ensuring that current habitats are maintained in optimal condition for the butterfly's survival. This includes ongoing monitoring, maintenance, and potential habitat restoration to enhance suitability for the species.

- No planning permissions for ‘highly vulnerable’ developments have been permitted within C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps 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 29.01MW, compared to 14.48MW in 2024-25; and
- Mineral’s data indicates that the current hard rock landbank for Carmarthenshire is at least 67.6 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 20.6 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.

1.8 Whilst some of these identified documents and strategies are profound in terms of the future direction of planning at a national, local and regional level it is the content of both Future Wales: the national plan 2040 and Planning Policy Wales (Edition 12) which have a notable direct impact for the ongoing and future implementation of the adopted LDP. Appropriate regard has been had to the content of both documents as part of the preparation of the Revised LDP 2018 – 2033.

Regional Context

1.9 Carmarthenshire is part of the Corporate Joint Committee (CJC) for South West Wales. The CJC was created by the Local Government and Elections (Wales) Act 2021 and formally constituted in January 2022. The CJC for South West Wales covers the local authority areas of:

- Carmarthenshire,

- Neath Port Talbot,
- Pembrokeshire and
- Swansea.

1.10 The Committee will lead on the regional planning, co-ordination and delivery of transport, land use planning, economic development and energy. The Committee is made up of representation from Carmarthenshire Council, Neath Port Talbot Council, Pembrokeshire Council and Swansea Council, as well as the Brecon Beacons National Park Authority and the Pembrokeshire Coast National Park Authority.

1.11 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.

1.12 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:

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

Local Context

1.13 There was a clear synergy between the LDP and the former Integrated Community Strategy which is exemplified through the commitment to a sustainable Carmarthenshire, with the adopted LDP providing a land use

expression to this objective. This remains the case with the Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023 and its objectives and on-going linkages have been further embedded through the preparatory process for the Revised LDP 2018 - 2033.

1.14 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 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.

1.15 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

1.16 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. A series of SPG are currently under preparation to support the implementation and interpretation of the Revised LDP 2018 - 2033.

Sustainability Appraisal (SA) Monitoring

1.17 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.

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

Conclusions and Recommendations

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

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

1.21 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. Consequently, significant regard will be had to the need to respond to the changes arising from plans and strategies both nationally and locally. Such matters will be appropriately considered and where applicable have been accommodated as part of the Revised LDP.

Chapter 2

Introduction

Background

2.1 The provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005, places a requirement on Carmarthenshire County Council as the Local Planning Authority (LPA) to prepare a Local Development Plan (LDP) for its administrative area. Reference is however also made to the provisions of the Planning (Wales) Act 2026 which was enacted on 27 April 2026 and received Royal Assent shortly thereafter; this sought to consolidate all principal planning legislation in Wales into a single, coherent, and accessible legal framework. The LDP was adopted at the meeting of County Council on the 10th December 2014 and sets out the Authority's policies and proposals for the future development and use of land. The LDP superseded the previous Unitary Development Plan (UDP) and is used to guide and control development providing the foundation for consistent and rational decision making, and in guiding future opportunities for investment and growth. Its policies and proposals include land-use allocations for different types of development (i.e., housing, employment, retailing, education, open space etc.) as well as criteria for assessing individual proposals. The Plan has a direct effect on the lives of every resident of the County as well as major implications on investment programmes, other plans and strategies, communities, and landowners alike. In doing so, it provides a measure of certainty about what kind of development will, and will not, be permitted in particular locations during the Plan period. The Plan area excludes the part of the County contained within the Bannau Brycheiniog National Park, where the Park Authority should be contacted in respect of the development plan and development proposals in that area.

LDP Review Report

2.2 Following the findings and recommendations of the second AMR (2016/2017), it was resolved to prepare a Review Report into the LDP and to consider the issues arising in relation to its delivery and implementation. During the preparation of the

LDP Review Report, it was clear that the scale and implications of the highlighted issues were such that these could only be accommodated through a full revision process.

2.3 In addition, the adopted LDP was going into the last 4 years of the Plan's life, and the review highlighted the need to commence with a revised plan to replace the current LDP ahead of its expiration at the end of 2021. Note: *subsequent guidance from the Welsh Government indicates that by virtue of its adoption in 2014 the fixed term requirement for LDP's does not apply in relation to the Carmarthenshire Adopted Plan. Consequently, the current Adopted Plan remains extant until superseded by the Revised LDP.*

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

2.5 The content of the LDP Review Report, and the findings of the seven AMRs have been utilised as evidence in guiding and informing its content and any evidential requirements.

Requirement for LDP Monitoring

2.6 Legislation 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, the Council has a duty to produce information on these matters in the form of an AMR for submission to the Welsh Government (WG), and publication on the Carmarthenshire County Council's website by 31st October each year following plan adoption. The preparation of an AMR is therefore an integral component of the statutory development plan process.

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

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

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

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

Content and Structure

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

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

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

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

policies and key sites are being delivered and is the main mechanism for reviewing the relevance and success of the LDP.

2.14 The content of this AMR is therefore as follows:

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

LDP Monitoring Framework

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

2.16 This AMR utilises a traffic light system in monitoring its policies. This allows a readily available visual interpretation on the Plan's success, or otherwise.

However, this should be qualified through an understanding of the accompanying explanatory narrative. The circumstances where a monitoring indicator has not met its target, or where an assessment trigger has been activated, this indicator and narrative is considered to assess the conditions influencing its failure to meet the target and the impacts on policy implementation.

Policy target is being achieved or exceeded.	Green
Policy targets not currently being achieved as anticipated, but it does not lead to concerns over the implementation of the policy.	
Policy target is not being achieved as anticipated with resultant concerns over implementation of policy.	
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.

The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004

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

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

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

Contextual Information

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

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

2.23 Additionally, it will identify the factors that may have influence on the implementation of the LDP and the preparation of the Revised LDP. This will be supplemented through additional reference to contextual changes within the policy monitoring outcomes: -

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

National Legislative and Policy Context

The Wales Act (2017)

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

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

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

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

Planning (Wales) Act 2026

2.26 The Planning (Wales) Act 2026 brings together the principal legislation relating to town and country planning in Wales. This means all of the primary legislation governing the planning system in Wales is now contained within this single Act in a more coherent and accessible form. It modernises the structure and wording of the law making it easier to understand and use.

Infrastructure (Wales) Act 2024

2.27 The Infrastructure (Wales) Act 2024 modernises and simplifies the process for developing significant infrastructure projects in Wales by establishing a single infrastructure consenting process for specified types of major infrastructure projects. This will speed up the consenting process for major projects on land and in the territorial sea, creating more consistency and certainty in Wales's ability to deliver infrastructure projects in the future.

Future Wales: The National Plan 2040

2.28 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

2.29 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)

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

2.31 With specific regard to the strategic planning function, i.e., preparing an SDP, each CJC has the ability to exercise its statutory duty to prepare an SDP. This is a mandatory function, rather than voluntary as through the PWA 2015. Reference is made to the Regional context of this AMR which provides an update on the preparation of the SDP for South West Wales.

2.32 A Strategic Development Plans Manual (DPM) was published for informal consultation (September – December 2022), before a formal consultation spring, 2026, and publication summer/autumn 2026. This guidance sets out the key concepts, content and scope of an SDP. In combination with Future Wales and the SDP Regulations this will provide guidance to enable an SDP to be prepared.

2.33 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.

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 was appropriately considered during the preparation of the Revised LDP.

Well-Being of Future Generations Act 2015

2.34 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'.

2.35 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.

2.36 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.

2.37 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 has been addressed as part of the preparation of the Revised LDP.

Planning Policy Wales, Edition 12

2.38 The publication of the updated Planning Policy Wales Edition 12 was preceded by Letter to heads of planning which set out an updated policy for inclusion in Chapter 6 of Planning Policy Wales in October 2023. This was subsequently followed by the publication of Edition 12 in December 2023. Further amendments related to changes in relation to second homes and short-term holiday lets.

2.39 In relation to Chapter 6 the main changes are as follows:

- **Green Infrastructure:** stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.
- **Net Benefit for Biodiversity and the Step-wise Approach:** further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed (which will be further refined in the consolidated version of PPW12). The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.
- **Protection for Sites of Special Scientific Interest:** strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan.
- **Trees and Woodlands:** closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.

LDP Implications

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

Technical Advice Note (TAN) 15

2.40 A new TAN15 on Development, Flooding and coastal erosion was adopted on 31 March 2025. Given the timing of the new TAN its impact upon the monitoring period will be very limited. However, the TAN and its guidance has been considered and has informed the policies of the Revised LDP, and since its adoption is a material consideration in the deliberations of planning applications.

LDP Implications

Matters of flood risk and national planning policy have been considered as part of the preparation of the Revised Plan.

Regional Policy Context

South West Wales Regional Economic Delivery Plan

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

2.42 To respond to changing circumstances, the four local authorities in South West Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) in 2022 which replaced the previous Swansea Bay City Region Economic Regeneration Strategy. Since the adoption of the REDP, much has been delivered, and a Mid Term Review was published in 2025 which highlighted the current state of the region's economy and its key assets and considered recent achievements and barriers, to inform activity over the remainder of the REDP period.

2.43 The REDP commission includes:

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

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

South West Wales Corporate Joint Committee

2.45 Carmarthenshire is part of the South West Wales Corporate Joint Committee (CJC). The CJC was created by the Local Government and Elections (Wales) Act 2021 and formally constituted in January 2022. The CJC for South West Wales covers the local authority areas of:

- Carmarthenshire,
- Neath Port Talbot,
- Pembrokeshire and
- Swansea.

2.46 The Committee will improve the regional planning, co-ordination and delivery of transport, land use planning, economic development and energy.

2.47 The Committee is made up of representation from Carmarthenshire County Council, Neath Port Talbot Council, Pembrokeshire County Council and Swansea Council, as well as the Brecon Beacons National Park Authority and the Pembrokeshire Coast National Park Authority.

2.48 Strategic planning in South West Wales is led by the South West Wales CJC through the preparation of an SDP). The SDP will provide a long-term spatial planning framework for the region, shaping where homes, jobs, infrastructure and services are located over the period 2026 to 2051.

2.49 The Strategic Development Plan takes a regional approach to land-use planning, reflecting how people live, work and travel across local authority boundaries. It aligns spatial planning with economic well-being, transport and environmental priorities to support sustainable, inclusive growth across South West Wales.

2.50 The preparation of the Delivery Agreement (DA) for the SDP represents the first step in its development and sets out how and when stakeholders and the community can become involved in the plan-making process. The DA was

approved by the South West Wales CJC on the 24th March 2026 with formal agreement by the Welsh Government following on the 25th March 2026.

Swansea Bay City Region

2.51 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

2.52 The signing of the City Deal secured the biggest ever investment for Southwest Wales. The signing of the City Deal secured the biggest ever investment for Southwest Wales. The total investment package is made up of £241 million of UK and Welsh Government funding, £396 million of other public sector money and £642 million from the private sector. The City Deal identifies 11 major projects, including Pentre Awel and Canolfan S4C Yr Egin in Carmarthenshire.

2.53 Further details in relation to the City Deal and its projects can be found through the following link:
Home | Swansea Bay City Deal

LDP Implications

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

in a strategic context. Regard will be had to the work of the CJC in relation to the preparation of the SDP and the synergy between panning policy and the committees remit in relation to transport and energy.

Local Context

Carmarthenshire County Council – Well-being Objectives

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

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

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

Carmarthenshire Local Well-being Assessment

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

2.57 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.

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

Un Sir Gâr: Carmarthenshire's Economic Vision 2026-36

2.59 Un Sir Gâr: Carmarthenshire's Economic Vision 2026-36,outlines a strategic framework for sustainable economic growth in Carmarthenshire through to 2036. It aims to harness the county's distinct heritage, identity, and environment to support prosperity while addressing challenges such as industrial transition, demographic shifts, and global trends like decarbonisation and digitalisation. The strategy seeks to build on the County's strengths, including its Welsh language heritage, superb natural environment, and distinctive local opportunities in sectors like health, energy, food, and culture. It also addresses inequalities across the county, such as rural isolation and in-work poverty.

2.60 Key drivers include leveraging local identity, responding to global trends like climate change and digital transformation, and capitalising on Carmarthenshire's unique assets. The plan emphasises the importance of integrating economic growth with the Welsh language, environmental sustainability, and community cohesion. Investing in our town centres and in 'quality of place' forms a key part of these drivers.

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

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

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

LDP Implications

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

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

Net Zero Carbon by 2030

2.63 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.

2.64 In February 2019, the Council declared a climate emergency and made a commitment to becoming a net zero carbon local authority by 2030. The Council has since been the first local authority in Wales to publish a net zero carbon action plan, which was endorsed by full Council in February 2020. In February 2022, the Council also declared a nature emergency setting out the actions it is taking through the provisions under schedule 6 of the Environment (Wales) Act. The Council is working to bring together its response to the nature and climate change emergency together through a wider strategic approach in 2023.

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

LDP Implications

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

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

Natural Resources Wales Interim Planning Advice

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

2.67 Nutrient issues now affect planning in both river and marine catchments in Carmarthenshire. Natural Resources Wales (NRW) has published updated compliance and condition assessments for protected river, marine and estuarine sites.

2.68 NRW has published updated condition assessments for Marine Special Areas of Conservation and Special Protection Areas, including the Carmarthen Bay and Estuaries SAC, Burry Inlet SPA and Carmarthen Bay SPA. NRW's 2025 marine assessments confirm unfavourable Dissolved Inorganic Nitrogen and opportunistic macroalgae condition in Burry Inlet Inner. Development proposals that increase nitrogen loads in affected marine catchments must demonstrate DIN neutrality or secure robust mitigation in line with NRW's marine SAC advice.

2.69 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). NRW requires that, where development proposals that increase nutrient loading may need to demonstrate nutrient neutrality or provide robust mitigation before planning permission can be granted..

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

2.71 As part of this response Carmarthenshire is the first and only authority in Wales to have prepared and rolled out a nutrient calculator supported by detailed mitigation guidance etc. This has now been replicated at an All Wales level. Carmarthenshire has also led on the preparation of and published the Mitigation Handbook in relation to the Marine impacted catchments. This seeks to support applicants/developers in preparing mitigation proposals to support the delivery of individual developments.

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..

This complicated issue has been 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..

Summary

2.72 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.

2.73 As appropriate these contextual changes have been duly considered and accommodated as part of the preparation of the revised LDP.

The Carmarthenshire Context

Spatial Influences

2.74 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.

2.75 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.

2.76 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.

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

2.78 The richness of Carmarthenshire's natural, built, and cultural environment is an important spatial consideration in planning for the future of the County, particularly in terms of the potential for growth and the siting of development. The County includes sites designated at the international level to protect and enhance important nature conservation value, as well as striking landscapes and distinctive historic towns and villages. The importance of the County's built heritage is borne out by the 27 conservation areas, 366 Scheduled Monuments (ranging from Prehistoric to post - Medieval/Modern features of cultural historic interest) and the large number of listed buildings. There are also a number of designated sites for nature conservation and biodiversity importance, including 8 Special Areas of Conservation, 3 Special Protection Areas, 1 Ramsar site, 90 Sites of Special Scientific Interest, 5 National Nature Reserves, 5 Local Nature Reserves and 7 registered landscapes.

Chapter 3 Monitoring Indicators

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

Spatial Strategy

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

Indicator	Percentage of overall housing permissions which are on allocated sites.			
Annual/ Interim Monitoring Target	85% of all housing developments permitted every year should be located on allocated sites.			
Assessment trigger	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
92.3% of all housing developments permitted were located on allocated sites.	96.1% of all housing developments permitted were located on allocated sites.	89.8% of all housing developments permitted were located on allocated sites.	84.6% of all housing developments permitted were located on allocated sites.	83.4% of all housing developments permitted were located on allocated sites.

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

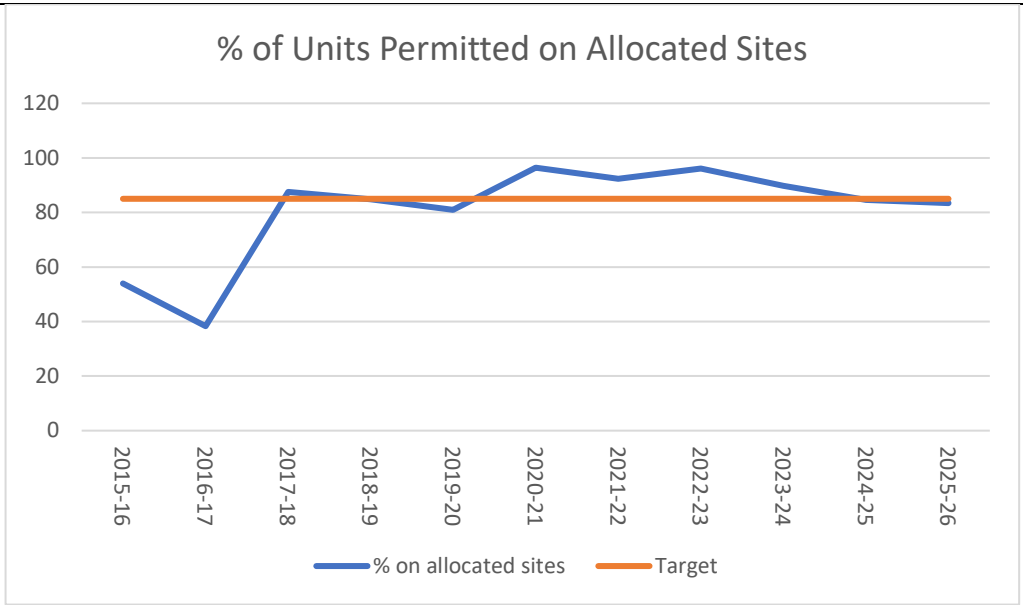
- A total of 290 dwellings were granted permission during the monitoring period on all large sites.
- 242 dwellings (83.4%) of the permitted housing units on large sites were located on allocated sites, and 48 dwellings (16.6%) on windfall sites.

- 10 applications were granted on allocated sites: outline planning permission was granted for 58 dwellings and reserved matters or full permission was granted for 184 dwellings.

- The following table sets out the number of dwellings permitted by year (large sites only):

Total Dwellings Permitted on Large Sites	
2015-16	1269
2016-17	334
2017-18	777
2018-19	737
2019-20	617
2020-21	251
2021-22	802
2022-23	464
2023-24	616
2024-25	364
2025-26	290

- Of note, the larger number of units being granted on the following sites: Land at Parc Pencrug, Llandeilo (T2/2/h1 – 88 dwellings); Land off Llannon Road, Pontyberem (T3/6/h6 – 54 dwellings); Land adjacent to Spring Gardens, Whitland (T2/6/h3 & T2/6/h4 – 42 dwellings).



The graph above shows a fairly consistent pattern of the percentage of overall housing permissions on allocated sites in recent years.

Conclusion:
The target has been met.

Future steps to be taken (if necessary):
The above indicator will be subject to ongoing monitoring.

