

Document Pack



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TUESDAY, 11 JULY 2017

TO: ALL MEMBERS OF THE COMMUNITY SCRUTINY COMMITTEE

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **COMMUNITY SCRUTINY COMMITTEE** WHICH WILL BE HELD IN THE **CHAMBER, COUNTY HALL, CARMARTHEN** AT **10.00 AM** ON **THURSDAY, 20TH JULY, 2017** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Mark James CBE

CHIEF EXECUTIVE



PLEASE RECYCLE

Democratic Officer:	Kevin Thomas
Telephone (Direct Line):	01267 224027
E-Mail:	kjthomas@carmarthenshire.gov.uk
Ref:	AD016-001

COMMUNITY SCRUTINY COMMITTEE

13 MEMBERS

PLAID CYMRU GROUP – 6 MEMBERS

- | | | |
|----|------------|-------------------------|
| 1. | Councillor | Ann Davies |
| 2. | Councillor | Handel Davies |
| 3. | Councillor | Ken Howell (Vice Chair) |
| 4. | Councillor | Betsan Jones |
| 5. | Councillor | Gareth Thomas |
| 6 | Councillor | Aled Vaughan Owen |

LABOUR GROUP – 4 MEMBERS

- | | | |
|----|------------|-----------------------|
| 1. | Councillor | Deryk Cundy |
| 2. | Councillor | Suzy Curry |
| 3. | Councillor | Sharen Davies (Chair) |
| 4. | Councillor | Shirley Matthews |

INDEPENDENT GROUP – 3 MEMBERS

- | | | |
|----|------------|-----------------|
| 1. | Councillor | Anthony Davies |
| 2. | Councillor | Irfon Jones |
| 3. | Councillor | Hugh Shepardson |

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF PERSONAL INTERESTS
3. DECLARATION OF PROHIBITED PARTY WHIPS
4. PUBLIC QUESTIONS (NONE RECEIVED)
5. ANNUAL MONITORING REPORT 2016/17 CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 5 - 182
6. CARMARTHENSHIRE COMMUNITY INFRASTRUCTURE LEVY - UPDATE AND PROGRESS REPORT 183 - 192
7. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 30TH MARCH, 2017 193 - 200

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Community Scrutiny 20th July 2017

Annual Monitoring Report 2016/17

Carmarthenshire Local Development Plan

To consider and comment on the following issues:

To consider the Authority's second Annual Monitoring Report for the Carmarthenshire Local Development Plan and its recommendations – as required for submission to the Welsh Government.

Reasons:

- To receive and accept the content of the report and the appended Annual Monitoring Report 2016/17.
- To commence a review into the LDP in light of the recommendations and content of the AMR 2016/17 and in accordance with statutory procedures.
- To note the outcomes and baseline data as part of ongoing LDP monitoring.
- To provide an opportunity for comments to be submitted on its content.

To be referred to the Executive Board / Council for decision: YES

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:- Cllr Mair Stephens

Directorate : Environment

Designations :

Tel Nos. 01267 228659

Name of Head of Service:

E Mail Addresses:

Llinos Quelch

Head of Planning

L.Quelch@carmarthenshire.gov.uk

Report Author: Ian Llewelyn

Forward Planning Manager

IRLlewelyn@carmarthenshire.gov.uk

Community Scrutiny Committee

20th July 2017

Annual Monitoring Report 2016/17

Carmarthenshire Local Development Plan

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

This report follows the adoption of the Carmarthenshire Local Development Plan and presents its second Annual Monitoring Report (AMR). The AMR has been prepared in accordance with the provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005.

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

Members will recall that at the meeting of County Council on the 14th December 2016 the 2015/16 AMR was considered and received. It was also resolved that future AMR's be presented with an opportunity for members to discuss and debate their content.

A copy of the draft AMR is appended as part of this report. It should be noted that the content of the AMR and this report will develop as further evidence becomes available ahead of reporting to Council.

2. Background

As part of the requirement to monitor the implementation and effectiveness of the its adopted Local Development Plan (LDP), Carmarthenshire County Council is required by the Welsh Government to produce and submit an Annual Monitoring Report (AMR).

This represents the second AMR following the LDP's formal adoption on the 10th December 2014 and is to be submitted by the 31st October with its preparation an integral component of the statutory development plan process.

Covering the period of 1st April 2016 to 31st March 2017 this AMR assesses the progress in implementing LDP policies and proposals. It provides the basis for monitoring the effectiveness of the LDP and determines whether any revisions to the Plan are necessary. This and any subsequent AMR's will aim to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are operating and functioning effectively. It also assesses the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that may influence the Plan's implementation or future review. In so doing the AMR utilises Chapter 7: Implementation and Monitoring as the mechanism in measuring the implementation of the Plan.

3. Content and Structure

The AMR is the main mechanism for measuring the success in implementing the Plan's policies and will report on issues which impact upon the Plan's objectives.

In recognition that measuring implementation is a continuous part of the plan making process, the monitoring of the Plan provides the connection between: evidence gathering; plan strategy and policy formulation; policy implementation; evaluation, and plan review. It also, through the AMR, assists in improving the transparency of the planning process, and keeps stakeholders, the community and business groups informed of development plan issues.

The AMR also includes an analysis of the Strategic Environmental Assessment/ Sustainability Appraisal.