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

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

Indicator		Proportion of housing permitted on allocations per tier of the settlement hierarchy.				
Annual/ Interim Monitoring Target		The distribution of dwellings to be in accordance with the proportions specified in the target.				
Assessment trigger		The distribution of dwellings in Growth Areas, Service Centres and Local Service Centres deviates 20% +/- the proportions specified in the target. The distribution of dwellings in Sustainable Communities deviates 10% +/- the proportions specified in the target.				
Performance						
		1/4/21 – 31/3/22	**1/4/22– 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
	Target					
Growth Areas	62%	77.3%	2.7%	62.2%	70.1%	**16.5%**
Service Centres	10%	13.5%	12.3%	13.4%	0%	**53.7%**
Local Services Centres	12%	1.4%	41.3%	4.5%	5.5%	**22.3%**
Sustainable Communities	15%	7.8%	43.7%	19.9%	24.4%	**7.4%**

Analysis
The distribution of dwellings permitted on allocations by settlement hierarchy has not been in line with the targets set (including the deviation tolerance) during this past monitoring period. The main explanation for this can be put down to two large applications within Service Centres, and one large application within Local Service Centre. Encouragingly, development has been granted across all elements of the settlement hierarchy which demonstrates that allocations are actively being implemented and that the Plan is facilitating housing delivery across a broad spatial area.

Growth Areas

Performance in Growth Areas is substantially below the target, representing the most significant under-delivery across all tiers. Despite Growth Areas forming the strategic focus for new development, only a limited number of sites (3) have been granted permission yielding a relatively modest number of units (40 dwellings).

Service Centres
Service Centres show a substantial over-concentration of permissions, with over half of all permitted dwellings located in this tier. The analysis highlights that this is largely attributable to two large planning permissions yielding 130 dwellings, which have significantly skewed the annual distribution. While Service Centres are suitable for growth, this level of concentration is inconsistent with the distribution targets.

Local Service Centres
Permissions granted in Local Service Centres is above target, though within the tolerance threshold. The data indicates that this result is driven by a single site (of 54 dwellings), again highlighting the impact of individual permissions.

Sustainable Communities
Performance in Sustainable Communities is below target but within the threshold. Permissions have been granted across four sites but yielding only 18 dwellings.

Overall Spatial Pattern and Key Issues
The 2025–26 monitoring results show variation from the target distribution of housing permissions, largely influenced by the timing and scale of a small number of applications in Service and Local Service Centres. Nevertheless, delivery has been maintained across the settlement hierarchy, demonstrating the continued effectiveness of the Plan in facilitating housing development. With the preparation of the Revised LDP at an advanced stage and upon adoption, this will strengthen delivery and alignment with the spatial strategy.

Conclusion:
The target has not been met this year. The distribution of dwellings permitted on allocated sites during 2025–26 does not reflect the spatial priorities of the LDP. A substantial under-delivery within Growth Areas, alongside a concentration of development in Service Centres driven by a small number of large applications, has resulted in significant deviations from the monitoring targets.

Future steps to be taken (if necessary):
The above indicator will be subject to ongoing monitoring.

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

Indicator	Permissions for, or availability of on site or related infrastructure which facilitates delivery of strategic employment sites (ha) as listed in Policy SP4.			
Annual/ Interim Monitoring Target	By 2018, all the strategic employment sites are considered to be immediately available or available in the short term i.e. the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.			
Assessment trigger	By 2018 all the strategic employment sites are not immediately available or available in the short term.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

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 not all of the sites have attained planning permission, there has been a clear progression towards delivery of significant elements of each. 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. Known as Pentre Awel, this innovative and sector leading project will maximise on the site a landmark employment regeneration development driving delivery and economic growth within the area (see The Swansea Bay City Deal, below).

Dafen Llanelli
Full Planning Permission has been granted for an Air Ambulance facility, including office accommodation, on part of the allocation taking up 1.87Ha. This has been completed, and the site is operational.
Full Planning Permission has been granted for the construction of Carmarthenshire Custody and Llanelli Police Station and associated works on part of the allocation taking up 1.90Ha. This has been completed, and the site is operational.
Remaining undeveloped parts of the allocation are situated either between or adjacent to existing built elements and could therefore benefit from related infrastructure and existing access roads.

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 site comprises 17 development plots in total over two phases, and is managed by the Cross Hands Joint Venture, a partnership between the County Council and the Welsh Government. The construction of the plot layout and the road and associated infrastructure of Phase 1 has already been implemented. Expressions of interest have been received to develop sites via the County's own Property Development Fund. The Council is also preparing a potential self-build scheme for the key gateway plot that can make use of any funding opportunities that may become available. Of the 17 Plots, Plot 3 has a practical completion; plots 4 and 12 are completed, plot 10 has been partially developed (and operational) and plot 7 is under construction.

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 several larger plots with the remaining site road and service infrastructure.
Work on the preparation of a Local Development Order (LDO) to facilitate the delivery of the site has ceased prior to completion, however information acquired during preparatory work (in respect of such work on ecological & highways assessment, and design guidance) will be made available to support future planning applications at the site.

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 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 coming 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 (Canolfan Pentre Awel); 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. In terms of Canolfan Pentre Awel, a new multimillion pound development has been delivered, offering new Grade A office and co-working spaces, as well as a new state of the art leisure centre.
Conclusion: Strong progress has been made in delivering the 3 strategic employment sites. Furthermore, 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 Pentre Awel site, and phase 1 is now almost complete. A planning application to extend the period in which to submit Reserved Matters for the site on Phases 2-4 has already been granted. In terms of the creative industry project at Yr Egin in Carmarthen, this is part complete and 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. Maintaining and continuing a strong integration of LDP and regeneration objectives in driving investment and delivery.

Sustainable Development

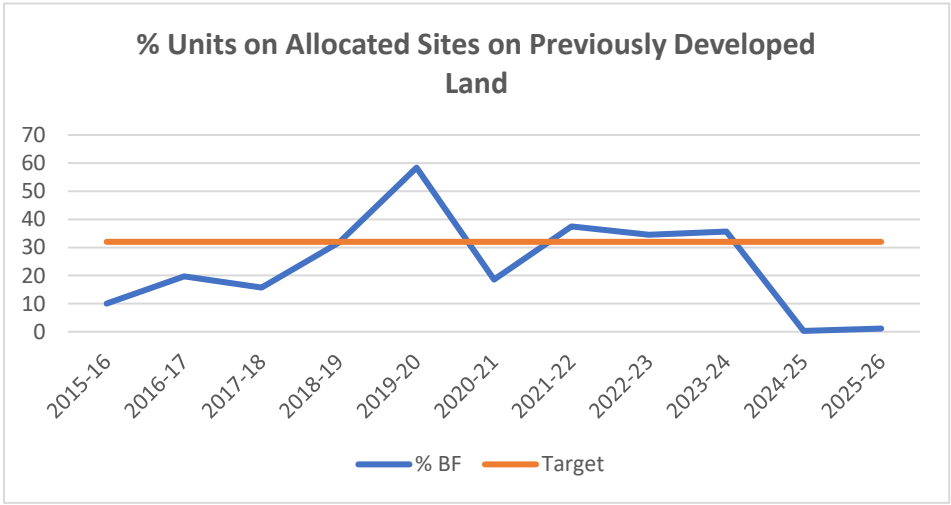
4 Monitoring Policy Target: By 2021 32% of the development on housing allocations will be delivered on previously developed sites

Indicator	Permissions for residential development on previously developed housing allocations.			
Annual/ Interim Monitoring Target	29% of dwellings permitted on allocated sites should be on previously developed allocations. Information gathered on an annual basis. The annual monitoring figure noted above takes into consideration the number of dwellings already completed on previously developed allocated sites.			
Assessment trigger	Less than 29% (with an additional variance of 20% under the target figure to allow for flexibility) of dwellings are permitted through housing allocations on previously developed land			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
37.5% of permitted dwellings on housing allocation have been permitted on previously developed land.	34.5% of permitted dwellings on housing allocations have been permitted on previously developed land.	35.6% of permitted dwellings on housing allocations have been permitted on previously developed land.	0.3% of permitted dwellings on housing allocations have been permitted on previously developed land.	**1.2 % of permitted dwellings on housing allocations have been permitted on previously developed land.**

Analysis:

In 2025–26, planning applications for allocated sites on previously developed land was very limited, with only three dwellings approved compared to 239 on greenfield sites. This represents a clear shortfall against the target.

Importantly, the longer-term trend since adoption of the LDP has generally been more positive (see graph on the right), with delivery broadly aligning with the target. This suggests that the current year's performance reflects a short-term imbalance rather than a fundamental issue with the Plan's approach.



Conclusion: Continue monitoring.
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

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

Indicator	Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).
Annual/ Interim Monitoring Target	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.
Assessment trigger	1 application permitted for highly vulnerable development in C1 or C2 flood risk zone contrary to NRW advice. Note: The LPA will be required to refer all applications which they are minded to approve for the development of emergency services or highly vulnerable development, where the whole of the land where the development is proposed to be located, is within C2 flood zone, to the Welsh Ministers. In the case of residential development, the threshold for notifying the Welsh Ministers is set at 10 or more dwellings, including flats.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	One application was granted where NRW raised concerns and objected to the application.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.

Analysis:
Five applications were determined for highly vulnerable development in C1 or C2 flood risk zones, however none were granted contrary to NRW advice.

Conclusion:
The target has been met.

Future steps to be taken (if necessary):
The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

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

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

Housing

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

Indicator	The housing land supply taken from the current Housing Land Availability Study (TAN1).			
Annual/ Interim Monitoring Target	Maintain a minimum 5 year housing land supply.			
Assessment trigger	Housing land supply falling below the 5 year requirement.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
n/a	n/a	n/a	**n/a**	**n/a**

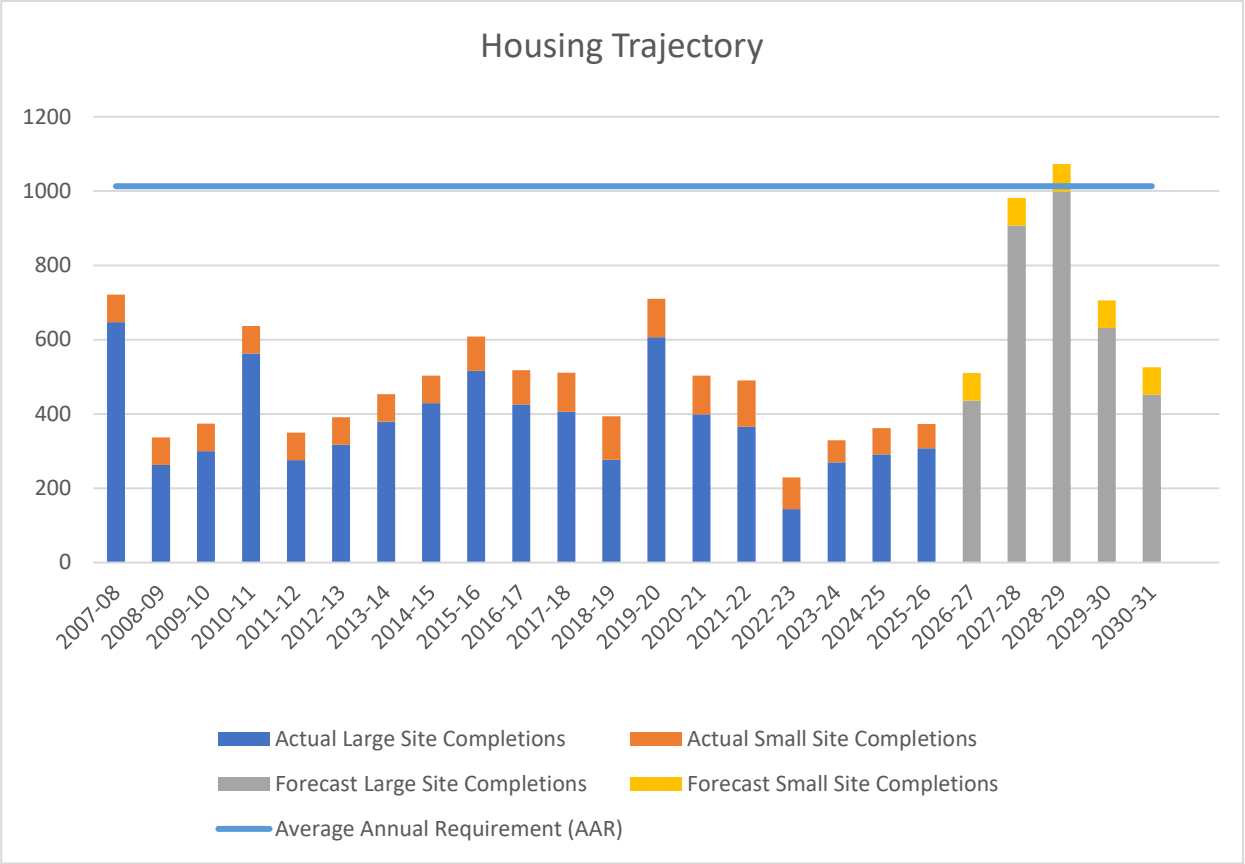
Analysis:
Technical Advice Note 1: Joint Housing Land Availability Studies has been revoked by the Welsh Government, as a result there is no longer a requirement for Local Authorities to produce Joint Housing Land Availability Studies (JHLAS). Housing delivery will now be reported by Local Authorities in their Local Development Plan Annual Monitoring Reports. Development Plans Manual Edition 3 sets out the new monitoring framework for housing delivery. Whilst the 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).

2026 Housing Trajectory
In accordance with the Development Plans Manual, for Local Planning Authorities with an adopted LDP prior to the publication of the Manual, there is a requirement to create a housing trajectory which is based on actual completions to date. The trajectory should also set out the timing and phasing of sites in the remaining years of the plan period. Whilst the LDP was set to end in December 2021, this is no longer the case and will end when it is replaced by the Revised LDP. In order to create a trajectory, as the plan period has ended, the housing trajectory period has been extended to show a five year period.

	Completions	**Under Construction**
Large Sites	308	222
Small Sites	65	115
Total	**373**	**337**

The 2nd Deposit Revised LDP (published for consultation in 2023) and the Matter Arising Changes (published for consultation in May 2026) have been used to inform this trajectory. It should be noted that any new Revised LDP sites do not feature in this AMR housing trajectory as they currently have no planning status.

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



As can be seen from the graph above, dwelling completions have fallen consistently below the Average Annual Requirement. In previous AMRs, the five year supply has not been met and reasons have been given for this and remain relevant to the dwelling completions falling significantly below the AAR. There has been a fall in the number of completions, both large sites and small. The reasons for the decrease could only be speculated upon, but could include the cost of living crisis, the number of available sites and the fact that the adopted LDP is now past it's end date, or even the after-effects of the covid-19 pandemic.

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

Housing Trajectory

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Actual Large Site Completions	647	263	300	563	276	317	379	429	516	426	406	277	607	399	365	144	270	291	308					
Actual Small Site Completions	74	74	74	74	74	74	74	74	92	92	105	117	103*	104*	125	85	59	71	65					
Forecast Large Site Completions																				436	907	999	632	452
Forecast Small Site Completions																				74	74	74	74	74
Average Annual Requirement (AAR)	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013
Total Completions	**721**	**337**	**374**	**637**	**350**	**391**	**453**	**503**	**608**	**518**	**511**	**394**	**710**	**503**	**490**	**229**	**329**	**362**	**373**	**510**	**981**	**1073**	**706**	**526**

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 Second Revised Deposit LDP.

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

Indicator	The number of dwellings permitted annually.			
Annual/ Interim Monitoring Target	1,405 dwellings permitted annually.			
Assessment trigger	20% +/- 2,810 dwellings permitted in the first two years after adopting the Plan.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
995 dwellings	651 dwellings	740 dwellings	475 dwellings	**354 dwellings**

Analysis:

The number of dwellings permitted on large sites (>5 units) was 290. This is made up of 58 dwellings granted outline permission, and 232 dwellings granted reserved matters or full planning permission. The number of dwellings permitted on small sites was 64.

Conclusion:
With respect to the Assessment Trigger, which has only been met in the first year of the Plan, the number of dwellings permitted falls outside the threshold allowance of 20%.

Future steps to be taken (if necessary):
Matters relating to site delivery has been considered in the preparation of the Revised LDP.

The above indicator will be subject to ongoing monitoring.

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

Indicator	The number of dwellings permitted on windfall sites.
Annual/ Interim Monitoring Target	186 dwellings permitted annually on windfall sites.
Assessment trigger	20% +/- 372 dwellings permitted on windfall sites in the first 2 years after adopting the Plan.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
255 dwellings	205 dwellings	187 dwellings	167 dwellings	**112 dwellings**

Analysis:
56 dwellings have been granted on windfall sites, 56 dwellings were granted permission on large windfall sites (sites of >5 dwellings), on 5 sites. 64 dwellings have been granted on small sites of <5 dwellings.

The number of windfall dwellings permitted has shown a general decrease since the adoption 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 (2016); 199 (2017); 187 (2018) 129 (2019); 178 (2020); 130 (2021); 193(2022); 187 (2023); 124 (2024); 111 (2025); 64 (2026).However, this year, the number has dropped substantially to 64 dwellings. The significant reduction recorded this monitoring period may be attributable to a number of factors. As the supply of former UDP allocations and other long-standing permissioned sites has diminished over time, there are fewer opportunities for windfall developments to come forward. In addition, the ongoing economic uncertainty, increased construction costs, labour shortages and higher borrowing costs experienced across the development industry may have impacted the viability of smaller residential schemes, resulting in fewer planning applications being submitted and approved. The availability of suitable infill and redevelopment opportunities within settlements may also have reduced as many of the more readily developable sites have already been brought forward.

While a single year's monitoring figures do not necessarily indicate a long-term trend, the continued decline for small site permissions in recent years, culminating in the notably lower figure recorded this year, will require ongoing monitoring to determine whether this represents a temporary fluctuation or a more sustained reduction in the contribution of windfall sites to the housing supply.

Conclusion:

Windfall sites continue to make an important contribution to housing delivery, with 120 dwellings permitted during the monitoring period. However, the significant reduction in small-site permissions, and the overall decline in large windfall approvals compared with previous years, suggests that windfall opportunities may be becoming more limited. While this may reflect current market conditions and a diminishing supply of suitable sites, further monitoring will be required to determine whether this is a temporary fluctuation or an ongoing trend.
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring.

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

Indicator	The number of Gypsy and Traveller pitches required.
Annual/ Interim Monitoring Target	Identify a Gypsy and Traveller site to meet identified need in the Llanelli area by 2016. Provide a Gypsy and Traveller site to meet identified need in the Llanelli area by 2017.
Assessment trigger	Failure to identify a site by 2016. Failure to provide a site by 2017.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

Analysis:
The Deposit Revised LDP which was published in 2020 identified two sites within the Llanelli which are proposed to be allocated. Firstly, site reference PrC2/GT1 Land at Penyfan, Trostre, and secondly PrC2/GT2, as an extension to the Penybryn site in Bynea.

These sites have been continued in the 2nd Deposit Revised LDP which was put out to public consultation in February 2023. In order to support the identification of new sites within Carmarthenshire the Council has undertaken a position statement as part of the evidence for the Revised LDP examination. This statement set out the timetable for undertaking an updated Gypsy and Traveller Accommodation Needs Study. However, since its publication WG have submitted a notice to review the Gypsy and Traveller Accommodation Needs Methodology.

The consideration of the proposed Gypsy and Traveller Sites were discussed at the Revised LDP Examination in October 2024, and the Council are awaiting the Inspectors' findings on the proposals.

Notwithstanding the information above, the sites highlighted within the original Deposit Revised LDP can be considered against Policy H7 of the adopted LDP, which provides a criteria-based policy for Gypsy and Traveller sites.

Conclusion:
Awaiting the findings of the Inspectors' report into the Revised LDP.

Future steps to be taken (if necessary):

Awaiting the adoption of the Revised LDP.

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

Indicator	The annual number of authorised and unauthorised Gypsy and Traveller caravans in the County.			
Annual/ Interim Monitoring Target	No Gypsy and Traveller site recorded in one settlement for 3 consecutive years.			
Assessment trigger	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

Analysis:

Since the January 2025 publication of the Gypsy and Traveller Caravan Count the statistical releases have been paused to review the data collection process.

Conclusion:

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.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring.

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

Indicator	The number of affordable dwellings permitted.
Annual/ Interim Monitoring Target	226 affordable dwellings permitted in the first year of the Plan after adoption. 452 dwellings permitted in the first 2 years of the plan after adoption.
Assessment trigger	20% +/- 452 affordable dwellings not permitted in the first 2 years of the Plan after adoption.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
204.5 units	107.4 units	186.2 units	102.6 units	102.8 units

Analysis:

Housing Allocations	
Type of Permission	**Number of Affordable Units 2025/26**
Outline Permissions (with indicative numbers)	10.8
Outline Permissions (with numbers specified)	0
Full Planning and Reserved Matters	86
Total	**96.8**

Windfall Sites (large sites)	
Type of Permission	**Number of Affordable Units 2025/26**
Outline Permissions (with indicative numbers)	0
Outline Permissions (with numbers specified)	0
Full Planning and Reserved Matters	2
Total	**2**

Windfall Sites (Small sites)	
Type of Permission	**Number of Affordable Units 2025/26**
Key Worker / Rural Enterprise Dwellings / Live Work / One Planet Development	2 Dwellings
Local Need	2 local need Dwellings
Affordable Dwelling	0 affordable Dwellings
Total	**4 dwellings**

	Number of Affordable Units 2025/2026
Outline or Detailed Permission with a UU for affordable housing (£ per square metre basis)	15 dwellings within 10 outline planning permissions
Outline Permissions with Commuted Sum Agreed	0
Full Planning or Reserved Matters Permission with a commuted sum contribution paid / to be paid	£563,576 in 33 applications

Large Sites
This AMR period has seen almost the same number of affordable units permitted on LDP allocated sites, and only 2 affordable units on large windfall sites.

Small Sites
The number of dwellings approved with outline permission has decreased from the previous year from 35 to 15 dwellings. There are no outline applications with the commuted sum agreed.

For full planning permissions, a total of £563,756 dwellings in 33 applications has been agreed. This includes a sum of £179,874 from a 16-dwelling site in Pontyates which is in lieu of on-site affordable housing provision.
Conclusion: In looking at the general numbers within the affordable housing indicators within this AMR, the level of Affordable Housing on allocated sites is almost the same this year. The red rating is partly due to the timings of the adopted LDP and the fact that there are less sites left to be granted permission and developed under the provisions of the LDP. The Council are in the process of adopting the Revised LDP which will allocate new sites for development The number of windfall sites coming forward has also decreased this monitoring period as the number of windfall sites available continues to decrease during the plan period. It is envisaged that the number of windfall sites will increase once the Revised LDP has been adopted.
Future steps to be taken (if necessary): The Strategic Policy 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 undertaken as part of the Revised LDP.

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

Indicator	Affordable Housing percentage target in Policy AH1.
Annual/ Interim Monitoring Target	Target to reflect economic circumstances.
Assessment trigger	Should average house prices increase by 5% above the base of 2013 levels sustained over 2 quarters then the Authority may conduct additional viability testing and modify the targets established in Policy AH1.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

	Based on sales only			
	Mean	Lower Quartile	Upper Quartile	90th percentile
Apr 2025	£225,829	£145,000	£275,000	£375,000
May 2025	£226,570	£147,500	£275,763	£375,000
Jun 2025	£227,280	£150,000	£275,000	£375,000
Jul 2025	£230,262	£149,075	£285,000	£380,000
Aug 2025	£232,379	£150,000	£285,000	£385,000
Sep 2025	£232,450	£146,000	£287,500	£400,000
Oct 2025	£234,534	£150,000	£285,000	£400,000
Nov 2025	£237,403	£150,000	£290,000	£400,000
Dec 20254	£240,540	£154,000	£295,000	£400,000
Jan 2026	£236,583	£150,000	£295,000	£400,000
Feb 2026	£233,450	£152,000	£285,000	£400,000
Mar 2026	£237,258	£155,000	£285,000	£400,000

The table above identifies the average sales values monthly since the start of this AMR period. The mean value in April 2025 was £225,829 and there has been a continuous and gradual increase in the mean value through the AMR period
Conclusion: The sales values within the 2025/2026 period provides a settled picture. . Moving forward, the Council has undertaken a high level county-wide viability assessment as part of its evidence for the Revised Local Development Plan which has fed into the proposed affordable housing targets under policy AHOM1.
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**

Indicator	The number of affordable dwellings permitted on housing allocations per sub-market area.				
Annual/ Interim Monitoring Target	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AH1 as follows:				
Assessment trigger	The proportion of affordable dwellings permitted on residential allocations not in accordance with Policy AH1.				
Performance					
	1/4/21 – 31/3/22	**1/4/22 – 31/3/232**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
• Llandovery, Llandeilo and North East Carmarthenshire – 30%					**T2/2/h1 - Land at Pencrug, Llandeilo PL/06580. Affordable housing led scheme 51% affordable.**
• St Clears and Rural Hinterland – 30%					**T2/6/h3 – Land adjacent to Spring Gardens – Application Number PL/09954 – Affordable housing led scheme 86% affordable.**
• Carmarthen and Rural 30%					**GA1/h12 – Field to the south of Pantglas Estate, Bronwydd Road – Application Number PL/09966** **26.6% on-site affordable housing contribution in addition to £35,356 commuted sum contribution.**

					SC16/h1 – Land at Maes y Meillion, Llanybri – RM application number PL/06867 - 30% on site-contribution
• Carmarthen West (20%)					
• Newcastle Emlyn and Northern Rural Area – 20%					
• Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20%					**T3/6/h6 – Land off Llannon Road, Pontyberem – Outline planning permission number PL/06308 – 20% on site contribution**
• Llanelli – 20%					
• Ammanford / Cross Hands and Amman Valley – 10%					

Analysis:
Within this AMR period there has only been five permissions on housing allocations. The planning permissions are broadly aligning with the affordable housing targets set out within policy

Conclusion:
For sites which have been granted planning permission during this AMR, the percentage target for affordable housing has been successful, with the monitoring policy target aligning closely with the planning permissions being granted.

Future steps to be taken (if necessary):
The above indicator will be subject to ongoing monitoring. As part of the revised LDP, further work has undertaken relating to the viability and deliverability of sites, with the affordable housing targets also considered.

Economy and Employment

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

Indicator	Permissions granted for development on employment land listed in Policy SP7. Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.
Annual/ Interim Monitoring Target	25% of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption. For the purposes of monitoring employment land, 'available' shall be taken to indicate that the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.
Assessment trigger	Less than 25% of employment land allocated by Policy SP7, with an additional variance of 20% under the target figure to allow for flexibility, is permitted or available within 2 years of adoption. Annual narrative to describe progress towards delivery.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
Target already met in the second AMR. Further progress in this AMR period.	Target already met in the second AMR.	Target already met in the second AMR.	Target already met in the second AMR. Further nominal progress in this AMR period.	Target already met in the second AMR. Further progress in this AMR period.

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 (namely 0.95ha on GA2/E1 Dafen, Llanelli); there was also a new permission on an allocation in Llanybydder which covered a slightly larger area than the former permission (amounting to only a 0.08ha increase) – so the figure increases from 33.79 to **34.82ha** for the 2025/26 period. Further progress was also made during this monitoring period in respect of the continued development of parts of the Cross Hands East strategic employment allocation. However, planning permission covering the whole of this allocation has already been noted and included in the monitoring figures in previous AMRs (and therefore already forms part of the 34.82ha noted above).

The monitoring target set out in the LDP (25% of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption) was met within AMR 2 in 2017 (taking into account the additional variance of 20% under the target to allow for flexibility). The further planning permissions and land take up during subsequent monitoring periods is evidence of the continued deliverability of the sites allocated for employment use in the LDP.

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

Indicator	Production of SPG.
Annual/ Interim Monitoring Target	
Assessment trigger	SPG not produced within 9 months of adopting the Plan
Performance	
Target Complete - SPG adopted	
Analysis: The Rural Development SPG was adopted in September 2016. The adopted SPG is available via the following link: https://www.carmarthenshire.gov.wales/media/1213903/adopted-rural-development-spg-report.pdf	
Conclusion: The target has been achieved.	
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.	

Retail

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

Indicator	Annual vacancy rates of commercial properties within the Primary and Secondary Retail Frontage areas of the Growth Area towns.
Annual/ Interim Monitoring Target	Vacancy rates of commercial properties in the town centres of Carmarthen, Ammanford and Llanelli.
Assessment trigger	Monitor for information.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/03/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

Analysis:
The Council recognises the need to understand and track changing retail activities at both a county and local centre level. With this in mind, the Council produced an updated Carmarthenshire Retail Study in 2023 which is available on the Council's website. This update builds on the previous 2015 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (non-food retail). This was produced to support the production of the second revised LDP Deposit plan. Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres which include tracking vacancy levels and the proportion of non-retail uses. The vacancy rates are identified below by settlement and by the Primary and Secondary Frontage area:

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Vacant Units (%)	Total Units	Vacant Units (%)
Carmarthen	163	29 (17.9%)	128	23 (18%)
Llanelli	84	28 (32.9%)	102	34 (33%)
Ammanford	42	3 (7.1%)	53	12 (22.6%)

Economic Recovery

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

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

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

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

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

Conclusion:

The changes in vacancy levels in the primary and secondary retail frontages vary in each town centre. However, it is notable that since the last AMR there has been a reduction in vacancy rates in Llanelli and Ammanford's Primary Retail frontage as well as Carmarthen and Ammanford's Secondary Retail frontages. Whilst Carmarthen's Primary Retail frontage and Llanelli's Secondary Retail frontage have seen an increase in vacancy rates.
Future steps to be taken (if necessary): Monitor the effectiveness of the Carmarthen and Ammanford LDOs. Monitor the vacancy levels within the primary and secondary retail frontages and undertake further work to consider the issues which affect the town centres. To participate in forums and regeneration led initiatives aimed at ensuring that the vitality and viability in town centres is enhanced.

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

Indicator	Proportion of units in A1 retail use located in the Primary Retail Frontage as designated by Policy RT2.
Annual/ Interim Monitoring Target	65% or more of units within the Primary Retail Frontage are in A1 use.
Assessment trigger	Less than 65% of units within the Primary Retail Frontage are within A1 use with an additional variance of 10% under the target figure to allow for flexibility.

Performance				
1/4/21 – 31/03/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

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. The Council produced an update to the Carmarthenshire Retail Study in 2023 which is available on the Council's website. This update builds on the previous 2015 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (non-food retail).

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. The proportion of non A1 uses in Llanelli and Ammanford's Primary Retail Frontage have not changed since last year's AMR and in Carmarthen there are 2 less units in non-A1 use. As there are no changes in the number of non-A1 uses in Ammanford's Primary Retail frontage, this means that there is marginally less than the targeted 65% proportion of A1 retail uses retained.

	Primary Frontage		**Secondary Retail Frontage**	
	Total Units	Non A1 (%)	Total Units	Non A1 (%)
Carmarthen	163	39 units (23.9%)	128	55units (43%)
Llanelli	84	15 units (17.6%)	103	43 units (42.2%)
Ammanford	42	15 units (35.7%)	53	

				30 units (56.6%)

As noted above, Local Development Orders have been adopted and are in operation in Carmarthen and Ammanford town centres. These provide additional flexibility for changing use within the town centres.

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

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

Conclusion:

• Carmarthen Town represents an important regional retail centre offering a broad retail offer ranging from high street names through to local provision, and exhibits strong A1 retail provision. It is recognised that careful monitoring is required however, and a responsive approach through a LDO is in place.

• Llanelli has experienced a change in its town centre offer over recent years, but has attracted significant investment and there are corporate, political and business initiatives in place as part of its regeneration.

• Ammanford offers a range of local retailers and retains some high street names, although this has gradually reduced. It is recognised that careful monitoring is required and a responsive approach through a LDO is in place.

Future steps to be taken (if necessary):

Monitor the Carmarthen and Ammanford LDOs.

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

Implement the new revised LDP policies once adopted.

Transport

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

Indicator	Progress towards implementing the road schemes identified in Policy SP9 in accordance with delivery timetables.
Annual/ Interim Monitoring Target	Implementation in accordance with delivery timetables.
Assessment trigger	The road schemes identified in Policy SP9 are not delivered in accordance with delivery timetables.
Performance	
The indicator has been met in relation to the schemes listed in Policy SP9 which are within the control of the Local Authority	
Analysis: Significant progress continues to be made in the implementation of the schemes listed within Policy SP9. In this respect the Cross Hands Economic Link Road has been implemented and is open to traffic. Work has been completed on the final phase of this scheme. The Carmarthen West Link Road was completed and opened to traffic in March 2019. 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.	
Conclusion: The indicator has been met in relation to the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	
Future steps to be taken (if necessary): Monitor the progress of the Welsh Government Improvements. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.	

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

Indicator	Progress towards implementing the cycle schemes identified in Policy TR4.
Annual/ Interim Monitoring Target	Implementation in accordance with delivery timetables by 2021.
Assessment trigger	Non implementation of the cycle schemes identified in the Local Transport Plan and forthcoming Local Transport Plan. If finance has not been secured for a project by first plan review.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/24 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

Analysis:
The following provides an update on progress in relation to the 3 cycle schemes identified within Policy TR4:

- Tywi Valley Path – Planning permission has been granted for the whole scheme and work is complete.
- Amman Valley Cycleway -–The main infrastructure works are substantively complete with the exception of a small section at Brynamman.
- Whitland to Llanglydwen – There are currently no programmed proposals to proceed with this route.

Conclusion:
Progress has been made on the implementation of the schemes listed in Policy TR4.

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.

Minerals

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

Indicator	Aggregates landbank for Carmarthenshire County Council.			
Annual/ Interim Monitoring Target	To maintain a minimum 10 year landbank of hard rock.			
Assessment trigger	Less than 10 years hard rock landbank.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/24 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
Target met: The current hard rock landbank for Carmarthenshire is at least 77 years.	Target met. The current hard rock landbank for Carmarthenshire is at least 75.4 years.	Target met. The current hard rock landbank for Carmarthenshire is at least 67.6 years	Data not available.	Data not available

Analysis:
A landbank is a stock of planning permissions for the winning and working of minerals. It is composed of the sum of all permitted reserves at active and inactive sites at any given point in time for a given area. For the purposes of commercial stability, the aggregates industry requires a proven and viable landbank. MTAN 1: Aggregates requires that a minimum 10 year landbank of hard rock should be maintained, this has been mirrored in the LDP monitoring target.

Whilst data for the last two reporting periods is not yet available, the latest, best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority (SWRAWP Report for the calendar year 2024) indicates that the current hard [crushed] rock landbank for Carmarthenshire is 74.5 years using the average of the previous 3 years production data and 67.6 years using the average of the previous 10 years production data. Therefore, Carmarthenshire had at least 67.6 years of hard rock supply at the end of 2024. This is well above the figure considered necessary in the monitoring target. Since it is highly unlikely that this figure would have dropped to below 10 years landbank in the past two years, the performance above remains green.

Conclusion:
The latest, best available data indicates that the monitoring Policy Target is being met and therefore no further action is required.

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.

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

Indicator	Combined aggregates landbank for Carmarthenshire County Council with neighbouring authorities of PCC, PCNP & Ceredigion CC.			
Annual/ Interim Monitoring Target	To maintain a minimum 7 year landbank of sand and gravel.			
Assessment trigger	Less than 7 years sand and gravel landbank			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 15 years.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 15.1 years.	Target met. The current landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 20.6 years.	Data not available	Data not available

Analysis:
MTAN 1: Aggregates requires that a minimum 7 year landbank of sand and gravel should be maintained, this has been mirrored in the LDP monitoring target. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion.

Whilst data for the last two reporting periods is not yet available, the latest, best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority for the combined Sand & Gravel landbank is for 31.12.2024 (SWRAWP Report for the calendar year 2024). The combined landbank is 23.6 years based on 3 years production average and 20.6 years based on 10 year production average. This is above the figure considered necessary in the monitoring target.

Conclusion:
The latest, best available data indicates that the monitoring Policy Target is being met and therefore no further action is required as a consequence of this AMR.

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.

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

Indicator	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone.
Annual/ Interim Monitoring Target	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP2.
Assessment trigger	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP2 over 3 consecutive years.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2

Analysis:
In the latest monitoring period from 1 April 2025 – 31 March 2026, 9 planning permissions were granted on land situated within the buffer zones of extant mineral sites, as set out on the LDP Proposals Maps. None of the permissions were deemed to be 'permanent, sterilising' developments. The developments included:

- Utilitarian agricultural building to assist the operations of a working farm (notably with other buildings located between the proposal and the working quarry);
- Single storey extension to an existing property;
- Attic conversion of an existing house;
- Erection of floodlighting columns and siting of a replacement storage container to an existing horse-riding arena;
- Proposed outbuilding for the storage of vintage cars and agricultural implements associated with the maintenance of the land (notably with other buildings located between the proposal and the working quarry);
- Replacement building (garage) on the [partial] footprint of a disused building within the curtilage of a dwelling;
- Extension of a silage clamp associated with an existing agricultural activity;
- Replacement of an existing substation on an industrial estate to accommodate a BESS [Battery Energy Storage System] Container;
- Demolition of an existing single storey rear extension and the construction of a 2 storey rear extension.

N.B. MPPW has been superseded by PPW since the adoption of the LDP in 2014. Further points of clarity concerning buffer zones, and the types of development not acceptable within them, is set out in the MTANs.

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.