4. LDP Monitoring Framework

The LDP Monitoring Framework identifies a series of targets and indicators with defined triggers for further action. The has been developed in accordance with Welsh Government Regulations and guidance and was subject to consideration at the Examination into the Carmarthenshire LDP and within the Inspector's Report

The AMR utilises a traffic light system in monitoring its policies which allow for a visual interpretation on the success, or otherwise, however this is qualified through an understanding of the accompanying explanatory narrative to assess the respective success or failure against each indicator with the following options available in responding to any emerging issues:

- **Continue Monitoring:** Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
- **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, 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 engage 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 and investigation, including the use of contextual indicators (as outlined above) and comparisons with other local authorities and national statistics where appropriate will be undertaken to inform any decision to formally review the policy.
- **Review:** Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council may consider modifying the Plan as appropriate.

5. LDP Review and Review Process

The Council is required to undertake a statutory full review of its LDP at intervals not longer than every 4 years from initial adoption of the Plan, unless AMR outcomes indicate otherwise. Any such review should draw upon: the content of the published AMRs; updated evidence and surveys; and, pertinent contextual indicators, including relevant changes to national policy.

Key triggers for review and the consequential need for a Review Report due to new evidence which would support a different approach, are:

- Significant contextual change (e.g. in national policy or legislation; in local context e.g. closure of a significant employment site that undermines the local economy);
- A significant change in development pressures or needs and investment strategies of major public and private investors;
- Significant concerns from the findings of the AMR in terms of policy effectiveness, progress rates, and any problems with implementation, including a trend in terms of failure in housing land supply.

All of the above will be taken into consideration in determining whether a full or partial review of the Plan is necessary, and this would be set out within a Review Report.

6. Summary of Key Outcomes

An overview of the key findings from the 2016/17 AMR is set out below:

- The 2017 Joint Housing Land Study (JHLAS) indicates that 426 new homes were completed during the monitoring period 1st April 2016 to 31st March 2017 (provisional as set out in the proposed Statement of Common Ground);
- The 2017 JHLAS indicates that the Council has a housing land supply of 4.1 years (provisional as set out in the proposed Statement of Common Ground). This represents a consolidation on the previous study which also indicated a land supply of 4.1 years. It would however constitute the fourth JHLAS where the housing land supply has been below the 5 year supply of land for housing requirement identified within Technical Advice Note 1;

- 374 dwellings were granted planning permission on large sites (5+ units), with 38.3% of which were on allocated sites. The distribution of these planning permissions are largely focused on Growth Areas and Sustainable communities with (43.8% and 46% respectively).
- In relation to affordable housing 101 dwellings have been permitted during this AMR period;
- Employment sites allocated within the Plan with Planning permission has increased to 27.35ha during this AMR period.
- Vacancy rates within the Primary Retail Frontages of the following Town Centres are as follows:

Carmarthen	-	8.5%
Llanelli	-	20%
Ammanford	-	4.8%
- As a result of the requirement of the Housing (Wales) Act 2014, a Gypsy and Traveller Accommodation Assessment has been undertaken to identify if there is a need for Gypsy and Traveller sites. The Local Authority received confirmation from the Welsh Minister that the content of the needs assessment was accepted on 28th March 2017. The GTAA will now need to be considered and signed off by the Authority. The outcome of which will have bearing on future policy requirements and the need to review site provision.
- Welsh Language – No applications have been approved within linguistic sensitive areas without mitigation measures to be put in place.
- Caeau Mynydd Mawr SAC - 32.27ha of land in good condition was being managed on 14 sites. A further 42.86ha of land was also rated in good condition giving a total of 75.13ha (source: PIMS Action progress reports 2015-2016).
- No planning permissions for 'highly vulnerable' developments were permitted within the C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.
- Planning permission has been granted for schemes that have the potential to contribute a total of 17.306 MW of renewable energy within the County; and
- Minerals data indicates that the current hard rock landbank for Carmarthenshire is at least 68 years with a combined sand and gravel landbank of 17-18 years.

7. AMR Conclusions and Recommendations

Whilst it is considered that some positive progress has been made in implementing many of the Plan's policies and objectives, and that the broad strategy remains sound, there are elements and components which are not delivering as intended.

The AMR recognises that challenges remain in relation to the delivery of housing growth and housing land supply, with the effects from the downturn in the economy still being felt. The absence of a 5 year housing land supply is however a matter of ongoing concern and a central component that needs to be addressed if the housing requirements are to be delivered.

In relation to matters surrounding the land supply the success or otherwise of the strategy - the delivery of growth within the Service Centres and Local Service Centres requires consideration with a low delivery rate in such settlements as compared with the Growth Areas and Sustainable Communities.

The publication of the 2014 sub-national Household and Population projections and their variance from the growth requirements set out within the LDP also requires consideration. This is also pertinent in informing and understanding matters around the 5 year land supply and deliverability across the County. The consideration of such matters will need to have reference to the relationship of housing and jobs and the economic opportunities presented through the City Deal and the Council's Transformations (regeneration) agenda.

It is also recognised that the Plan period expires in 2021, and the need to ensure that statutory Development Plan be in place from this period onwards will be an informant in the considering the timing and scope of the review.

AMR Recommendations

As a result of the findings of this AMR it is recommended that an early review of the Carmarthenshire LDP be commenced. It will be needed to:

- Consider and to address the shortfall in available housing land supply and consider the interventions necessary;
- Prepare further evidence on the implications and veracity of the 2014 sub-national Household and Population projections, and consider them in light of the review; and,
- Consider the distribution and delivery of housing and the success or otherwise of the strategy, or its components in meeting the identified Housing requirements.

That this second AMR be submitted the Welsh Government by 31 October 2017 in accordance with statutory requirements, and published on the Council's website.

8. Next Steps and Review Process

The AMR will in accordance with the Council's statutory duty be submitted to the Welsh Government, and published on the Council's website by 31st October. This publication will be accompanied by an informal consultation which will afford interested parties the opportunity to comment on the key issues raised. Whilst not a statutory requirement, such a consultation provides an important opportunity for views to be submitted, and where appropriate for those views to contribute to the content of subsequent AMR's.