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

Indicator	Number of planning permissions for permanent, sterilising development permitted within a mineral safeguarding area.
Annual/ Interim Monitoring Target	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP3.
Assessment trigger	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP3 over 3 consecutive years.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3	Target met: No sites contrary to Policy MPP3

Analysis:
Whilst a number of developments were granted planning permission in mineral safeguarding areas in the latest monitoring period, none of these were deemed to be 'permanent, sterilising' developments that would prevent the resource being extracted in the future (if indeed the resource was required to be extracted and it was environmentally acceptable to do so). The developments that were granted planning permission in mineral safeguarding areas fall into the following general categories:

- Reserved matters to an outline planning permission;
- Temporary or non-permanent developments (e.g. touring caravan/glamping sites; portacabins to be used as offices; cabins for temporary accommodation);
- Agricultural developments (e.g. modern agri-buildings, storage tanks, or nutrient storage structures) on existing farms;
- Equestrian related development (e.g. stables/menage/arena);
- Changes of Use of existing rural buildings e.g. redundant chapels, or traditional barns to residential or tourism use;
- Ancillary development in a residential garden or curtilage;
- New barn and workshop associated with an agricultural activity and existing rural building;
- One Planet Developments on existing smallholdings, and / or within 200m of existing residential buildings;
- Infrastructure development e.g. Telecommunications or electrical structures, solar farms;
- Various developments at existing tourism sites, e.g. glamping pods, caravans, or buildings/structures associated with the existing tourism use;
- Reinstatement of abandoned dwellings;
- Approval of Certificate of Lawfulness for an Existing Use or development (CLEUD)
- Demolition and replacement of existing dwellings;
- Prior notifications, planning permissions not required (telecoms, forestry, agriculture, demolition);

- Alterations / extensions or changes of use of existing buildings;
- New dwellings (or other uses) within, or adjacent to, the development limits of existing settlements;
- Developments on land within 200m of residential areas;
- Permissions associated with extant mineral sites, either relating to quarry operations, or associated uses;
- Extension of an existing employment operation, including additional buildings and / or car parking areas;
- Temporary Placement of permeable track through field for construction traffic associated with a construction operation;
- Changes of Use on an existing industrial site;
- Forestry buildings to assist with the maintenance and processing of wood on site;
- Flood Plain management and remedial works within an NNR and SSSI.

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.

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

Indicator	Number of prohibition orders issued on dormant sites.			
Annual/ Interim Monitoring Target	Ensure that those dormant sites deemed not likely to be re-worked in the future (as part of the annual review) are served with prohibition orders within 12 months.			
Assessment trigger	LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

Analysis:
As part of its annual review, the Minerals Planning Authority monitors dormant sites and those that it considers not likely to be re-worked in the future are served with prohibition orders. The Authority has Executive Board Member authorisation to serve 5 Prohibition Orders. The process of serving the prohibition orders has been delayed by potential interest in one of the sites.

Conclusion:
Whilst this Monitoring Policy Target has not strictly been met, the ongoing consideration of dormant sites and the authorisation provided by the Council to serve Prohibition Orders on 5 sites is considered sufficient. No further action other than continued monitoring is required.

Future steps to be taken (if necessary):
The Mineral Planning Authority to continue with the assessment of dormant sites as part of the annual review process and to feed the information through as part of the LDP monitoring. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

Renewable Energy

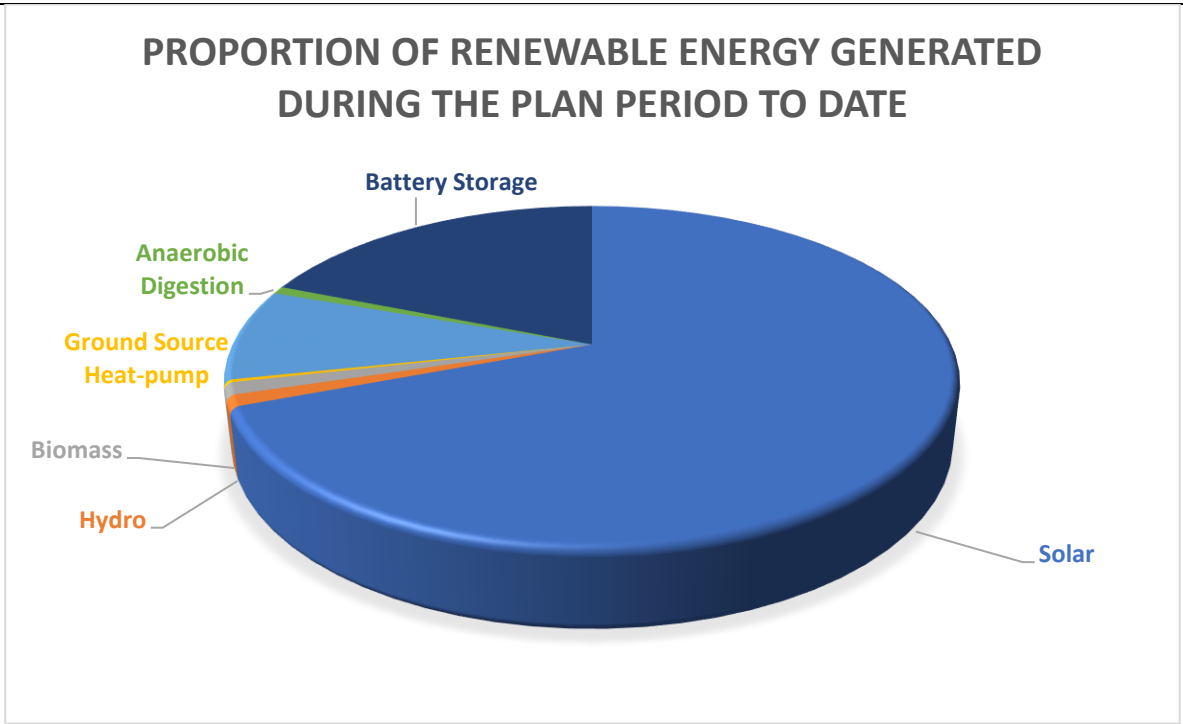
26 Monitoring Policy Target: To increase the amount of energy produced in the County from renewable sources

Indicator	Permitted capacity of renewable electricity and heat projects within the County (by MW).			
Annual/ Interim Monitoring Target	Annual increase in the permitted capacity of renewable electricity and heat projects through the Plan period.			
Assessment trigger	Monitor for information purposes.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
6.78 MW of renewable energy has been permitted.	69.25 MW of renewable energy has been permitted.	0.152 MW of renewable energy has been permitted.	14.49 MW of renewable energy has been permitted.	**29.1 MW of renewable energy has been permitted.**

Analysis:
During the monitoring period, planning permission was granted for renewable energy developments with a combined capacity of 29.1 MW. This comprised 2.07 MW of solar energy, 26.49 MW of battery energy storage, and 0.54 MW of wind energy.

A number of smaller applications for roof-mounted solar photovoltaic (PV) arrays were also approved during the period. However, as the generating capacities were not specified within the application documentation, these schemes have not been included in the overall renewable energy capacity figures.

The following chart illustrates the proportion of renewable energy capacity permitted since the adoption of the Plan. The chart demonstrates that solar projects are the dominant schemes being permitted since 2016.



Conclusion:
Continue monitoring.

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

27 Monitoring Policy Target: Produce SPG on General Renewable Energy

Indicator	Production of SPG.
Annual/ Interim Monitoring Target	
Assessment trigger	SPG not produced within 9 months of adopting Plan.
Performance	
Target Complete - SPG Adopted	
Analysis: Following an analysis of the types of applications received for renewable energy installations, it was considered that the Renewable Energy SPG should solely focus on wind and solar energy developments, instead of on general renewable energy. 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.	
Conclusion: The SPG has been adopted.	
Future steps to be taken (if necessary): None required at this stage.	

Waste Management

28 Waste Management: Produce SPG on Nantycaws Waste Management Site

Indicator	Production of SPG.			
Annual/ Interim Monitoring Target				
Assessment trigger	SPG not produced within 5 months of adopting Plan.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**

Analysis:
The necessity to prepare SPG in relation to the Nantycaws Waste Management Site has been superseded by the inclusion of details in relation to landfill and residual waste treatment in the Waste Planning Monitoring Reports (WPMRs) for the South West Wales Region (changed to the Mid & South West Wales Region from April 2021). The Reports set out the regional position regarding landfill and residual waste treatment. Nantycaws is one of six non-hazardous waste landfill sites within the Mid and South West Wales region, although it is currently not operational.

The latest WPMR (2025-2026) points to a remaining regional void space capacity of only 3.2 years. This is lower than the trigger set out in TAN21: Waste whereby action would need to be taken to facilitate future provision. Nantycaws has potential remaining void space that could be utilised, but whether this will be utilised (or indeed required) remains to be seen, particularly given the Welsh Government's increasing targets for recycling. What is clear is that the Nantycaws site will continue to be important to the future management of waste for the region. As well as the [currently mothballed] landfill site, Nantycaws has a Materials Recycling Facility to cater for the County's recyclable waste, as well as a civic amenity site and a windrow composting area The site has planning permission for an anaerobic digestion plant which has not yet been built (but will have the potential to accept residual food waste).

It is important to note the future intentions and discussions regarding the Nantycaws site in relation to the evolving Revised LDP. The Second Deposit Revised LDP was published for public consultation in February 2023, and it is anticipated that the Revised Plan will be formally adopted before the end of 2026.. In the Revised LDP, Nantycaws is designated as a Regeneration and Mixed Use Site, which will accommodate existing and planned waste management uses, as well as potential related employment uses.

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 could, in due course, include the drawing up of a masterplan for the site.
Conclusion: The requirement to prepare SPG for Nantycaws has been superseded. The future of the site in terms of planning policy has been 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 Mid and South West Wales Region.
Future steps to be taken (if necessary): Monitor accordingly, taking into account information and guidance set out in the forthcoming WPMRs for the Mid and South West Wales Region. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

Environmental Qualities – The Built and Natural Environment

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

Indicator	Hectares of suitable habitat in management.			
Annual/ Interim Monitoring Target	An ongoing increase in provision of suitable habitat in management.			
Assessment trigger	No increase in any given year.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 1/4/26**
Awaiting outcome of the survey of a new site.	Total Site area has increased to 82.53ha	Total Site area has decreased to 81.67ha. This reduction in land is linked with the delay in the adoption of the Revised LDP and the lack of sites coming forward.	Total Site area has stayed at 81.67ha. This lack of increase is linked with the delay in the adoption of the Revised LDP and the lack of sites coming forward.	Total Site area has stayed at 81.67ha. This lack of increase is linked with the delay in the adoption of the Revised LDP and the lack of sites coming forward.

Analysis:

The total site area has stayed at 81.67ha. The conservation goals of the Caeau Mynydd Mawr project remain crucial. Its core objective—safeguarding the Marsh Fritillary butterfly population and its habitat—continues to be prioritised. Even in the absence of new land acquisition, the project focuses on the effective management of existing sites, ensuring that current habitats are maintained in optimal condition for the butterfly's survival. This includes ongoing monitoring, maintenance, and potential habitat restoration to enhance suitability for the species.

Once the Revised LDP is adopted, it will establish a robust framework for managing growth in the Cross Hands area, balancing the need for development with environmental responsibilities. Future developments will contribute financially to the Caeau Mynydd Mawr project, facilitating the acquisition and management of new habitats.

Conclusion: In conclusion, while the delay in the Revised LDP has temporarily impacted the Caeau Mynydd Mawr project, it is a manageable situation in the short term. 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. Adopt the Revised Caeau Mynydd Mawr SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP. As new developments emerge under the Revised LDP, financial contributions will resume, leading to an eventual increase in the land available for butterfly conservation. The project was designed to be adaptable, acknowledging that development cycles naturally fluctuate with economic conditions.

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

Indicator	Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW.
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No known planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No known planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No known planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No known planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.

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

For the purposes of clarity, as of 31 March 2022, these sites no longer form part of the EU's Natura 2000 ecological network. The 2019 Regulations have created a national site network on land and at sea, including both the inshore and offshore marine areas in the UK. Therefore. they are now part of the 'National Sites Network' (NSN).

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.

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

Indicator	Number of planning applications granted which may potentially adversely affect the features of a protected site for nature conservation.				
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's ecologist.				
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.				
Performance					
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**	
No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	

Analysis:
Records indicate that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist.

Planning officers 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.

Conclusion:
Target achieved during this AMR period.

Future steps to be taken (if necessary):
Continue to monitor and report in future AMRs.

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

In respect of the 'phosphates issue', the Authority continues to respond individually and collectively through the work of the Nutrient Management Boards within South West Wales.

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

Indicator	Number of planning applications granted which results in detriment to the favourable conservation status of European protected species or significant harm to species protected by other statute.
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's ecologist.
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.

Performance

1/4/21 – 31/3/22	1/4/22 – 31/3/23	1/4/23 – 31/3/24	1/4/24 – 31/3/25	1/4/25 – 31/3/26
No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.

Analysis:
Records indicate that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist.

Planning Officers continue to have access to dedicated professional ecologists. This continues to prove invaluable both in terms of supporting in the determination of planning applications and in the formulation of planning policy frameworks.

During 2021-22 the SPG on Nature Conservation and Biodiversity was adopted. Refer to target 37 below.

Conclusion:
Target achieved during this AMR period.

Future steps to be taken (if necessary):
Continue to monitor and report in future AMRs.

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

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

Indicator	Number of planning applications permitted with the potential to adversely affect a Special Landscape Area.
Annual/Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's landscape officer.
Assessment trigger	5 planning permissions granted by the Local Planning Authority contrary to the advice of NRW or the authority's landscape officer over a period of 3 consecutive years.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer	No applications approved contrary to the advice of NRW or the Council's Landscape Officer	No applications approved contrary to the advice of NRW or the Council's Landscape Officer

Analysis:
An initial high-level review of approved applications generated on the Special Landscape Areas (SLA) 'constraints layer' do not raise concerns in regards this target.

Officers continue to have access to a dedicated professional Landscape Officer – providing a professional resource in supporting the determination of planning applications and in the formulation of planning policy.

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

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

Indicator	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.			
Annual/ Interim Monitoring Target	No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or Heneb, The Trust for Welsh Archaeology (Formerly Dyfed Archaeological Trust) .			
Assessment trigger	5 planning permissions granted by the Local Planning Authority where there is an outstanding objection from the Council's Conservation Officer, Cadw or Heneb over a period of 3 consecutive years.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/3/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
Target was achieved in the third AMR period.	Target was achieved in the fourth AMR period.	Target was achieved in the AMR period.	5 applications granted with outstanding comments from the Council's Built Heritage Officer.	Target was achieved in the AMR period.

Analysis:
It should be noted that a review of approved applications generated using the following 'constraints layers' does not indicate any significant concern in relation to this target:

- Conservation Areas
- Historic Parks and Gardens
- Listed Buildings
- Scheduled Ancient Monuments.

The Council's Development Management Section incorporates a dedicated professional Built Conservation team in the determination of planning applications and in supporting the formulation of planning policy.

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 arising from legislation. Reference is made to the preparation of the Revised LDP.

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

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

36 Monitoring Policy Target: Produce SPG on Archaeology

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

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

Indicator	Production of SPG.
Annual/ Interim Monitoring Target	
Assessment trigger	SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations).
Performance	
Target Complete - SPG adopted.	

Analysis:
The SPG was adopted in September 2016 and is available via the following link:
Nature Conservation & Biodiversity SPG

Reference is made to the ongoing training provided by the in-house Ecologists 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.

An updated Supplementary Planning Guidance on Nature Conservation and Biodiversity will be prepared to support the emerging Revised LDP and to reflect changes in national planning policy.

Conclusion:
Target achieved

Future steps to be taken (if necessary):
N/A

38 Monitoring Policy Target: Produce SPG on Design

Indicator	Production of SPG on Design.
Annual/ Interim Monitoring Target	
Assessment trigger	SPG not produced within 5 months of adopting the Plan.
Performance	
Target Complete - SPG adopted.	
Analysis: The Placemaking and Design Supplementary Planning Guidance (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. The adopted SPG is available via the link below: Placemaking and Design SPG	
Conclusion: Target achieved	
Future steps to be taken (if necessary): N/A	

39 Monitoring Policy Target: Produce SPG on Locally Important Buildings

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

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

Indicator	Production of SPG on Trees, Landscaping and Development.
Annual/ Interim Monitoring Target	
Assessment trigger	SPG not produced within 15 months of adopting the Plan.
Performance	
SPG not produced.	
Analysis: An SPG on Trees, Woodlands, and Hedgerows is being produced in line with the adoption of the Revised LDP	
Conclusion: No conclusion	
Future steps to be taken (if necessary):	

Recreation and Community Facilities

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

Indicator	Number of applications approved for the provision of new community facilities. Number of applications approved which would result in the loss of an existing community facility.			
Annual/ Interim Monitoring Target	No applications approved contrary to Policy SP16 and RT8.			
Assessment trigger	1 application approved contrary to Policy SP16 and RT8.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/03/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8	No applications approved contrary to the provisions of Policies SP16 and RT8
Analysis: A review of planning decision notices indicates that there have been no applications approved contrary to the provisions of LDP policies SP16 and RT8.				
Conclusion: Target achieved in this AMR period.				
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring.				

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

Indicator	Amount of open space lost to development (ha)			
Annual/ Interim Monitoring Target	No open space should be lost to development except where in accordance with Policy REC1.			
Assessment trigger	Open space is lost to development contrary to the provisions of Policy REC1 which results in a net loss of open space.			
Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/03/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.

Analysis:
A review of planning approvals against the existing open space 'constraints layer' indicates that there are no applications approved contrary to the provisions of LDP policy REC 1.

Conclusion:
Target achieved in this AMR period.

Future steps to be taken (if necessary):
Continue to monitor and report in future AMR.

Update the Green and Blue Infrastructure Assessment and Open Space Assessment as appropriate as the Revised LDP progresses towards adoption.

The above indicator will be subject to ongoing monitoring.

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

Indicator	Production of SPG.
Annual/ Interim Monitoring Target	
Assessment trigger	SPG not produced within 15 months of adopting the Plan.
Performance	
Target Complete - SPG adopted.	
Analysis: The Supplementary Planning Guidance (SPG) was adopted in September 2016. The adopted SPG is available to view via the link below: https://www.carmarthenshire.gov.wales/media/1213721/adopted-leisure-open-space-requirements-for-new-developments-sep-2016.pdf	
Conclusion: Target achieved.	
Future steps to be taken (if necessary): N/A	

The Welsh Language

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

Indicator	Planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres.
Annual/ Interim Monitoring Target	All planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres to include a requirement to phase development, in accordance with policy on the Welsh Language and the guidance contained within Supplementary Planning Guidance (SPG) on The Welsh Language.
Assessment trigger	One planning consent granted for residential development of five or more dwellings in a Sustainable Community or one planning consent granted for residential development of ten or more dwellings in a Growth Area, Service Centre or Local Service Centre which fails to require that the development is phased contrary to the LDP's policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.

Performance				
1/4/21 – 31/3/22	**1/4/22 – 31/3/23**	**1/4/23 – 31/03/24**	**1/4/24 – 31/3/25**	**1/4/25 – 31/3/26**
No permissions were granted contrary to LDP Policy SP18.	No permissions were granted contrary to LDP Policy SP18.	1 application approved contrary to policy. Analysis provided.	1 application approved contrary to policy. Analysis provided.	No permissions were granted contrary to LDP Policy SP18.

Analysis:

A list of communities where 60% or more of the population can speak Welsh is taken from 2011 Census data: Gorslas, Llannon, Pencarreg, Pontyberem and Quarter Bach. These areas are denoted on the LDP Inset Plan.

A review of approved applications within these 5 communities identified one permission which would be relevant to the policy, and which exceeded the thresholds set out in Policy SP18 (5 or more dwellings in Sustainable Communities and 10 or more in Growth Areas, Service Centres and Local Service Centres). Permission was granted for reserved matters in Drefach in the Gorslas Ward (permission ref. PL/09773).
The development description is as follows: Reserved Matters to Outline PL/08393 (Details of the appearance of the development (Condition 3 of PL/08393); details of existing ground levels and proposed finished ground and floor / ridge levels of the site (Condition 6 of PL/08393); details including the positions, height, design, materials and type of boundary treatment to be erected (Condition 7 of PL/08393); details of a scheme of traffic management measures, including the provision of a speed hump on the carriageway of Heol Blaenhirwaun to the east side of the proposed access, together with all associated measures, and new 'Except for Access' signage at the junctions of the new access with Heol Blaenhirwaun and the

junction of Bron Yr Ynn with Heol Cwmmawr (Condition 15 of PL/08393). Given that the reserved matters relevant to this permission do not relate to phasing and that the relevant outline permission does not require the submission of a phasing plan at reserved matters stage the permission is not contrary to Policy SP18.
Conclusion: No permissions were granted contrary to LDP Policy SP18.
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring.

Chapter 4

Sustainability Appraisal / Strategic Environmental Assessment Monitoring

Methodology

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

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

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

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

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

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

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

	and wider biodiversity in urban and rural areas	(f) % of SAC, SPA and SSSI sites and their features in favourable condition (g) Status of species and habitats pursuant to the NERC Act 1996 (h) Number of designated SINC (i) Proportion of land managed as areas for carbon sequestration (e.g. peatland and woodland management)	Proportion of development on greenfield sites Proportion of development on brownfield sites Proportion of new development in wildlife corridors		Approximately 86% of assessed SPA features were also considered in favourable condition. (g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (h) There are not currently SINC's designated within the Plan area. Provision is made for their designation with the Natural Environment and Biodiversity SPG. This will be monitored as the implementation of the Plan progresses with any implications considered accordingly as part of any review into the Plan. (i) Information is unavailable on an annual basis. The LDP recognises the focus of PPW in relation to the potential of encouraging land uses and land management practices that help secure and protect carbon sinks. Reference is made to policy SP14 Protection and Enhancement of the natural Environment and the relevant Environmental protections policies of the adopted LDP. Any implications will be considered as part of any review into the Plan. Previous study conducted in 2022 on the total land-based emissions in Carmarthenshire indicated a 1,560,654 $kgCO_2e$ emission yet a 2,257,770 $kgCO_2$ removal.
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_2, PM10, SO_2) (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. https://datamap.gov.wales/layers/inspire-nrw:NRW_UWWTD_Sensitive_Areas_Eutrophic https://datamap.gov.wales/layers/inspire-nrw:NRW_UWWTD_Sensitive_Areas_Nitrates https://datamap.gov.wales/layergroups/inspire-nrw:ComplianceAssessmentOfWelshRiverSacsAgainstPhosphorusTargets https://www.gov.uk/government/statistics/air-quality-statistics/concentrations-of-ozone	(a,) There remains three AQMAs for NO_2, one in Llandeilo (designated in 2011), Carmarthen, and Llanelli (both designated in August 2016). This updated position will be reflected in the Plan review and there is ongoing liaison with the Environmental Health Dept in this regard. b) We have not had any exceedances of the Air Quality Objectives in Llandeilo since 2018. In 2022, there were no reported exceedances of the annual Air Quality Objectives in Llandeilo, although five monitoring sites had reported a monthly results above 40µg/m3. Adverse weather conditions can influence these results. Overall, we have observed a small improvement in 2022 compared to 2021, although some sites have also seen minor discernible increases. The winter of early 2023 has reported reduced levels of NO2 compared to early 2021. We also continue to observe an overall downward trend over the last five years, with figures much lower than that reported in the pre-covid years. (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) On a UK level, the links shown within the adjacent column provide a high-level appraisal and any implications will be considered as part of any review into the Plan.

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, costal retreat and shifting habitat distribution patterns 4-3 To encourage all new developments to be climate resilient 4-4 To encourage energy conservation and higher energy efficiency 4-5 To minimise energy consumption and promote renewable energy sources	(a) Annual emissions of greenhouse gases (by sector) (b) Carmarthenshire's domestic energy consumption (c)Proportion of alternatively fuelled vehicles in the county (d) Percentage of companies with a Level 5 Standard Green Dragon EMS (e) Proportion of transport network able to cope with the predicted temperature increases associated with climate changes (f) Number of sites being used to assist in climate mitigation and adaptation, e.g. soft flood defences (g) Number of homes applying for planning permission for microgeneration (h) Homes installing microrenewables (i) Average Standard Assessment Procedure energy rating of housing (j) Number of town/community based carbon reduction projects	Number of developments that respect existing natural habitats and green corridors No. planning applications for renewable micro-renewables and successful installations Average SAP rating of housing No of town/community based carbon reduction projects Number of installed megawatts of renewable energy capacity in Carmarthenshire Number of wind turbines % developments with Sustainable Urban Drainage Systems (SUDS) Percentage of housing stock meeting particular CfSH and BREEAM standards Percentage of offices, retail and industrial buildings meeting BREEAM standards Number of new developments built to achieve carbon neutrality	Local authority average domestic gas and electricity consumption per consumer - **http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf** **http://gov.wales/topics/environmentcountryside/energy/renewable/low-carbon-baseline-survey/?lang=en**	(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 lead to an overall increase of CO2 emissions in Carmarthenshire of 1.5% to 1162.3 ktCO2. (b) Carmarthenshire Domestic Energy Consumption Gas 2013 is 13,119 Electricity 2013 is 3,815. Wales average is 13,029 and 3,736 respectively. (c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan (Solar panels in the majority of cases are PD). (h,i) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (j) The report shows Low carbon energy in Wales by local authority. There are 3,856 projects identified in Carmarthenshire out of a total of 51,503 nationally. Carmarthenshire hosts 3,856 low carbon energy generation projects harnessing solar, wind and other renewable energies to produce around 328GWh of green energy

5 - Water	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 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 5-3 To minimise diffuse pollution from urban and rural areas 5-4 To increase water efficiency in new and refurbished developments 5-5 To make space for water, and minimise flood risk	(a) Number of incidents of homes flooding by coastal, fluvial and drainage sources (b) The percentage of river lengths of good chemical or biological quality (c) Percentage of waters restored to Good Ecological Status (d) Number of substantiated water pollution incidents (e) Percentage of developments in Carmarthenshire with Sustainable Urban Drainage Systems (SUDS) (f) Number of properties with water meters (g) Area where there is an unsustainable abstraction from surface waters (h) Area where there is an unsustainable abstraction from groundwater (i) Proportion of transport network protected against future flood risk (j) Per capita consumption of water (k) Percentage of bathing waters which meet the EC mandatory standards (l) The number of beaches which meet the requirements of the Green Sea Partnership for both beach and water quality	Percentage of new development permitted in floodplains Number of developments built contrary to EA advice Households registered for flood warnings as a percentage of total number of households at risk of flooding Number of grey water recycling schemes	Carmarthenshire County Council – Leisure Services.	(a,b,c,) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. 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. (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. (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. k) Annual monitoring is carried out on two bathing water sites in Carmarthenshire, Pendine and Pembrey. Both beaches continued to achieve 'Excellent' bathing water quality for 2022, when reviewed against Bathing Water Directive standards. (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.

<table>
<tr>
<td>6 - Material Assets</td>
<td>6-1 Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials
6-2 Promote the waste hierarchy of reduce, reuse and recycle
6-3 Encourage needs to be met locally
6-4 Promote the use of more sustainable resources
6-5 Improve the integration of different modes of transport
6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking)</td>
<td>(a) In 2009/10 Carmarthenshire should achieve at least 40% recycling/composting with a minimum of 15% composting and 15% recycling

(b) Waste arisings by sector

(c) Waste arisings by disposal

(d) Total (i) household waste and (ii) household waste recycled or composted per person per year (kg)

(e) Proportion of construction and demolition waste that is re-used and recycled

(f) Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) corner shop and/or supermarket, (ii) post office and (iii) doctor and/or hospital</td>
<td>Number of buildings meeting particular CfSH and BREEAM standards
Percentage of new houses built on previously developed land per year
Proportion of aggregates used from secondary and recycled aggregates
Location of jobs in proximity to residents
Proportion of journeys on foot or by cycle</td>
<td>Carmarthenshire County Council - Minerals and Waste

https://myrecyclingwales.org.uk/local_authorities/carmarthenshire

https://naturalresources.wales/evidence-and-data/research-and-reports/waste-reports/construction-and-demolition-waste-survey-2019/?lang=en</td>
<td>(a) In 2021/22, Carmarthenshire achieved a 62% combined recycling. Total waste per person was 433kg per annum.

(b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.

(d) Residual Household Waste Arising per person (kg), 2007/08 to 2014/15 in Carmarthenshire: 370, 290, 246, 224, 189, 159, 151 & 156. Most recent figures show that there is a total residual waste of 165kg per person (2021/22).

(e) In 2012, the rate for South West Region was 67%. More recent survey between April 2021 and September 2021 indicated that 73% is now recycled (whole of Wales).

(f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</td>
</tr>
<tr>
<td>7 - Soil</td>
<td>7-1 To avoid and reduce contamination of soils and promote the regeneration of contaminated land
7-2 To avoid loss of soils to non-permeable surfaces and minimise soil erosion</td>
<td>(a) Area of ALC Grade 1, 2 and 3 land in Carmarthenshire

(b) Area of ALC Grade 4 and 5 land in Carmarthenshire

(c) Number and extent of RIGS sites in Carmarthenshire

(d) Exceedance of nitrogen and acid critical loads</td>
<td>Area of soil lost to impermeable surfaces
Area of contaminated land remediated
Area of proposed new development on greenfield sites
Number of developments approved within or adjacent to RIGS sites</td>
<td>https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2</td>
<td>(a,b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. Predictive ALC mapping was updated in 2019, Carmarthenshire (excluding BBNP) has is comprised of the following:

<table>
<tr><th>ALC Grade</th><th>Area (Ha)</th></tr>
<tr><td>Non-Agricultural</td><td>35093.156</td></tr>
<tr><td>1</td><td>9.165</td></tr>
<tr><td>2</td><td>520.476</td></tr>
<tr><td>4</td><td>59270.802</td></tr>
<tr><td>5</td><td>21170.404</td></tr>
</table>
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</table>

	7-3 To reduce SO_2 and NO_X emissions and nitrate pollution from agriculture.				**3a** 17169.167 **3b** 75638.112 **Urban** 5549.273 (c) RIGs are considered within the provisions of EQ3 of the adopted LDP. No changes have occurred. (d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.
8 - Cultural Heritage	8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development/regeneration and support their enhancement 8-2 To promote high quality design reflecting local character and distinctiveness	(a) Number of monuments/archaeological sites adversely affected by the plan proposals (b) Improvement/deterioration in the condition of monuments and historic buildings in the ownership of Carmarthenshire County Council (c) Percentage of land designated for a particular quality of amenity value - landscape or historic landscape	Number of designated sites on the 'buildings at risk' register which are at risk of harm from air pollution Number of Conservation Areas adversely affected by plan proposals Number of listed buildings adversely affected by plan proposals Number of historic parks and gardens adversely affected by plan proposals		(a,b,c) Reference should be made to the Plan's monitoring framework in relation to the historic environment / landscape and the natural environment. Any implications will be considered as part of any review into the Plan.
9 - Landscape	9-1 To protect and enhance landscape/townscape from negative effects of land use change 9-2 To take sensitive locations into account when siting development and	(a) Hectares of land given over to development each year (b) The extent and quality of public open space (c) Number of park and green space management plans produced (d) The number of derelict sites regenerated	Number of developments approved without landscape / townscape conditions Number of developments built contrary to CCW advice Number of development schemes accompanied by detailed townscape design		(a,c,d,f) Reference should be made to the Plan's monitoring framework . Any implications will be considered as part of any review into the Plan. (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.

	to promote high quality design 9-3 To encourage appropriate future use of derelict land	(e) Area of Carmarthenshire designated as open access land (f) Area of derelict land returned to open space			
10 - Population	10-1 Ensure suitable, affordable housing stock with access to education and employment facilities 10-2 Promote the retention of younger people 10-3 Encourage growth of the Welsh language and culture 10-4 Promote inclusion of disadvantaged and minority groups into society	(a) Percentage of young people (i) remaining or (ii) returning to Carmarthenshire to live and work (b) Number of complaints about poor access to services and facilities (c) Number of complaints about highway (e.g. footpath) accessibility from disabled persons (d) Percentage of people in Carmarthenshire who are Welsh speakers (i) all aged 3 or over, and (ii) children aged 3 to 15 (e) Population and population of working age (16 to 64) (f) Population age profile (g) Ethnic diversity	Number of accessibility complaints pertaining to new developments	Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'. https://www.ons.gov.uk/visualisations/censuspopulationchange/W06000010/ https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Persons-Employed/EmploymentRate-by-WelshLocalArea-Year-Gender	(a,b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (d) The latest Census data for 2021 indicates that Carmarthenshire is home to 72,838 Welsh speakers. This translates to 39.9% of the county's total population. This figure has decreased by 5,210 since the last Census in 2011, which translates to a percentage point decrease of 4.0. This is the largest percentage point decrease of all local authorities in Wales. I At the year ending in March 2022, 72.0% of Males and 67.2% of Females were employed. (f) There has been an increase of 18.9% in people aged 65 years and over, a decrease of 2.5% in people aged 15 to 64 years, and a decrease of 0.8% in children aged under 15 years. (g) Population year ending 31 Dec 2022 was 184,000. Of this, an estimated 2.1% are Black, Asian, and minority ethnic.
11 - Health and Well-Being	11-1 Create opportunities for people to live active, healthy lifestyles through planning activities 11-2 Provide access to health and recreation facilities and services 11-3 Encourage walking or cycling as alternative	(a) Proportion of households not living within 300m of their nearest natural green space (b) Proportion of households within agreed walking/cycling distance of key health servicel(c) Life expectancy at birth for (i) men and (ii) women (d) Life expectancy and healthy life expectancy for (i) men and (ii) women	Number of trips per person by transport mode (i) walking and cycling, (ii) private motor vehicles, and (iii) public transport and taxis	Carmarthenshire County–Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'	(a) 10.56% of all residential homes are within a five-minute walk (300m) of an ANGS (equates to 9632 dwellings) Changes in open space assessment methodology prevent the comparability with previous Greenspace accessibility assessments. (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. (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

	means of transportation 11-4 Promote access to Wales' natural heritage	(e) Death rates from (a) circulatory disease and (b) cancer (i) for people under 75 years (f) Prevalence of obesity in 2-10 year olds (g) How children get to school (i) walking and cycling, (ii) private motor vehicles and (iii) public transport and taxis			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. (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%. (g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.
12 - Education and Skills	12-1 Provide accessible educational and training facilities which meet the future needs of the area 12-2 Increase levels of literacy (in English and Welsh) and numeracy 12-3 Promote lifelong learning	(a) Percentage of people aged 19-21 with at least an NVQ level 2 qualification or equivalent (b) Percentage of adults engaged in adult education activities (c) Level of literacy in adult population (d) Level of numeracy in adult population (e) Number of adults completing courses at adult education centres in Carmarthenshire	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 Percentage of schools which are over-capacity	Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'	(a) Educational Achievement is relatively high with 61.1% attaining 5 GCSEs (compared to 57.9% nationally). (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). (c,d,e) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.
13 - Economy	13-1 To promote sustainable economic growth 13-2 To provide good quality employment opportunities for all sections of the population 13-3 To promote sustainable businesses in Wales	(a) Number of companies in Carmarthenshire with a Green Dragon Environmental Management System (b) Gross Value Added (GVA) and GVA per head (c) Percentage of people of working age in work (d) Percentage of (i) children and (ii) all working age people living in workless households	Number of vacant businesses in town and local centres Number of new retail and other commercial developments approved	Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'	(a) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (b) See ISA1 (c) (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. (d) See ISA1 (d)

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

Appendix 1 – Well-being Objectives/Goals Compatibility Analysis

A1. Overview

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

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

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

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

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

A2. The LDP Vision

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

CARMARTHENSHIRE 2021

Carmarthenshire will be a prosperous and sustainable County of contrasts. It will have distinctive rural, urban and coastal communities, a unique culture, a high quality environment and a vibrant and diverse economy.
The County will offer a high quality of life within safe, accessible and inclusive communities. Everyone will have access to good quality employment, a suitable mix of housing and to community and recreational facilities – all within a clean and green environment.

IN SPATIAL TERMS THE COUNTY WILL BE CHARACTERISED BY:

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

A3. The LDP Strategic Objectives

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

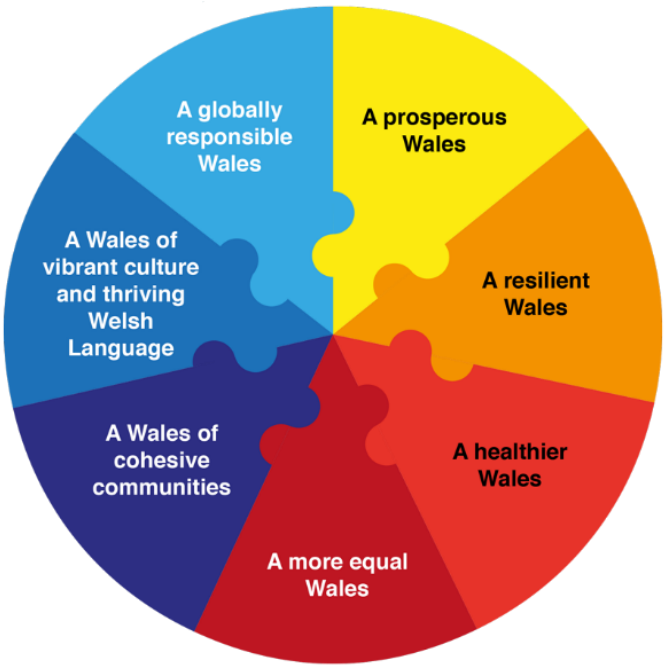
A BETTER PLACE: Environment – improving the world around us, today and for tomorrow.
SO1: To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County's communities by ensuring sympathetic, sustainable, and high quality standards of design.
SO2: To ensure that the principles of spatial sustainability are upheld by: (a) enabling development in locations which minimise the need to travel and contribute towards sustainable communities and economies and respecting environmental limits, and

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

A4. The National Well-being Goals

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

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

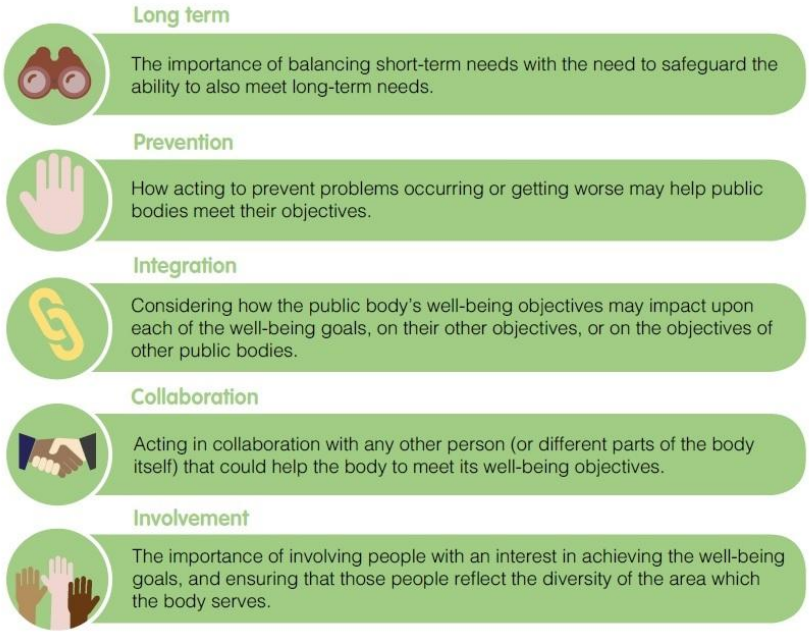


A4.2 The Act puts in place a 'sustainable development principle' which sets out how organisations should go about meeting their duty under the Act. There are 5 Ways of Working (See Figure 12) to guide the implementation of the sustainable development principle.