In light of the recommendations above the Council will be required to undertake a review of the Plan and its content to ascertain the scope and breadth of the changes required. This review will culminate in a review report which will detail the nature of the changes required and whether a short form or full review is necessary.

The preparation of this review report will be informed by the outcome of the first and second AMR, pertinent evidence and will incorporate stakeholder input.

Please see the appended paper which provides further information on the review process. A further report will be presented on the content and outcomes of the review report along with a Delivery Agreement setting out the timetable for the Plan review and the methods of timing of communication and consultations over the Plan's preparatory period.

DETAILED REPORT ATTACHED ?

YES

IMPLICATIONS

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

Signed: L Quelch

Head of Planning

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

1. Policy, Crime & Disorder and Equalities

The AMR in monitoring the implementation of the LDP's policies and provisions builds on the links and strategic compatibility between it and the **Integrated Community Strategy for Carmarthenshire 2012-17**. In this respect the as components of the LDP, are key factors in the delivery of the outcomes, particularly **Supporting Opportunities for the Building of Economically Viable and Sustainable Communities**. Through land use planning policies, the LDP seeks to promote the principles of sustainability and sustainable development by facilitating the creation of communities and local economies which are more sustainable providing access to local services and facilities and reducing the need to travel.

The integration of sustainability as part of the preparation of the LDP is reflected in the undertaking of a Sustainability Appraisal and Strategic Environmental Assessment reflecting national and international legislative requirements. The AMR is considering matters of sustainability further monitors the outcomes of the Plan in light of the Sustainability Appraisal indicators.

The AMR considers key national legislative changes including the requirements emanating from the Wellbeing of Future Generations Act and the implications for the LDP. In this respect the AMR undertakes a compatibility analysis of the LDP and the National and local Well-being Objectives. It is also noted that the LDP review will need to ensure the requirements emanating from the Act are fully and appropriately considered with the Plan reflective of its duties.

2. Legal

The preparation and publication of the AMR ensures the Council meets its requirements in respect of the Planning and Compulsory Purchase Act 2004 which requires each Local Planning Authority to prepare an Annual Monitoring Report (AMR) on its LDP. It also fulfils the requirements of the section 76 of the Act in keeping all matters under review that are expected to affect the development of its area. The Council has a duty to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government, and publication on the Carmarthenshire County Council's website by 31st October each year following plan adoption.

Section 69 of the 2004 Act requires an LPA to undertake a review of an LDP and report to the Welsh Government at such times as prescribed (Regulation 41).

1. Finance

Financial costs to date are covered through the financial provisions in place - including reserves. Should Planning Division Budget not be in a position to provide further funding necessary to meet the statutory requirements to review and prepare a development plan then an application will be made for growth bid.

Subject to the scope and nature of an early review of the Plan then additional financial provision will be required to meet the ongoing costs associated with legislative requirements arising from its production, including ICT requirements (see below) evidence gathering and examination costs.

4. ICT

Requirements in relation to ICT will seek to utilise existing resources. There will however be additional and revised data management requirements to ensure the plan preparatory process is conducted in speedy, efficient and transparent manner in accordance with regulatory requirements. This may require a new front facing consultation tool and its integration with back office systems.

6. Physical Assets

The review of the LDP will impact on Council land and property holdings through their inclusion or otherwise for potential development purposes. This will have implications on potential disposal and land valuations and consequently capital receipts.

7. Staffing Implications

It is anticipated that the review of the LDP be accommodated utilising the existing staff structure. This will be reviewed subject to the nature and scope of the review. Provision will be required for a programme officer for the examination into the LDP (anticipated 2020/21).

CONSULTATIONS

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

Signed: L Quelch

Head of Planning

1. Local Member(s)

The content of the AMR will be reported to Council for consideration. Members will be engaged throughout the review process. The content of the AMR will be subject to an informal consultation process.

2. Community / Town Council

Town/Community Councils(s) will be a specific consultee at statutory stages throughout the LDP review. The content of the AMR will be subject to an informal consultation process.

3. Relevant Partners

A range of partners will be specific and general consultees throughout the review process. The content of the AMR will be subject to an informal consultation process.

4. Staff Side Representatives and other Organisations

Internal contributions will be sought throughout the review process.

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

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Local Development Plan		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/
Supplementary Planning Guidance		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.V06h-JwrKUK
Annual Monitoring Report 2015/16		http://www.carmarthenshire.gov.wales/media/1643860/Annual-monitoring-report-201516-AMR-Document-for-web.pdf

Appended Report - Annual Monitoring Report 2016/17 Carmarthenshire Local Development Plan

LDP Review – Procedural Outline (LDP Manual V.2)