Figure 11: Sustainable Development Principle.

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

Figure 12: The 5 Ways of Working



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

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

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

LDP SO Commentary against the 7 National Goals (NG's)	
SO1	Reference is made to **NG5** and its emphasis on attractive, viable and safe communities. It is therefore considered that this SO, with its particular focus on ensuring sympathetic, sustainable and high quality standards to NG1, remains broadly compatible with the national goals.
SO2	Reference is made to **NG1** and its emphasis on recognising the limits of the global environment and therefore using resources efficiently and proportionately (including acting on climate change. It is therefore considered that this SO, with its particular focus on spatial sustainability, remains broadly compatible with the national goals.
SO3	Reference is made to **NG5** and its emphasis on viable communities. It is therefore considered that this SO, with its particular focus on delivering an appropriate mix of quality homes, remains broadly compatible with the national goals.
SO4	Reference is made to **NG2** and its emphasis on a biodiverse natural environment, together with **NG6** and its emphasis on culture and heritage. It is therefore considered that this SO, with its particular focus on safeguarding and enhancing the natural, built and historic environment remains broadly compatible with the national goals.
SO5	Reference is made to **NG7** and its emphasis on considering whether decisions can make a positive contribution to global well-being and the capacity to adapt to change (for example climate change). It is therefore considered that this SO, with its particular focus on tackling the cause and adapting to the effect of climate change remains broadly compatible with the national goals.
SO6	Reference is made to **NG1** and its emphasis on developing a skilled and well-educated population. It is therefore considered that this SO, with its particular focus on widening and promoting education and skills training remains broadly compatible with the national goals.
SO7	Reference is made to **NG6** and its emphasis on a society that promotes and protects culture, heritage and the Welsh Language. It is therefore considered that this SO with its particular focus on the Welsh language and the County's social fabric, remains broadly compatible with the national goals.
SO8	Reference is made to **NG6** and its emphasis on encouraging people to participate in the arts and sports and recreation. Furthermore, **NG3** places an emphasis ona society in which people's physical and mental well-being is maximised. It is therefore considered that this SO with its particular focus on widening and promoting access to leisure facilities and the countryside remains broadly compatible with the national goals.
SO9	Reference is made to **NG4** and its emphasis on a society that enables people to fulfil their potential no matter what their backgrounds or circumstances (including their social

	economic background and circumstances. It is therefore consideredd 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 gnerates 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 itsparticular focus on safety and vibrancy, remains broadly compatible with the national goals.
SO14	Reference is made to **NG5** and its emphasis on attractive, viable, safe and well-connected communities. It is therefore considered that this SO, with its particular focus on safety and vibrancy, remains broadly compatible with the national goals.

A5. Carmarthenshire Well-being Objectives

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

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

A5.2 There remains a strong degree of alignment between the LDP and the Council Well-being Objectives. The LDP also reflects those goals that seek to promote accessible and well-connected communities. It is noted that the LDP seeks to direct the majority of growth to those settlements that have key services and are located on key transport routes. There is also a clear link between environmental goals and the

LDP. This demonstrates the LDP's awareness of the importance of safeguarding the County's key assets as part of its regulatory role.

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

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

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

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

Appendix 2: Housing Trajectory

Housing Trajectory: Part 1 - Allocated Sites

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Ammanford												
Former Betws Colliery	D/004/27 GA3/h9	0	0	66	0	0	0	0	22	22	22	E/26501
Land adj Penygroes Road, Blaenau	D/004/26 GA3/h33	0	2	16	0	0	0	0	0	0	16	GW/02616
Land at rear of 16-20 & 24-30 Betws Road	D/004/37 GA3/h12	0	9	9	0	0	4	5	0	0	0	E/19261
Land off Colonel Road, Betws	D/004/40 GA3/h15	0	0	5	0	0	0	0	0	0	5	E/25557
Lon Ger y Coed, Wernoleu Road	D/004/23 GA3/h8	0	0	14	0	0	0	0	0	0	14	E/19753
N. of Church Street (enclosures 9277, 0176)	D/004/18 GA3/h4	0	0	27	0	0	0	0	0	0	27	12469
Viji Garage, High Street	D/004/36 GA3/h7	0	0	20	0	0	0	0	0	0	20	E/13193
Total Ammanford		**0**	**11**	**157**	**0**	**0**	**4**	**5**	**22**	**22**	**104**	
Brynamman												
Adj Cwm Nant Moel	D/021/01 T3/9/h4	0	0	65	0	0	0	0	0	0	65	E/17076
Land adjacent 53 Station Road	D/021/11 T3/9/h1	0	0	22	0	0	0	0	0	0	22	-
Mountain Road, Pt Encl 7868	D/021/03 T3/9/h3	0	2	7	0	0	0	0	0	0	7	15545/89
Rear of 111-115 Cwmgarw Road	D/021/09 T3/9/h5	0	2	7	0	0	0	0	0	0	7	E/10965
Total Brynamman		**0**	**4**	**101**	**0**	**0**	**0**	**0**	**0**	**0**	**101**	
Burry Port												
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
Heol Waun Wen	L/003/20 T2/1/h14	0	0	10	0	0	0	0	0	0	10	0

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total Burry Port		**0**	**0**	**70**	**0**	**0**	**0**	**0**	**0**	**0**	**70**	
Caio												
Land west of Rock Street	D/022/01 SC24/h1	0	0	8	0	0	0	0	0	0	8	-
Total Caio		**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	
Capel Hendre												
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	0	8	7	0	0	0	E/38276
Total Capel Hendre		**0**	**15**	**40**	**0**	**0**	**8**	**7**	**0**	**0**	**25**	
Capel Iwan												
Adjacent Pleasant View	C/026/01 SC7/h1	0	0	5	0	0	0	0	0	0	5	-
Maes y Bryn	C/026/03 SC7/h2	0	11	13	0	0	2	2	2	0	7	0
Total Capel Iwan		**0**	**11**	**18**	**0**	**0**	**2**	**2**	**2**	**0**	**12**	
Carmarthen												
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 Coach Depot, Abergwili	C/002/41 GA1/h14	0	0	9	0	0	0	0	0	0	9	W/31716
Former Health Authority Buildings, Penlan Road	C/002/35 GA1/h8	0	8	8	0	0	0	8	0	0	0	W/16843
Parc-y-Delyn	C/002/18 GA1/h10	0	0	35	0	0	0	0	0	0	35	TMT/0408
Penymorfa	C/002/30 GA1/h1	0	0	180	0	0	0	0	0	0	180	-
West Carmarthen (non-committed land)	C/002/38 GA1/MU1	0	222	439	0	0	30	38	60	35	276	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total Carmarthen		**0**	**230**	**705**	**0**	**0**	**30**	**46**	**60**	**35**	**534**	
Carmel												
Adjacent Erwlas and Erwlon	D/028/01 SC34/h1	0	4	10	0	0	0	0	0	0	10	-
Total Carmel		**0**	**4**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	
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 to the rear of Gwernllwyn	C/037/03 GA3/h60	0	30	29	0	0	0	0	0	10	19	W/29164
Total Cross Hands		**0**	**30**	**187**	**0**	**0**	**0**	**0**	**0**	**10**	**177**	
Cwmann												
Rear of Post Office	C/041/05 SC23/h5	0	20	20	0	0	0	0	0	0	20	W/32329
Total Cwmann		**0**	**20**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	
Cwmffrwd												
Adjacent to Ffrwdwen	C/047/01 SC18/h4	0	23	23	0	0	0	0	0	0	23	-
Total Cwmffrwd		**0**	**23**	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**23**	
Cwmgwili												
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	0	0	0	0	16	E/27439
Total Cwmgwili		**0**	**16**	**46**	**0**	**0**	**0**	**0**	**0**	**0**	**46**	
Cwmifor												

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Opp. Village Hall	D/050/01 SC30/h1	0	8	25	0	0	0	2	2	0	21	E/16584
Total Cwmifor		**0**	**8**	**25**	**0**	**0**	**0**	**2**	**2**	**0**	**21**	
Cwrt Henri												
Land adjacent Glasfryn Court	D/052/01 SC31/h1	0	16	16	0	0	0	0	0	0	16	-
Total Cwrt Henri		**0**	**16**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	
Cynghordy												
Adj Bronhaul	D/053/01 SC28/h1	0	1	22	0	0	0	0	0	0	22	E/08044
Land at Bronhaul	D/053/02 w/f	0	7	7	0	0	0	0	0	0	7	E/30512
Total Cynghordy		**0**	**8**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**29**	
Drefach												
Nantydderwen	C/058/06 GA3/h53	0	33	33	0	0	0	10	10	13	0	-
Total Drefach		**0**	**33**	**33**	**0**	**0**	**0**	**10**	**10**	**13**	**0**	
Drefach Felindre												
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	6	6	0	-
Total Drefach Felindre		**0**	**12**	**42**	**0**	**0**	**0**	**0**	**6**	**6**	**30**	
Five Roads												
Adjacent Little Croft	L/071/05 SC37/h3	0	25	25	0	0	10	15	0	0	0	0
Total Five Roads		**0**	**25**	**25**	**0**	**0**	**10**	**15**	**0**	**0**	**0**	
Foelgastell												
Rear of Clos y Gorlan	C/072/04 SC34/h4	0	0	14	0	0	0	0	0	0	14	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total Foelgastell		**0**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	
Glanaman/Garnant												
Cowell Road (Clos Bryn Cam)	D/074/14 T3/8/h12	0	1	5	0	0	0	0	0	0	5	E/15821
Glan yr Afon Farm	D/074/05 T3/8/h4	0	0	35	0	0	0	0	0	0	35	AM/02770
Glyn Dreiniog Market Garden	D/074/02 T3/8/h5	0	2	11	0	0	0	0	0	2	9	E/07156
Land adjacent Parc Bryn Rhos	D/074/03 T3/8/h3	0	0	70	0	0	0	0	0	0	70	E/22574
Land off Bishop Road	D/074/12 T3/8/h9	0	4	22	0	0	0	0	0	0	22	E/15553
Land off Llwyncelyn Road	D/074/11 T3/8/h1	0	0	28	0	0	0	0	0	0	28	E/21000
Land rear of Day Centre	D/074/18 T3/8/h11	0	0	5	0	0	0	0	0	0	5	0
Raven Garage, Cwmamman Road	D/074/15 T3/8/h10	0	0	5	0	0	0	0	0	0	5	E/16670
Total Glanaman/Garnant		**0**	**7**	**181**	**0**	**0**	**0**	**0**	**0**	**2**	**179**	
Hendy												
Fforest Garage	L/080/08 T3/7/h7	0	0	17	0	0	4	4	0	0	9	S/17720
Land between Clayton Road and East of Bronallt Road	L/080/13 T3/7/h4	0	0	20	0	0	0	0	6	6	8	0
Total Hendy		**0**	**0**	**37**	**0**	**0**	**4**	**4**	**6**	**6**	**17**	
Kidwelly												
Butter Factory & Coal Yard, Station Road (Llys y Foryd)	L/085/11 T3/3/h6	0	3	3	0	0	0	0	0	0	3	S/13372
Land between Parc Pendre and Stockwell Forge	L/085/10 T3/3/h4	0	51	51	0	0	0	0	0	0	51	S/14663
Total Kidwelly		**0**	**54**	**54**	**0**	**0**	**0**	**0**	**0**	**0**	**54**	
Llanarthne												

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Golwg y Twr	C/087/02 SC31/h3	0	0	10	0	0	0	0	0	0	10	-
Total Llanarthne		**0**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	
Llanboidy												
Land rear of Ysgol Bro Brynach	C/088/02 SC3/h1	0	0	20	0	0	0	0	0	0	20	0
Total Llanboidy		**0**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	
Llanddarog												
Is-y-Llan	C/089/02 SC33/h2	0	6	6	0	0	0	0	6	0	0	-
Total Llanddarog		**0**	**6**	**6**	**0**	**0**	**0**	**0**	**6**	**0**	**0**	
Llandeilo												
Caeglas, Ffairfach	D/091/07 T2/2/h5	0	0	25	0	0	0	0	0	0	25	-
Land at Thomas Terrace	D/091/08 T2/2/h4	0	5	5	0	0	0	0	0	2	3	E/16925
Land north of Pantglas	D/091/13 T2/2/h3	0	4	6	0	2	2	2	0	0	0	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	27	215	0	0	0	12	15	0	188	14708/88
Total Llandeilo		**0**	**36**	**257**	**0**	**2**	**2**	**14**	**15**	**2**	**222**	
Llandovery												
New Road	D/092/07 T2/3/h2	0	0	6	0	0	0	0	0	0	6	-
Total Llandovery		**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	
Llandybie												
Land north of Maesypiode	D/093/10 GA3/h32	0	42	42	0	0	0	11	12	10	9	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total Llandybie		**0**	**42**	**42**	**0**	**0**	**0**	**11**	**12**	**10**	**9**	
Llanelli												
Beech Grove, Pwll	L/001/101 GA2/h1	0	10	10	0	0	5	5	0	0	0	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	54	54	0	0	27	27	0	0	0	PL/09027
Dafen East Gateway	L/001/109 GA2/h27	0	150	150	0	0	30	30	30	30	30	0
Former DRAKA site, Copperworks Road	L/001/121 GA2/MU2	0	0	75	0	0	0	0	0	0	75	0
Former Garage, Marsh Street	L/001/104 GA2/h9	0	0	19	0	0	0	0	0	0	19	S/14791
Genwen, Bryn (Allocations)	L/001/011 GA2/h45 (part	0	20	35	0	0	20	15	0	0	0	-
Heol Goffa, Dimpath	L/001/102 GA2/h8	0	0	30	0	0	0	0	0	0	30	0
Land at Harddfan, 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. Parcbrynmawr)	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	29	38	0	0	0	0	0	0	38	S/773
Llys y Bryn, Penceiliogi	L/001/119 GA2/h56	0	0	145	0	0	0	0	0	0	145	0
Opposite Playing Field, Llanerch SA15 3EJ	L/001/108 GA2/h23	0	0	12	0	0	0	0	0	0	12	0
Parc Gitto/Llwynhendy Road	L/001/042 GA2/h37	0	0	30	0	0	0	0	0	0	30	-
Penllwynrhodyn Road West, Llwynhendy	L/001/115 GA2/h39	0	0	11	0	0	0	0	0	0	11	0

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Pentre Awel (Strategic Site), South Llanelli	L/001/105 GA2/h15	0	240	60	0	0	0	60	0	0	0	S/36948
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
Total Llanelli		**0**	**569**	**1030**	**0**	**0**	**82**	**143**	**30**	**30**	**745**	
Llanfihangel-ar-Arth												
Adj yr Hendre	C/098/01 SC20/h1	0	7	8	0	0	0	2	2	2	2	-
Total Llanfihangel-ar-Arth		**0**	**7**	**8**	**0**	**0**	**0**	**2**	**2**	**2**	**2**	
Llangadog												
Adj Rhyd y Fro / Land opposite Llangadog CP School	D/100/03a 3/10/h1 (part	0	16	16	0	0	4	4	4	4	0	-
Total Llangadog		**0**	**16**	**16**	**0**	**0**	**4**	**4**	**4**	**4**	**0**	
Llangennech												
Golwg yr Afon	L/104/10 GA2/h52	0	50	50	0	0	25	25	0	0	0	0
Maesydderwen	L/104/12 GA2/h54	0	5	7	0	0	2	3	2	0	0	S/25648
Opposite Parc Morlais	L/104/11 GA2/h53	0	32	30	0	0	15	15	0	0	0	PL/07472
Total Llangennech		**0**	**87**	**87**	**0**	**0**	**42**	**43**	**2**	**0**	**0**	
Llangynog												
Land at College Bach	C/108/01 SC15/h2	0	6	5	0	0	0	2	2	1	0	-
Total Llangynog		**0**	**6**	**5**	**0**	**0**	**0**	**2**	**2**	**1**	**0**	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Llanllwni												
Land adjacent Ger y Bryn	C/109/03 SC22/h2	0	0	8	0	0	0	0	0	0	8	0
Tanybryn	C/109/01 SC22/h3	0	0	8	0	0	0	0	0	0	8	-
Total Llanllwni		**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	
Llanpumsaint												
Adjacent Gwyn Villa	C/111/03 SC19/h3	0	20	20	0	0	5	5	5	5	0	PL/08403
Total Llanpumsaint		**0**	**20**	**20**	**0**	**0**	**5**	**5**	**5**	**5**	**0**	
Llansawel												
Land adjacent Dolau Llan	D/115/01 SC25/h1	0	0	5	0	0	0	0	0	0	5	0
Total Llansawel		**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	
Llanybydder												
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	10	6	0	0	0	2	2	2	0	D4/19426
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	-
Total Llanybydder		**0**	**33**	**78**	**0**	**0**	**0**	**2**	**2**	**2**	**72**	
Maesybont												
Land adjacent Maesybryn	D/122/01 SC34/h6	0	0	6	0	0	0	0	0	0	6	-
Total Maesybont		**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	
Meidrim												
Land adjacent to Lon Dewi	C/124/03 SC11/h3	0	10	10	0	0	10	0	0	0	0	0