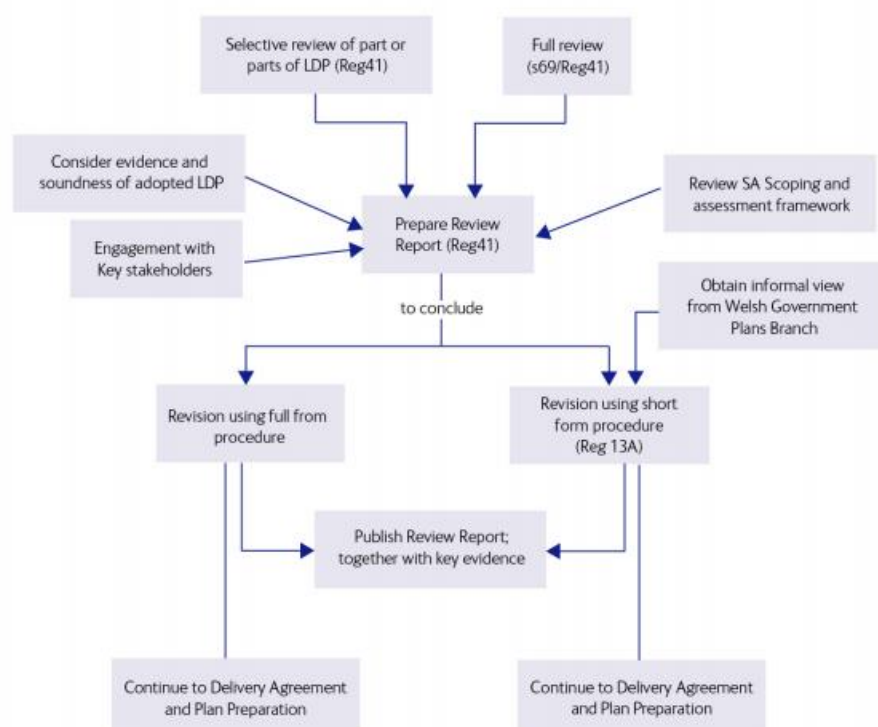
The following note provides a summarised outline of the LDP Review process and is drawn from the LDP Manual (version 2).

Section 69 of the 2004 Act requires an LPA to undertake a review of an LDP and report to the Welsh Government at such times as prescribed (Regulation 41)

A plan review should draw upon published AMRs, evidence gathered through updated survey evidence (as set out in S61 – see 5.3.1.1) and pertinent contextual indicators, including relevant changes to national policy.

‘5.3.1.1 S61 of the 2004 Act requires local planning authorities to keep under review matters affecting development in their area including principal physical economic social and environmental characteristics, size and distribution of population, communications and transport, etc. and relationships with neighbouring areas. This on-going survey work will form a substantial part of the evidence base of the plan. This is a separate duty to the preparation of LDPs under S62 of the 2004 Act and this survey work will have benefits for development management and corporate functions as well as for LDPs.’

The Local Development Plan Manual sets out the following process map for LDP review.



Triggers for Review

The timing and frequency of plan review, other than the 4-yearly requirement, will depend upon the findings of the AMR. In this regard the potential for review will mean that plans remain up to-date and support the objectives of the plan-led system of providing certainty; rational and consistent decisions. Therefore, key triggers for review and the consequential need for a Review Report due as set out in the LDP Manual are:

- Significant contextual change (e.g. in national policy or legislation; in local context e.g. closure of a significant employment site that undermines the local economy; in development pressures or needs and investment strategies of major public and private investors).
- Significant concerns from the findings of the AMR in terms of policy effectiveness, progress rates, and any problems with implementation.
- S69 / Regulation 41 full review requirement.

Steps in Review

‘In conducting any plan review the LPA will need to consider the soundness of the adopted plan. This will involve considering the findings of the preceding AMRs, the updated evidence base and on-going S61 surveys.’

The review should include:

- reconsideration of the SA or in the case of a more recent LDP the SEA aspects of an integrated plan appraisal.
- It should also involve engagement with key stakeholders to assist deliberations on how to move forward as considered appropriate;

The Review Report

The Review Report should set out clearly:

- what has been considered,
- which key stakeholders have been engaged and,
- where changes are required,
- what needs to change and why, based on evidence; including issues, objectives, strategy, policies and the SA as well as the implications of anticipated revisions on any parts of the plan that are not proposed to be revised.

It must make a conclusion on the revision procedure to be followed, i.e. full or short form.

To maximise the robustness of the approach and minimise the potential for legal challenge assessing the evidence base against the tests of soundness would prove beneficial.

This should provide the justification for both the conclusion of which revision process is the most appropriate to follow, as well as which elements of the evidence base require further updating through the plan revision.

Certain evidence documents may need to have been analysed / reviewed to inform the Review Report.

10.1.6 The Review Report should:

- be formally approved by the LPA,
- published on its web-site,
- sent to the Welsh Government and;
- copies made available as soon as practicable after LPA approval;
- key evidence upon which the Report is based should be publicly available.

A Review Report should be published within six months from start of the review process.

The Report is part of the documentation required at the subsequent pre-deposit stage.

A revised Delivery Agreement will be necessary.

‘For the preparation of an LDP Revision (both the full and short form revision procedures – section 10.2), and further to the conclusions of the Review Report, a revised Delivery Agreement will be necessary; a separate Timetable will be required and parts of the CIS may need to be revised. Whilst Regulations 5 and 7 do not apply to a revision (Regulation 3), the LPA should consider whether any engagement or consultation is appropriate. The Delivery Agreement should be submitted to Welsh Government at the start of the process; following agreement, the LPA must publicise it and notify all the specific consultation bodies, and such of the general consultation bodies as the LPA considers appropriate, that the Delivery Agreement has been revised. (Regulations 9(4A)&(5), & 10(2))’

Short Form Revision Procedure

The LDP Regulations (Regulation 13A and Part 4A) provide a short form revision procedure in circumstances where the issues involved are not of sufficient significance to justify undertaking the full revision procedure. The Authority would need to conclude in its LDP Review Report, based upon evidence and in consultation with appropriate consultees, that it considers a short form procedure is the most appropriate response.

Full Revision Procedure

The LDP Review Report may conclude that the issues involved are of sufficient significance to justify undertaking the full revision procedure e.g. when the strategy is out of date or is not working.

It should be noted that the full revision process is the same as for plan preparation (LDP Regulation 3(1)).

Following publication of the review report [and it's acceptance by the WG]:

- Progress using full form revision procedure;
- prepare revised Delivery Agreement;
- consider need for further call for candidate sites;
- Ensure requirements of SA and of SEA Regulations are met.

The work should build on the experience gained with the original LDP with the timescale for the replacement plan anticipated to be less than 4 years.

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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 second AMR following the Council's formal adoption of the Carmarthenshire LDP on the 10th December 2014.

1.3 This AMR covers the period of 1st April 2016 to 31st March 2017 and is required to be submitted to Welsh Government by 31st October 2017. Ongoing AMRs will continue to be based on the period 1st April to 31st March.

1.4 This second AMR provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the area. The document sets out a detailed analysis of the way in which the Plan is working, from the strategic context within which the Plan is delivering, its performance against strategic objectives, to whether individual policies with an identified monitoring requirement are achieving their expectations. This document also compares the performance of the policy targets for the 2016/2017 AMR against those of the previous year (2015/2016) where applicable.

Key Outcomes

Key Findings

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

- The 2017 Joint Housing Land Study (JHLAS) indicates that 426 new homes were completed during the monitoring period 1st April 2016 to 31st March 2017;
- The 2017 JHLAS indicates that the Council has a housing land supply of 4.1 years (as set out in the draft Statement of Common Ground). This represents a consolidation on the previous study which also indicated a land supply of 4.1 years. This would constitute the fourth JHLAS where the housing land supply has been below the 5 year supply of land for housing requirement identified within Technical Advice Note 1;
- 374 dwellings were granted planning permission on large sites (5+ units), with 38.3% of which were on allocated sites. The distribution of these planning permissions are largely focused on Growth Areas and Sustainable communities with (43.8% and 46% respectively).
- In relation to affordable housing 101 dwellings have been permitted during this AMR period;
- Employment sites allocated within the Plan with Planning permission has increased to 27.35ha during this AMR period.
- Vacancy rates within the identified Retail Frontages are as follows:

Carmarthen	-	8.5%
Llanelli	-	20%
Ammanford	-	4.8%
- As a result of the requirement of the Housing (Wales) Act 2014, a Gypsy and Traveller Accommodation Assessment has been undertaken to identify if there is a need for Gypsy and Traveller sites. The Local Authority received confirmation from the Welsh Minister that the content of the needs assessment was accepted on 28th March 2017. The GTAA will now need to be considered and signed off by the Authority. The outcome of which will have bearing on future policy requirements.
- Welsh Language – No applications have been approved within linguistic sensitive areas without mitigation measures to be put in place.

- Caeau Mynydd Mawr SAC - 32.27ha of land in good condition was being managed on 14 sites. A further 42.86ha of land was also rated in good condition giving a total of 75.13ha (source: PIMS Action progress reports 2015-2016).
- No planning permissions for 'highly vulnerable' developments were permitted within the C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.
- Planning permission has been granted for schemes that have the potential to contribute a total of 17.306 MW of renewable energy within the County; and
- Minerals data indicates that the current hard rock landbank for Carmarthenshire is at least 68 years with a combined sand and gravel landbank of 17-18 years.

Contextual Changes

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

National Context

1.7 The following key documents and publications are considered:

- The Wales Act 2017
- Planning (Wales) Act 2015
- Well-Being of Future Generations Act 2015
- Environment (Wales) Act 2016
- Historic Environment (Wales) Act 2016
- The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015
- Planning Policy Wales (Edition 9) November 2016
- Proposed changes to Technical Advice Note 20: Planning and the Welsh Language
- Technical Advice Note 4: Retail Centre Development

- Technical Advice Note (TAN) 24: The Historic Environment (2017)
- The 2014-based sub-national population and household projections

1.8 Whilst some of these identified changes are profound in terms of the future direction of planning at a national level, none have a direct and immediate impact for the future implementation of the LDP. However, with the exception of the publication of the 2014-based Sub National Household and Population Projections, none identified above to date suggest the need for an early review of the Plan. Subsequent AMRs would be expected to continue to provide updates on relevant contextual material which could affect the Plan's future implementation, however the implications following the publication of the 2014-based Sub National Household and Population Projections require evaluation in light of the significant variance between the 2014 projections and those which underpinned the LDP. In this respect evidential work will be necessary to test the veracity of the projections and to establish the future growth requirements for the County. In doing so, and in accordance with the requirements of PPW, due regard will be given to the projections and the need to understand other factors influencing housing requirements and demographic change.

Regional Context

1.9 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.

1.10 The £1.3 billion Swansea Bay City Deal was signed in March 2017. It is claimed that the deal will transform the economic landscape of the area, boost the local economy by £1.8 billion, and generate almost 10,000 new jobs over the next 15 years. There is reference

to 11 major projects overall, with the following specific projects proposed for Carmarthenshire:

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

1.11 Whilst the signing of the City Deal represents a significant and landmark moment within the region in terms of its economic benefits and job creation opportunities. In land use terms the LDP provides a positive and proactive framework to facilitate this and is well placed to support the delivery of the City Deal. It is noted that the sites required for both projects listed above are allocated within the LDP.

1.12 The relationship between homes and jobs is recognised and the implications of, and the need to assess the veracity of the latest sub national based population and household projections is recognised.

Local Context

1.13 There is a synergy between the LDP and the Integrated Community Strategy which is exemplified through the commitment to a sustainable Carmarthenshire, with the LDP providing a land use expression to this objective.

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. This will be monitored to ensure continuity of purpose and content with the LDP. In this respect the National and the Council's Well-being Objectives are considered and discussed as part of a compatibility analysis with the objectives of the LDP. Reference is made to Appendix 1 of this Report in this regard.