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total Meidrim		**0**	**10**	**10**	**0**	**0**	**10**	**0**	**0**	**0**	**0**	
Nantgaredig												
Rear of former Joinery, Station Road	D/128/04 SC32/h2	0	35	30	0	0	15	15	0	0	0	PL/00842
Total Nantgaredig		**0**	**35**	**30**	**0**	**0**	**15**	**15**	**0**	**0**	**0**	
Newcastle Emlyn												
Land to the rear of Dolcoed	C/133/10 T2/4/h4	0	20	34	0	0	4	4	4	0	22	0
Millbank	C/133/01 T2/4/h5	0	0	12	0	0	0	0	0	0	12	0
Penlon, PT O.S.1100	C/133/04 T2/4/h3	0	0	14	0	0	0	0	0	0	14	-
Trem y Ddol	C/133/06 T2/4/h1	0	17	17	0	0	0	3	4	4	6	-
Total Newcastle Emlyn		**0**	**37**	**77**	**0**	**0**	**4**	**7**	**8**	**4**	**54**	
Pembrey												
Former Speedway Garage	L/135/01 T2/1/h1	0	0	30	0	0	0	0	0	0	30	S/02112
Lando Road	L/135/04 T2/1/h10	0	0	20	0	0	0	0	0	0	20	0
Total Pembrey		**0**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	
Pencader												
Bro'r Hen Wr	C/137/02 SC20/h4	0	7	7	0	0	0	0	0	0	7	W/05576
North of Maes Cader	C/137/07 SC20/h5	0	0	37	0	0	0	0	0	0	37	0
Total Pencader		**0**	**7**	**44**	**0**	**0**	**0**	**0**	**0**	**0**	**44**	
Pentrecwrt												
Land adj Brynywawr	C/143/03 SC2/h2	0	14	14	0	0	0	0	0	0	14	0

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total Pentrecwrt		**0**	**14**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	
Penygroes/Gorsddu												
Clos y Cwm, Adj Penybont Farm	D/146/08 GA3/h37	0	0	5	0	0	0	0	0	0	5	E/18054
Land between 123 & 137 Waterloo Road	D/146/15 w/f	0	11	0	0	0	0	0	0	0	0	E/31762
Total Penygroes/Gorsddu		**0**	**11**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	
Ponthenri												
Incline Inn	L/152/03 T3/5/h10	0	0	7	0	0	0	0	0	0	7	S/18914
Total Ponthenri		**0**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	
Pontwelly												
Adj Crug yr Wyn	C/153/01 SC21/h2	0	21	19	0	0	0	0	0	0	19	W/22053
Total Pontwelly		**0**	**21**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	
Pontyates												
Cae Canfas	L/154/03 T3/5/h7	0	8	8	0	0	2	2	2	2	0	0
Cae Pontbren	L/154/01 T3/5/h6	0	0	8	0	0	0	0	0	0	8	S/3107, S/
Total Pontyates		**0**	**8**	**16**	**0**	**0**	**2**	**2**	**2**	**2**	**8**	
Pontyates and Meinciau												
Land at Heol Glan Gwendraeth	C/154/07 T3/5/h5	0	3	8	0	0	0	0	0	0	8	0
Lime Grove	C/154/03 w/f	0	19	20	0	5	5	5	5	0	0	W/28553
Parc Mansant	C/154/02 T3/5/h2	0	0	12	0	0	0	0	0	0	12	GW/05129
Total Pontyates and Meinciau		**0**	**22**	**40**	**0**	**5**	**5**	**5**	**5**	**0**	**20**	
Pontyberem												

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Adj 39 Heol y Felin	L/155/06 T3/6/h3	0	0	6	0	0	0	0	0	0	6	S/08853
Coalbrook Tip	L/155/11 T3/6/h4	0	0	20	0	0	0	0	0	0	20	-
Land adj Llwynpiod, Bancffosfelen	L/155/12 T3/6/h2	0	3	40	0	0	0	0	0	0	40	0
Land off Ashgrove	L/155/13 T3/6/h5	0	0	6	0	0	0	0	0	0	6	0
Land off Heol Llannon	L/155/14 T3/6/h6	0	15	55	0	0	4	4	4	4	39	PL/06308
Total Pontyberem		**0**	**18**	**127**	**0**	**0**	**4**	**4**	**4**	**4**	**111**	
Red Roses												
Land adjacent Avola Farm	C/159/02 SC14/h1	0	0	8	0	0	0	0	0	0	8	-
Total Red Roses		**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	
Rhydcymerau												
Land at Dolau Isaf	D/165/01 SC25/h2	0	6	6	0	0	0	0	3	3	0	W/33314
Total Rhydcymerau		**0**	**6**	**6**	**0**	**0**	**0**	**0**	**3**	**3**	**0**	
Saron												
Land adjacent Arwynfa	C/167/05 SC2/h4	0	35	35	0	0	0	3	3	0	29	0
Total Saron		**0**	**35**	**35**	**0**	**0**	**0**	**3**	**3**	**0**	**29**	
St Clears/Pwll Trap												
Adjacent Britannia Terrace	C/170/07 T2/5/h4	0	60	50	0	0	25	25	0	0	0	W/21675
Total St Clears/Pwll Trap		**0**	**60**	**50**	**0**	**0**	**25**	**25**	**0**	**0**	**0**	
Talley												
Adj Dyffryn Glas	D/172/02 SC25/h5	0	0	8	0	0	0	0	0	0	8	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Land at Edwinsford Arms	D/172/03 SC25/h4	0	4	9	0	0	0	0	0	0	9	E/18376
Total Talley		**0**	**4**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**17**	
Trelech												
Clos y Cynin	C/176/02a SC8/h1	0	12	8	0	0	0	0	0	0	8	W/25947
Total Trelech		**0**	**12**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	
Trimsaran												
Adj 21 Heol Waun y Clun	L/177/06 T3/4/h4	0	0	20	0	0	0	0	0	0	20	D5/13952
Adj Filling Station, Bryncaerau	L/177/01 T3/4/h1	0	4	7	0	0	0	0	0	0	7	GW/2504
Land at Gwelfor	L/177/04 T3/4/h7	0	0	22	0	0	0	5	0	0	17	S/20834
No. 20 Bryncaerau	L/177/11 T3/4/h3	0	0	1	0	0	0	0	0	0	1	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
Total Trimsaran		**0**	**4**	**96**	**0**	**0**	**0**	**5**	**0**	**0**	**91**	
Tumble												
Land at Factory site between No. 22 & 28 Bethesda Road	L/178/13 GA3/h56	0	30	50	0	0	10	10	10	10	10	S/24446
Total Tumble		**0**	**30**	**50**	**0**	**0**	**10**	**10**	**10**	**10**	**10**	
Tycroes												
Land at Heol Ddu	L/180/12 GA3/h23	0	0	127	0	0	0	0	0	0	127	S/13960
Total Tycroes		**0**	**0**	**127**	**0**	**0**	**0**	**0**	**0**	**0**	**127**	
Waungilwen												

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Waungilwen Road	C/181/01 SC1/h3	0	3	6	0	1	1	1	1		2	W/32248
Total Waungilwen		**0**	**3**	**6**	**0**	**1**	**1**	**1**	**1**		**2**	

Ystradowen

Adj Goedlan	D/185/02 SC35/h2	0	0	11	0	0	0	0	0	0	11	-
Land at New Road	D/185/03 SC35/h4	0	4	9	0	0	0	0	0	0	9	E/00497
Land off Pant y Brwyn	D/185/05 SC35/h3	0	5	5	0	0	2	3	0	0	0	E/29083
Total Ystradowen		**0**	**9**	**25**	**0**	**0**	**2**	**3**	**0**	**0**	**20**	
Grand Total		**0**	**1695**	**4320**	**0**	**8**	**271**	**397**	**224**	**173**	**3247**	

*** w/f = windfall site**

Housing Trajectory: Part 2 - Sites with Planning Permission

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Ammanford												
8-10 College Street, SA18 3AF	D/004/43 wf	0	0	5	0	0	0	5	0	0	0	PL/09067
Land at Gwynfryn Fawr	D/004/14 GA3/h16	0	90	0	0	0	0	0	0	0	0	730/93
Land off Dol y Dderwen	D/004/42 w/f	19	31	12	12	12	0	0	0	0	0	PL/06515
Land opposite Plough & Harrow, Betws Road (Golwg y Garr	D/004/10 GA3/h14	4	0	2	2	2	0	0	0	0	0	E/25047
Residential Caravan Park, Parc Henry Lane (Llys Dolgader)	D/004/15 GA3/h2	0	9	0	0	0	0	0	0	0	0	E/15940
Tirychen Farm	D/004/13 GA3/h17	0	289	289	0	0	20	20	30	30	189	E/21663
Yr Hen Felin, Pontamman Road, Ammanford	D/004/41 w/f	0	8	0	0	0	0	0	0	0	0	E/33923
Total Ammanford		**23**	**427**	**308**	**14**	**14**	**20**	**25**	**30**	**30**	**189**	
Brechfa												
Adj Maesygroes	C/016/02 SC42/h1	0	0	20	1	1	1	1	0	0	17	PL/07834
Total Brechfa		**0**	**0**	**20**	**1**	**1**	**1**	**1**	**0**	**0**	**17**	
Bronwydd												
Land to rear of Swyn Aderyn (Formerly known as Land at P	C/019/04 SC18/h1	0	0	15	0	0	0	0	0	0	15	W/20622
Total Bronwydd		**0**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	
Brynamman												
Ardwyn Road	D/021/10 T3/9/h2	0	6	6	0	0	0	0	0	0	6	E/20564
Total Brynamman		**0**	**6**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	
Burry Port												

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Bay View, Graig	L/003/06 T2/1/h4	0	0	8	0	0	0	4	4	0	0	S/01560
Burry Port Harbourside	L/003/23 w/f	0	342	134	0	0	52	30	52	0	0	S/30598
Glanmor Terrace	L/003/08 w/f	0	32	0	0	0	0	0	0	0	0	S/38235
Gwdig Farm (Pen y Porth)	L/003/12 T2/1/h9	0	105	0	0	0	0	0	0	0	0	-
Site 4 Burry Port Harbour East	L/003/22 T2/1/MU1	0	0	20	0	0	0	0	0	0	20	S/30597
Total Burry Port		**0**	**479**	**162**	**0**	**0**	**52**	**34**	**56**	**0**	**20**	

Capel Dewi

Llwynddewi Road	C/023/01 SC32/h1	0	8	2	0	0	2	0	0	0	0	W/38104
Total Capel Dewi		**0**	**8**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	

Carmarthen

113 Priory Street	C/002/34 w/f	0	37	0	0	0	0	0	0	0	0	W/34929
1-2 The Mount, Carmarthen, SA31 1JW	C/002/58 w/f	0	6	6	0	0	6	0	0	0	0	PL/03094
137 Priory Street SA31 1LR	C/002/59 w/f	12	0	0	0	0	0	0	0	0	0	PL/06121
4-5 Quay Street, Carmarthen SA31 3JT	C/002/55 w/f	0	0	5	0	5	0	0	0	0	0	W/40752
5-8 Spilman Street	C/002/56 w/f	0	12	0	0	0	0	0	0	0	0	PL/03743
Adjacent Tyle Teg, Llysonnen Road, Llanllwch	C/002/48 w/f	0	7	2	0	2	0	0	0	0	0	W/36311
Castell Howell, Trevaughan SA31 3QN	C/002/54 w/f	0	0	7	0	0	3	4	0	0	0	W/37156
Former Cartref Tawelan, Ash Grove / Clos Tawelan	C/002/52 w/f	0	18	0	0	0	0	0	0	0	0	W/39755
Former Lidl, Priory Street	C/002/61 w/f	0	0	40	40	40	0	0	0	0	0	PL/03279
Former MAFF Depot	C/002/20 GA1/h15	0	14	14	0	0	7	7	0	0	0	W/04074

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Land adjacent to 93 & 94 Abergwili Road SA31 2HJ	C/002/60 w/f	0	9	9	0	0	3	3	3	0	0	PL/05745
Land adjacent Ty Gwynfa, Bronwydd Road	C/002/50 w/f	0	10	0	0	0	0	0	0	0	0	W/38292
Land off High Street, Abergwili	C/002/51 w/f	0	6	0	0	0	0	0	0	0	0	W/39625
Land south of Pant Glas, Bronwydd Road	C/002/40 GA1/h12	5	13	6	2	4	2	0	0	0	0	W/31902
Lime Grove House, Lime Grove Avenue SA31 1SW	C/002/57 w/f	0	0	14	0	0	0	14	0	0	0	PL/05410
Mounthill	C/002/26 GA1/h3	0	79	3	2	3	0	0	0	0	0	W/20013
Penybont Farm, Llysonnen Road	C/002/06 GA1/h18	0	9	0	0	0	0	0	0	0	0	W/15157
Rear of Bronwydd Road South	C/002/01 GA1/h13	0	67	0	0	0	0	0	0	0	0	W/29578
Rhiw Babell	C/002/04 GA1/h4	0	9	9	0	0	3	3	3	0	0	PL/00876
Rhiw Babell Extension	C/002/42 GA1/h21	0	12	0	0	0	0	0	0	0	0	W/37327
Springfield Road	C/002/39 GA1/h11	0	29	29	0	9	10	10	0	0	0	W/35903
Third Floor, 3 Red Street	C/002/49 w/f	0	9	0	0	0	0	0	0	0	0	W/37144
West Carmarthen - Brombil	C/002/38b GA1/MU1	0	9	9	0	0	4	5	0	0	0	PL/05492
West Carmarthen - Frondeg (Parc y Fron)	C/002/38c GA1/MU1	43	93	37	36	37	0	0	0	0	0	PL/04627
West Carmarthen - Maes Pedr	C/002/38d GA1/MU1	0	114	0	0	0	0	0	0	0	0	W/30286
West Carmarthen - Maes y Teirw /Former Cattle Breeding	C/002/38a GA1/MU1	0	0	6	2	3	3	0	0	0	0	PL/04717
West Carmarthen - Parc Onnen	C/002/38e GA1/MU1	0	100	0	0	0	0	0	0	0	0	W/32287
West Carmarthen - Pentremeurig Farm South/Golwg y Bry	C/002/38f GA1/MU1	2	250	248	18	30	40	40	40	45	53	W/27776
Total Carmarthen		**62**	**912**	**444**	**100**	**133**	**81**	**86**	**46**	**45**	**53**	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Carmel												
Temple Bar Inn, Carmel SA14 7UF	D/028/02 w/f	0	5	5	0	0	2	3	0	0	0	PL/05675
Total Carmel		**0**	**5**	**5**	**0**	**0**	**2**	**3**	**0**	**0**	**0**	
Carway												
Carway Farm	C/029/02 SC40/h1	0	0	6	0	1	0	0	0		5	W/15056
Ffos Las	C/029/04 SC40/h3	6	480	65	8	30	35	0	0	0	0	PL/03790
Total Carway		**6**	**480**	**71**	**8**	**31**	**35**	**0**	**0**	**0**	**5**	
Cross Hands												
Land adjacent to Maesyrhaf	L/037/01 GA3/h46	0	5	9	0	5	4	0	0	0	0	S/01815
Land at Heol Cae Pownd (Maes y Parc)	L/037/06 GA3/MU1	1	262	0	0	0	0	0	0	0	0	PL/00984
Total Cross Hands		**1**	**267**	**9**	**0**	**5**	**4**	**0**	**0**	**0**	**0**	
Cwmann												
Former Coedmor School, Cwmann SA48 8ET	C/041/07 w/f	13	0	8	8	8	0	0	0	0	0	PL/03083
Heol Hathren	C/041/06 SC23/h2	0	0	12	0	0	6	6	0	0	0	PL/05349
Total Cwmann		**13**	**0**	**20**	**8**	**8**	**6**	**6**	**0**	**0**	**0**	
Cwmffrwd												
Land at Maes Glasnant	C/047/05 SC18/h3	0	28	6	0	0	2	2	2	0	0	W/31450
Total Cwmffrwd		**0**	**28**	**6**	**0**	**0**	**2**	**2**	**2**	**0**	**0**	
Cwmgwili												
Adjacent to Coed y Cadno	D/048/01 SC34/h3	0	26	0	0	0	0	0	0	0	0	E/19850
Total Cwmgwili		**0**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Cynwyl Elfed												
Adjacent Fron Heulog / Maes Cochen	C/055/01 SC9/h1	0	8	6	2	2	1	1	1	1	0	W/20990
Land adjacent Dolwerdd	C/055/03 SC9/h3	0	0	6	0	0	2	2	0	0	2	PL/03130
Land adjacent Lleine	C/055/02 SC9/h2	0	13	13	0	0	0	3	5	5	0	W/20325
Total Cynwyl Elfed		**0**	**21**	**25**	**2**	**2**	**3**	**6**	**6**	**6**	**2**	
Drefach												
Land off Heol Caegwyn	C/058/10 GA3/h52	3	8	2	2	2	0	0	0	0	0	W/36716
Opposite Cwmawr Lodge	C/058/05 GA3/h51	0	0	22	0	0	8	8	6	0	0	W/29766
Total Drefach		**3**	**8**	**24**	**2**	**2**	**8**	**8**	**6**	**0**	**0**	
Ferryside												
Caradog Court	C/067/01 T3/2/h2	0	12	4	2	2	2	0	0	0	0	W/24934
Total Ferryside		**0**	**12**	**4**	**2**	**2**	**2**	**0**	**0**	**0**	**0**	
Five Roads												
Clos y Parc	L/071/04 SC37/h1	0	16	0	0	0	0	0	0	0	0	S/25584
Total Five Roads		**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Glanaman/Garnant												
Garnant CP School, New School Road	D/074/08 T3/8/h6	0	12	0	0	0	0	0	0	0	0	E/38945
Glanamman CP School	D/074/17 T3/8/h14	0	19	7	0	0	3	4	0	0	0	E/24404
Land Adjacent 13 Bishop Road	D/074/13 T3/8/h8	0	8	0	0	0	0	0	0	0	0	E/16443
Land adjacent Clos Felen	D/074/07 w/f	0	7	7	0	1	2	2	2	0	0	E/31003