1.15 In summary, there are not considered to be any local contextual changes which would suggest a requirement to review the LDP. However, the potential implications of the

latest sub national based population and household projections on Carmarthenshire's role as a confident, ambitious and connected component of the Swansea Bay City Region requires careful consideration.

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 had to Chapter 2 of this AMR. SPG preparation and adoption will continue in the next monitoring period.

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 Some of the tangible outcomes to emerge from the review included confirmation of the designation of three separate Air Quality Management Areas (AQMAS) in Llandeilo, Carmarthen and Llanelli respectively. There are challenges in terms of ecological and carbon footprint, with the County's figure of 3.36 compared with the Wales average of 3.28. There are 3,856 low carbon energy projects identified in Carmarthenshire out of a total of 51,503 nationally. These include projects harnessing solar, wind and other renewable energies to produce around 328GWh of green energy within the County.

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

Conclusions and Recommendations

1.20 This AMR is the second monitoring report following the adoption of the LDP in December 2014. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed. In considering all the evidence, the Council has assessed its performance in line with the monitoring indicators set out in this AMR.

1.21 Whilst it is considered that progress has been made in implementing many of the Plan's policies and objectives, and that the broad strategy remains sound, there are elements and components which are not delivering as intended. In this respect, it is recognised that challenges remain in relation to the delivery of housing growth and housing land supply, with the effects from the downturn in the economy having a significant and lasting effect on house building. The absence of a 5 year housing land supply is a matter of ongoing concern and a central component that needs to be addressed if the housing requirements are to be delivered.

1.22 In considering the matters surrounding the land supply, the success or otherwise of the strategy in delivering growth within the Service Centres and Local Service Centres requires consideration. This AMR and the previous AMR have identified inconsistencies in delivery across the settlement hierarchy.

1.23 The differences between the trends within the 2014 sub-national Household and Population projections and the household requirement scenario set out within the LDP also requires consideration. This is also pertinent in informing and understanding matters around the 5 year land supply and deliverability across the County. Regard will need to be had to the relationship of housing and jobs and the economic opportunities presented through the City Deal and the Council's Regeneration and Transformations agenda.

1.24 It is also recognised that the Plan period expires in 2021, and the need to ensure that a statutory Development Plan is in place from this period onwards, will be an informant in the consideration, timing and scoping of the review.

Recommendations

1.25 As a result of the above and the findings of this AMR it is recommended that an early review of the Carmarthenshire LDP be commenced. It will be needed to:

- Consider and to address the shortfall in available housing land supply and consider the interventions necessary;
- Prepare further evidence on the implications and veracity of the 2014 sub-national Household and Population projections, and consider them in light of the review; and,
- Consider the distribution and delivery of housing and the success or otherwise of the strategy, or its components in meeting the identified Housing requirements.

1.26 That this second AMR be submitted the Welsh Government by 31st October 2016 in accordance with statutory requirements, and published on the Council's website.

1.27 The outcome of the review will be the production of a review report which will set out and explain the extent of any changes required to the Plan. In doing so, the Report will identify whether a full or short form procedure will be followed.

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

Requirement for LDP Monitoring

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

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

2.4 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.

2.5 The AMR is also required to specify:

- The housing land supply from the current Housing Land Availability Study; and,
- The number (if any) of net additional affordable and general market dwellings built in the LPA's area.

Content and Structure

2.6 The AMR is the main mechanism for measuring the implementation and the success of the Plan's policies and will report on issues which impact upon the Plan's objectives. The AMR will also analyse the effectiveness and continued relevance of the Plan's policies in light of national policy and circumstantial 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.

2.7 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.

2.8 The LDP Manual Edition 2 (2015) supplements the above requirements for monitoring by identifying the following headline aspects which could be usefully included in any AMR:

- Key findings;
- Significant contextual change;
- Sustainability monitoring;
- Strategy monitoring;
- Policy monitoring;
- Conclusions and recommendations.

2.9 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.

2.10 The content of this AMR is therefore as follows:

- **Executive Summary**
- **Introduction:** introducing the AMR, outlining the requirement for LDP and SEA/SA monitoring and the structure of the AMR.
- **Contextual Changes:** Setting out any changes in circumstances outside of the remit of the Plan including those relating to legislation and national policy that could impact on the policy framework of the LDP.

- **LDP Monitoring framework:**
 - **LDP Monitoring:** Outline the findings of the monitoring framework including the identification of policies in respect of the identified targets and triggers. It includes an assessment of any mitigating circumstances and where appropriate, a recommended action to ensure the policies' successful implementation.
 - **Sustainability Appraisal Monitoring:** Outline the findings of the Plan's monitoring against the indicators identified in the SA/SEA.
- **Conclusions and recommendations:** Statement of any actions necessary as a consequence of the monitoring outcomes.

LDP Monitoring Framework

2.11 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.

2.12 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.	
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Policy target 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.	

2.13 The following options are available to the Council in association with each of the indicators and their triggers. 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.
- **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, 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 engage 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 and investigation including the use of contextual indicators (as outlined above) and comparisons with other local authorities and national statistics where appropriate, will be undertaken to inform any decision to formally review the policy.
- **Review Policy:** Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council will consider modifying the Plan as appropriate.

Plan Review

2.14 To ensure that there is a regular and comprehensive assessment of whether plans remain up to date, or whether changes are needed, the LPA is required to commence a full review of its LDP at intervals not longer than every 4 years from initial adoption of the Plan. It is however, recognised that the following exceptional circumstances could elicit an early review of the Plan.

2.15 Any such review should draw upon: the content of the published AMRs; updated evidence and survey; and, pertinent contextual indicators, including relevant changes to national policy. The review report will identify whether or not the LPA will be required to amend its Development Plan.

2.16 In addition to full review, Regulation 41 under section 69 of the 2004 Act provides for a selective review of the LDP. The timing and frequency of plan review, other than the 4-yearly requirement, will depend upon the findings of the AMR, which will capture changes at national and local level.

2.17 Key triggers for review and the consequential need for a Review Report due to new evidence which would support a different approach, are:

- Significant contextual change (e.g. in national policy or legislation; in local context e.g. closure of a significant employment site that undermines the local economy);
- A significant change in development pressures or needs and investment strategies of major public and private investors;
- Significant concerns from the findings of the AMR in terms of policy effectiveness, progress rates, and any problems with implementation, including a trend in terms of failure in housing land supply.

2.18 All of the above will be taken into consideration in determining whether a full or partial review of the Plan is necessary, and this would be set out within a Review Report.

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

2.19 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.

2.20 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.

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 will identify relevant changes to national planning policy where there may be implications for the LDP, thereby furthering an understanding of those considerations likely to impact on the future delivery of the Plan. 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.

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

- National Context;

- Regional Context; and,
- Local Context.

National Legislative and Policy Context

The Wales Act (2017)

2.24 The Wales Act 2017, having received Royal Assent on the 31st January 2017, 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 Wales Act 2017 implements elements of the St David's Day agreement which required legislative changes. It is aimed at creating a clearer and stronger settlement in Wales which is durable and long-lasting. In particular, the Wales Act amends the Government of Wales Act 2006 by moving to a reserved powers model for Wales.

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

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

- Establishing in statute the President of Welsh Tribunals to oversee devolved tribunals and allowing cross-deployment of judicial office holders.

2.26 In relation to the 2017 Act and the devolution of powers, specific reference is made to matters relating to the Community Infrastructure Levy (CIL). Previously not a devolved matter, this will change as part of the 2017 Act, with CIL being devolved with powers anticipated to be transferred to the Welsh Government in April 2018. In this respect, a Transfer of Functions Order will however be necessary to allow Welsh Ministers to modify existing secondary legislation.

Planning (Wales) Act 2015

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

2.28 In terms of the development plan, the 2015 Act seeks to strengthen the 'plan led' approach with the LDP retaining a fundamental role. It further supplements the current plan led system by introducing a legal basis for the preparation of a National Development Framework (NDF) at an all Wales level, and Strategic Development Plans (SDPs) at a regional level to address cross-boundary issues such as housing, employment, waste and transport. Whilst it is noted that the spatial extent of any prospective SDPs remain unclear and their geographical extent are not currently defined, the strategic plans will only apply to areas of greater than local significance (notably Cardiff, Swansea and the A55 corridor).

2.29 The following further considers the above changes in relation the Development Plan system:

National Development Framework

2.30 The NDF is scheduled for completion and publication in September 2020, and once prepared, will form the national development plan for Wales replacing the Wales Spatial Plan. It will set out key planning policy provisions to provide a direction to all levels of the development plan framework. There should be 'conformity' with its provisions.

2.31 The NDF will:

- set out where nationally important growth and infrastructure is needed and how the planning system - nationally, regionally and locally - can deliver it;
- provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance;
- sit alongside Planning Policy Wales (PPW), which sets out the Welsh Government's planning policies and will continue to provide the context for land use planning;
- support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system; and,
- be reviewed every 5 years.

2.32 Local Planning Authorities (LPA) will be required to review their LDPs as soon as possible following the publication of either an SDP or NDF to ensure it is in general conformity. This is particularly prevalent where new policies or issues have arisen. In circumstances where an LDP is not shown to be in general conformity, a revision will be required.

Strategic Development Plans

2.33 As stated above, the 2015 Act introduces powers to designate strategic planning areas as well as establishing strategic planning panels. The Panels, whose membership is defined within guidance, will be responsible for preparing an SDP within a regional/sub-regional strategic context. However, it is not anticipated that there would be complete coverage across Wales in terms of the designation of SDPs.

2.34 It is anticipated that SDPs will consider specific strategic elements such as housing, employment, transport, Gypsy and Traveller provision, minerals and waste. In this respect an SDP will allow 'larger than local' issues to be considered and planned for within a strategic context. Such issues cut across a number of local planning authority areas and due to their regional nature are sometimes difficult to cater for effectively within administrative boundaries. It should be noted that an SDP will need to be consistent with the provisions of the NDF and likewise LDPs will need to be consistent with the SDP.

2.35 Given that their geographical extent is not currently defined, the spatial extent of any prospective SDP's is currently unclear. It will be a matter for the constituent local authorities making up a SDP to define an agreed spatial area based on evidence. SDPs will only be required in areas where there are matters of greater than local significance. Initial indications suggest that LPAs consider the scope and necessity of an SDP.

2.36 Where the case for an SDP is accepted by WG, a responsible authority must be identified. It should be noted that the responsible LPA needn't necessarily be the largest or most populated LPA. However, an adopted LDP should be in place.

2.37 In proposing an SDP there must be a clear understanding as to why one is required, and whether strategic planning matters cannot be addressed / delivered through existing LDPs. In this regard, there would need to be a clear collective strategic focus on delivery within issues such as housing and employment growth across a region. It is however considered essential that a collective view exists across all the authorities involved with ongoing discussions necessary.

Local Development Plans

2.38 LDPs in their current form will no longer be required within areas covered by an SDP, rather what is termed as a 'light touch' LDP will be prepared. Such 'light touch' plans will cover matters not contained within the SDP as appropriate. It should be noted however that an SDP could cover only part of a County and therefore a more detailed LDP could still be

needed for the part not covered by the SDP. The implications of any future SDP work on the content of the LDP will be carefully monitored.