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total Glanaman/Garnant		**0**	**46**	**14**	**0**	**1**	**5**	**6**	**2**	**0**	**0**	
Glandy Cross												
Land to the rear of Maesglas	C/075/02 SC4/h1	0	9	9	0	0	3	3	3	0		W/14604
Total Glandy Cross		**0**	**9**	**9**	**0**	**0**	**3**	**3**	**3**	**0**		
Gorslas												
Adj A476 Castell y Rhingyll - Clos y Gat	D/077/02 GA3/h40	0	5	0	0	0	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 Maesycrug, Llandeilo Road	D/077/01 GA3/h42	0	0	7	0	0	3	4	0	0	0	E/11921
Total Gorslas		**0**	**11**	**7**	**0**	**0**	**3**	**4**	**0**	**0**	**0**	
Hendy												
Adjacent Clos y Wern	L/080/09 T3/7/h2	0	0	7	0	0	4	3	0	0	0	PL/02016
Adjacent to Clos Benallt Fawr, Fforest	L/080/12 T3/7/h8	0	35	0	0	0	0	0	0	0	0	S/38255
Coed y Bronallt	L/080/06 T3/7/h6	0	8	6	1	1	2	2	1	0	0	D5/16775
Land between Clayton Road and East of Bronallt Road	L/080/07 T3/7/h5	1	28	20	1	1	0	6	6	7	0	S/13659
Llanedi Road, Hendy	L/080/05 T3/7/h9	0	6	0	0	0	0	0	0	0	0	S/2719
Total Hendy		**1**	**77**	**33**	**2**	**2**	**6**	**11**	**7**	**7**	**0**	
Kidwelly												
Burns Pet Nutrition Ltd, Kidwelly, SA17 5EJ	L/085/15 wf	5	0	0	0	0	0	0	0	0	0	PL/08304
Land adj to Brodawel	L/085/09 T3/3/h5	0	9	9	0	4	5	0	0	0	0	S/25519
Land adj to Stockwell Lane / Monksford Street	L/085/06 T3/3/h3	0	70	70	0	0	20	20	20	10	0	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Land at Former Dinas Yard	L/085/14 T3/3/h10	0	71	71	0	20	20	31	0	0	0	S/33973
Land opposite Parc Pendre	L/085/08 w/f	16	16	0	0	0	0	0	0	0	0	S/13109
Land to the rear of Park View Drive, Station Road (Llys Feli	L/085/13 T3/3/h7	10	24	5	1	5	0	0	0	0	0	S/34146
Total Kidwelly		**31**	**190**	**155**	**1**	**29**	**45**	**51**	**20**	**10**	**0**	
Laugharne												
Adj. Laugharne School	C/086/03 T3/1/h2	1	42	32	3	5	10	10	7	0	0	W/09082
Laugharne Pottery, King Street	C/086/04 w/f	0	0	0	0	0	0	0	0	0	0	W/20937
Pludds Meadow	C/086/02 T3/1/h1	0	24	0	0	0	0	0	0	0	0	W/27727
Total Laugharne		**1**	**66**	**32**	**3**	**5**	**10**	**10**	**7**	**0**	**0**	
Llanarthne												
Llanarthne School	C/087/04 SC31/h2	0	8	1	0	0	0	0	0	0	1	W/22815
Total Llanarthne		**0**	**8**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	
Llanddarog												
Land Opposite Village Hall	C/089/01 SC33/h1	0	16	16	1	8	8	0	0	0	0	W/26987
Total Llanddarog		**0**	**16**	**16**	**1**	**8**	**8**	**0**	**0**	**0**	**0**	
Llandeilo												
Cwrt y Felin, The Old Tannery	D/091/09 T2/2/h6	0	6	6	0	2	2	2	0	0	0	E/23332
Total Llandeilo		**0**	**6**	**6**	**0**	**2**	**2**	**2**	**0**	**0**	**0**	
Llandovery												
Dan-y-crug	D/092/05 T2/3/h1	0	61	61	0	0	10	10	10	10	21	E/16328

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Land off Cilycwm Road, Llandovery, SA20 0DU	D/092/08 w/f	0	14	14	0	0	14	0	0	0	0	PL/04067
Total Llandovery		**0**	**75**	**75**	**0**	**0**	**24**	**10**	**10**	**10**	**21**	
Llandybie												
Land adjoining Aberlash Road, Llandybie, Ammanford, SA1	D/093/12 w/f	0	0	47	0	0	10	20	17	0	0	PL/05657
Land off Kings Acre, Kings Road (Clos Felingoed)	D/093/07 GA3/h30		24			0	0	0	0		0	E/15577
Land off Llys y Nant	D/093/06 GA3/h29	0	9	0	0	0	0	0	0	0	0	E/38552
Maespiode	D/093/11 w/f	0	8	0	0	0	0	0	0	0	0	E/34720
Total Llandybie		**0**	**41**	**47**	**0**	**0**	**10**	**20**	**17**	**0**	**0**	
Llanedi												
16 Y Garreg Llwyd	L/095/02 SC36/h1	0	10	10	0	3	4	3	0	0	0	S/37922
Total Llanedi		**0**	**10**	**10**	**0**	**3**	**4**	**3**	**0**	**0**	**0**	
Llanelli												
107 Station Road	L/001/124 w/f	0	7	0	0	0	0	0	0	0	0	S/32874
13 & 15 Station Road	L/001/098 w/f	0	9	0	0	0	0	0	0	0	0	S/29644
19 Llwynhendy Road	L/001/134 w/f	2	6	4	0	2	2	0	0	0	0	PL/02486
33 Murray Street, Llanelli SA15 1BQ	L/001/136 w/f	0	16	16	0	16	0	0	0	0	0	PL/08735
3-5 Goring Road, Llanelli	L/001/130 w/f	0	8	0	0	0	0	0	0	0	0	S/37971
42 Stepney Street, Llanelli SA15 3TR	L/001/132 w/f	0	0	8	0	8	0	0	0	0	0	PL/02186
Adjacent 73 Parc Gitto, Llwynhendy	L/001/127 w/f	0	12	12	0	0	0	0	6	6	0	S/32678
Cwm y Nant, Dafen	L/001/017 /h30 & h33 &	0	202	202	0	0	40	41	41	40	40	S/40692-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Dylan, Trallwm	L/001/120 GA2/h57	0	32	0	0	0	0	0	0	0	0	S/36465
Former Glynderwen Factory, Llwynhendy Road (Clos Fford	L/001/114 GA2/h38	7	13	0	0	0	0	0	0	0	0	PL/00179
Former NRW Laboratory, Pen-y-Fai Lane, Llanelli	L/001/129 w/f	0	10	0	0	0	0	0	0	0	0	S/36817
Former YMCA, 49 Stepney Street SA15 3YA	L/001/133 w/f	0	0	0	0	0	0	0	0	0	0	PL/00673
Genwen	L/001/023 /h46 & h45(p	0	240	0	0	0	0	0	0	0	0	S/15702
Land Adjacent to 91 Maes Yr Haf, Pwll, Llanelli, SA15 4AU	L/001/135 w/f	0	0	8	0	0	4	4	0	0	0	PL/04244
Land R/O 22 Llwynhendy Road	L/001/128 w/f	0	6	0	0	0	0	0	0	0	0	S/36816
Llys yr Hen Felin (remaining land)	L/001/103 GA2/h4	0	26	0	0	0	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	0	S/15323
Maesarddafen Road / Erw Las, Llwynhendy	L/001/086 GA2/h35	12	300	288	40	58	40	51	0	0	139	S/34991
North Dock (inc Pontrilas)	L/001/088 GA2/MU7	0	210	335	0	0	40	40	40	40	175	S/18032
Parc y Strade, Llanelli West	L/001/085 GA2/h2	0	355	0	0	0	0	0	0	0	0	S/12058
Pemberton Road, Pemberton	L/001/091 GA2/h34	0	0	9	0	0	0	0	4	5	0	S/18528
Penllwynrhodyn Road East, Llwynhendy	L/001/116 GA2/h40	0	5	25	0	0	4	0	0	0	21	PL/00151
Ynys Las, CefnCaeau	L/001/118 GA2/h41	33	33	0	0	0	0	0	0	0	0	PL/01196
Total Llanelli		**54**	**1540**	**907**	**40**	**84**	**130**	**136**	**91**	**91**	**375**	

Llanfynydd

Adj Valley View / Awel y Mynydd	D/099/01 SC41/h1	1	13	3	1	1	2	0	0	0	0	E/26807
Total Llanfynydd		**1**	**13**	**3**	**1**	**1**	**2**	**0**	**0**	**0**	**0**	

Llangadog

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Adj Rhyd y Fro	D/100/03 3/10/h1 (part	0	19	0	0	0	0	0	0	0	0	E/39982
Total Llangadog		**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Llangain												
South of Dol y Dderwen	C/101/01 SC18/h5	7	36	0	0	0	0	0	0	0	0	W/38125
Total Llangain		**7**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Llangendeirne												
Adj Maes y Berllan	C/106/01 SC39/h1	0	0	8	0	0	0	2	2	2	2	W/39937
Total Llangendeirne		**0**	**0**	**8**	**0**	**0**	**0**	**2**	**2**	**2**	**2**	
Llangennech												
Aberllwchwr	L/104/06 GA2/h51	0	42	2	0	1	1	0	0	0	0	11277
Box Farm	L/104/09 GA2/h50	0	7	7	0	0	3	4	0	0	0	S/33213
Total Llangennech		**0**	**49**	**9**	**0**	**1**	**4**	**4**	**0**	**0**	**0**	
Llanllwni												
Land at Aber-Giar	C/109/02 SC22/h1	0	4	8	0	0	0	2	2	2	2	W/27548
Total Llanllwni		**0**	**4**	**8**	**0**	**0**	**0**	**2**	**2**	**2**	**2**	
Llannon												
Adjacent St Nons Church (Cysgod yr Eglwys)	L/110/02 w/f	4	34	17	0	5	7	5	0	0	0	-
Land north of Clos Rebecca	L/110/03 SC34/h5	22	47	0	0	0	0	0	0	0	0	S/36934
Total Llannon		**26**	**81**	**17**	**0**	**5**	**7**	**5**	**0**	**0**	**0**	
Llanpumsaint												
Llandre	C/111/01 SC19/h2	0	8	5	0	1	1	1	1	1	0	CUDP

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total Llanpumsaint		**0**	**8**	**5**	**0**	**1**	**1**	**1**	**1**	**1**	**0**	
Llansteffan												
Land rear of Maesgriffith	C/116/01 w/f	12	16	4	0	4	0	0	0	0	0	W/31230
Total Llansteffan		**12**	**16**	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	
Llanybri												
Adj Parc y Delyn / Maes y Meillion	C/118/01 SC16/h1	0	0	13	0	0	3	5	5	0	0	PL/00629
Total Llanybri		**0**	**0**	**13**	**0**	**0**	**3**	**5**	**5**	**0**	**0**	
Llanybydder												
Bro Einon SA40 9SF	C/119/08 w/f	1	9	0	0	0	0	0	0	0	0	W/30639
Total Llanybydder		**1**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Meidrim												
Land off Drefach Road	C/124/02 SC11/h2	0	14	8	0	1	2	2	2	1	0	W/24473
Total Meidrim		**0**	**14**	**8**	**0**	**1**	**2**	**2**	**2**	**1**	**0**	
Milo												
Former Nantygroes School	D/125/02 w/f	0	0	2	2	2	0	0	0	0	0	E/34580
Total Milo		**0**	**0**	**2**	**2**	**2**	**0**	**0**	**0**	**0**	**0**	
Mynyddygarreg												
Land opposite Parc y Garreg (Gwenllian Gardens)	L/127/05 SC17/h4	0	32	0	0	0	0	0	0	0	0	S/32362
Total Mynyddygarreg		**0**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
New Inn												
Blossom Inn	C/132/01 SC20/h3	0	8	9	0	0	2	2	0	0	5	PL/03368

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total New Inn		**0**	**8**	**9**	**0**	**0**	**2**	**2**	**0**	**0**	**5**	
Newcastle Emlyn												
Heol Dewi	C/133/05 T2/4/h2	0	20	0	0	0	0	0	0	0	0	TMT/0234
Total Newcastle Emlyn		**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Pembrey												
Cwrt Farm / Awel y Mynydd	L/135/03 T2/1/h2	18	100	13	13	13	0	0	0	0	0	S/21597
Garreglwyd	L/135/05 T2/1/h11	0	14	0	0	0	0	0	0	0	0	S/36380
Total Pembrey		**18**	**114**	**13**	**13**	**13**	**0**	**0**	**0**	**0**	**0**	
Pendine												
Hazeldene	C/139/06 w/f	0	0	9	0	9	0	0	0	0	0	W/22336
Land at Nieuport Farm	C/139/03 SC13/h1	0	10	5	0	0	3	2	0	0	0	W/07003
Land at Woodend	C/139/05 SC13/h3	0	28	16	2	3	3	3	3	4	0	CUDP
Ocean View	C/139/02 SC13/h2	0	5	2	0	0	2	0	0	0	0	W/27044
Total Pendine		**0**	**43**	**32**	**2**	**12**	**8**	**5**	**3**	**4**	**0**	
Peniel												
South of Pentre	C/140/03 SC18/h6	1	10	0	0	0	0	0	0	0	0	W/39679
Total Peniel		**1**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Penygroes/Gorsddu												
Adj Clos y Cwm, Waterloo Road (Clos Penpont)	D/146/01 GA3/h36	0	9	0	0	0	0	0	0	0	0	E/22764
Chapel, Norton Road, Penygroes	D/146/17 w/f	0	0	7	0	0	0	3	4	0	0	PL/06099

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Emlyn Brickworks	D/146/09 GA3/MU2	0	177	241	0	0	30	30	30	30	121	E/23534
Land adjacent Pant y Blodau	D/146/03 GA3/h35	0	79	79	0	0	20	20	20	19	0	E/29910
Land at rear of 10-12 Norton Road	D/146/14 w/f	3	0	0	0	0	0	0	0	0	0	E/30557
Land at Waterloo Road	D/146/06 GA3/h38	0	15	0	0	0	0	0	0	0	0	E/25854
Land off Gate Road	D/146/16 w/f	0	8	0	0	0	0	0	0	0	0	E/36198
Total Penygroes/Gorsddu		**3**	**288**	**327**	**0**	**0**	**50**	**53**	**54**	**49**	**121**	
Pontargothi												
Land off A40, Pontargothi	D/150/01 SC32/h3	0	18	15	0	0	5	5	5	0	0	E/38060
Total Pontargothi		**0**	**18**	**15**	**0**	**0**	**5**	**5**	**5**	**0**	**0**	
Ponthenri												
Land at Ty'n y Waun Farm	L/152/04 T3/5/h9	0	2	30	0	1	0	0	0	0	29	S/28766
Total Ponthenri		**0**	**2**	**30**	**0**	**1**	**0**	**0**	**0**	**0**	**29**	
Pontwelly												
Cilgwyn Bach	C/153/03 SC21/h1	2	14	11	0	2	2	2	2	2	1	W/30682
Total Pontwelly		**2**	**14**	**11**	**0**	**2**	**2**	**2**	**2**	**2**	**1**	
Pontyates												
8 Heol Llanelli, Pontyates SA15 5TU	L/154/04 w/f	0	6	6	0	0	0	3	3	0	0	S/30874
Land adj Tabernacle Chapel	L/154/05 w/f	0	11	11	0	0	2	2	2	2	3	S/28103
Land at Heol Llanelli, Danybanc Road	L/154/02 T3/5/h8	0	10	10	0	0	3	4	3	0	0	PL/00019
Total Pontyates		**0**	**27**	**27**	**0**	**0**	**5**	**9**	**8**	**2**	**3**	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Pontyates and Meinciau												
Adjacent 1 Heol Glyndwr	C/154/06 T3/5/h4	0	9	9	0	0	2	3	2	2	0	PL/01154
Black Horse Inn	C/154/05 T3/5/h1	4	0	25	1	5	5	5	5	5	0	W/17123
Total Pontyates and Meinciau		**4**	**9**	**34**	**1**	**5**	**7**	**8**	**7**	**7**	**0**	
Pontyberem												
Ffynon Fach, Bancffosfelen	L/155/10 w/f	0	23	0	0	0	0	0	0	0	0	S/23231
Total Pontyberem		**0**	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Porthyrhyd												
Rear of Ysgoldy Bethlehem	C/157/04 SC33/h3	0	0	42	2	15	15	12	0	0	0	PL/06638
Total Porthyrhyd		**0**	**0**	**42**	**2**	**15**	**15**	**12**	**0**	**0**	**0**	
Rhydargaeau												
Cefn Farm	C/164/06 /h5 (reduced	0	24	0	0	0	0	0	0	0	0	W/19939
Opposite Bryn Bedw / R/O Garth	C/164/01 SC19/h4	0	0	7	0	0	2	2	3	0	0	PL/00832
Total Rhydargaeau		**0**	**24**	**7**	**0**	**0**	**2**	**2**	**3**	**0**	**0**	
Saron												
Ger Tyddyn-y-Celyn, Hafod Hedd	C/167/03 SC2/h3	1	4	1	0	0	1	0	0	0	0	W/39037
Total Saron		**1**	**4**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	
St Clears/Pwll Trap												
Adjacent Brynheulog (Priory Fields)	C/170/08 T2/5/h5	23	64	17	3	12	0	0	0	0	5	W/38462
Adjacent to Gardde Fields	C/170/11 T2/5/h6	0	8	10	0	0	0	3	4	3	0	PL/00736
Former Butter Factory	C/170/17 T2/5/MU1	0	45	0	0	0	0	0	0	0	0	W/34218

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Total St Clears/Pwll Trap		**23**	**117**	**27**	**3**	**12**	**0**	**3**	**4**	**3**	**5**	
Talley												
Adjacent Ffynnon Dawel	D/172/01 SC25/h3	0	8	3	0	1	1	1	0	0	0	E/28965
Total Talley		**0**	**8**	**3**	**0**	**1**	**1**	**1**	**0**	**0**	**0**	
Trelech												
Land adjacent to Tower Hill	C/176/01 SC8/h2	0	3	3	0	0	0	0	0	0	3	W/38985
Total Trelech		**0**	**3**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	
Trimsaran												
Land to the rear of Cae Linda	L/177/03 T3/4/h6 (part	1	45	40	2	5	5	5	5	5	15	S/21696
Total Trimsaran		**1**	**45**	**40**	**2**	**5**	**5**	**5**	**5**	**5**	**15**	
Tumble												
62 Heol y Neuadd, Llys Rafelston	L/178/01 GA3/h57	3	2	1	1	1	0	0	0	0	0	D5/14343
Central Garage	L/178/08 w/f	0	24	0	0	0	0	0	0	0	0	S/26485
Rhydycerrig Estate, Cwmmawr	L/178/06 GA3/h54	9	0	11	11	11	0	0	0	0	0	-
Total Tumble		**12**	**26**	**12**	**12**	**12**	**0**	**0**	**0**	**0**	**0**	
Tycroes												
Fforestfach	L/180/11 GA3/h22	0	17	0	0	0	0	0	0	0	0	.S/27674
Land south of Tycroes Road	L/180/06 w/f	0	37	0	0	0	0	0	0	0	0	S/29469
Total Tycroes		**0**	**54**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Waungilwen												
Arwel	C/181/02 SC1/h5	0	7	7	0	2	3	2	0	0	0	W/18601

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2026-27	2027-28	2028-29	2029-30	2030-31	Beyond 5 Years	Application no.
Opposite Springfield	C/181/06 SC1/h4	1	6	4	0	1	2	1	0	0	0	W/19978
Total Waungilwen		**1**	**13**	**11**	**0**	**3**	**5**	**3**	**0**	**0**	**0**	

Whitland

Adj Lon Hywel	C/184/02 T2/6/h1	0	32	32	0	0	0	5	0	0	27	W/30421
Adjacent Spring Gardens / Gerddi Lingfield & Parc y Dressig	C/184/04 T2/6/h4	0	97	25	0	0	10	15	0	0	0	W/27413
Land at Maesabaty	C/184/12 T2/6/h3	0	25	25	0	0	21	4	0	0	0	PL/02934
Land at Whitland Creamery	C/184/13 w/f	0	28	28	0	0	10	18	0	0	0	W/33572
Total Whitland		**0**	**182**	**110**	**0**	**0**	**41**	**42**	**0**	**0**	**27**	
Grand Total		**308**	**6123**	**3264**	**222**	**428**	**636**	**600**	**406**	**277**	**917**	

*** w/f = windfall site**