Place Plans

2.39 The emerging role for Place Plans reflects their recognition through the Positive Planning agenda and Planning (Wales) Act 2015. Whilst the Act did not introduce them into statute they are increasingly seen as mechanisms for reflecting community aspirations linking into the LDP and Well-being Plan.

2.40 Centred on the Community they are essentially a mechanism where the community comes together to discuss (including with others), look at, and agree how they wish their community to develop. With this in mind, their preparation should be at heart community led with collaboration across all stakeholders within the community, other parties and bodies and critically the local authority. This would develop, and build upon the broader policy framework to reflect and agree community aspirations, and to improve local evidence around community and localised needs.

2.41 In this respect LPAs will be expected to work with those Community and Town Councils and communities who wish to prepare a Place Plan. Such plans may relate to a thematic aspect or site specific guidance to supplement the policies and proposals in an adopted LDP. Place Plans must for them be truly meaningful and influence decision making and be in conformity with the LDP. As such these may form SPG.

2.42 The 2015 Act makes provision to improve resilience. The Act will allow the Welsh Ministers to direct LPAs to work together and for LPAs to be merged.

2.43 Taken together with proposed changes to secondary legislation, policy and guidance, the Act will:

- Support delivery of the homes, jobs and infrastructure that Wales requires;
- Provide opportunities to protect and enhance our most important built and natural environments;
- Support the use of the Welsh language.

2.44 The Act, in setting out a statutory purpose for planning in Wales, requires local planning authorities, the Welsh Ministers and other public bodies, (when undertaking any development plan or development management functions) to contribute to improve the well-being of Wales as part of carrying out sustainable development. The provision provides

a direct link to the requirements for carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015.

2.45 In Development Management terms, the Act introduces a number of measures including:

- a pre-application service and standard pre-application fees;
- a pre-application consultation with community and statutory consultees on certain developments;
- applications to the Welsh Ministers for Developments of National Significance and the option for applications to be made directly to the Welsh Ministers where a Council has been designated as poorly performing by WG;
- the Welsh Language as a material consideration;
- the requirement for notification to be given to the Council before development commences;
- changes to the size of planning committees and a national scheme of delegation;
- new planning application validation processes and appeals;
- removing the ability to vary a planning application once an appeal is submitted;
- more stringent powers relating to enforcement action, including powers to decline retrospective applications for development subject to enforcement; and,
- a trigger of events to prohibit the registration of town and village greens.

LDP Implications

The provisions of the Act, whilst not immediately impacting upon the LDP and this AMR, will be monitored - particularly in terms of the increased emphasis it places on development plans in the form of the NDF and prospective SDPs, with cross border discussions central in that regard.

Well-Being of Future Generations Act 2015

2.46 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’.

2.47 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.

2.48 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.

2.49 LPA’s 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 emerging from the duties set out in the Act will be developed in any future AMRs and as part of any review and revision of the LDP. In this respect, the full requirements emanating from the Act will be known, as will the level of compatibility with the identified Well-being Plan. Reference in this respect should be had to the local context below and Appendix ??.

Environment (Wales) Act 2016

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

2.51 Key parts of the Act are as follows:

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

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

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

LDP Implications

The need to monitor the implications emerging from the implementation of the Act will impact across a number of the Plan’s policy areas- from Waste Management to the Natural Environment. Where applicable, these will be considered within the relevant policy monitoring tools and will feature in any future AMRs or through an LDP review as the requirements become clearer. It is however noted that in relation to the duty under the Act to ‘seek to maintain and enhance biodiversity’ that the LDP policy framework includes such provisions.

Historic Environment (Wales) Act 2016

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

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

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

2.56 The Act amends the two pieces of UK legislation — the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. These currently provide the framework for the protection and management of the Welsh historic environment. The Act also contains new stand-alone provisions relating to historic place names; historic environment records and the Advisory Panel for the Historic Environment in Wales.

LDP Implications

Regard will be given to the content of the Act and its emerging requirements, including secondary legislation and Technical Advice Note 24: Historic Environment, within any future AMRs and as part of any review and revision of the LDP.

The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015

2.57 This legislation amends the 2005 Regulations in order to simplify the LDP procedures. The amendments are in response to the outcomes of the LDP process refinement exercise.

2.58 Key amendments include the following:

- Site allocation representations (also known as alternative site) stage – this created confusion and did not add value to the LDP process. The Regulations abolish the need to consult on the alternative sites following the deposit consultation stage;
- It was considered that not being able to amend small issues in the plan without going through a full revision process could lead to wasting resources. The Regulations introduced a short-form revision process for use where it appears to the LPA that the issues involved are not of sufficient significance to warrant the full procedure;
- It allows for review of part or parts of the plan, prior to a revision taking place;
- The Regulations introduce a requirement that the LDP sub-title indicates the end of the period in relation to which the LDP has been prepared; and,
- Removes the requirement to publicise matters by adverts in the local paper.

2.59 Further amendments seek to assist with clarity and transparency in parts of the procedure. These include setting out how the candidate site process, review report process and the initial consultation report work.

LDP Implications

The content of the amended Regulations will inform future considerations in relation to the LDP process including requirements for the Plan's revision and review.

Planning Policy Wales (Edition 9) November 2016

2.60 The new Edition 9 (November 2016) of PPW incorporates the following main changes:

- **Chapter 1 Introduction** - updated to reflect the introduction of the 'Planning Performance Framework'. This chapter has also been amended to take account of the introduction of validation appeals policy expectations.

- **Chapter 2 Local Development Plans** - amended to reflect changes in legislation, including provisions within the Planning (Wales) Act 2015.
- **Chapter 3 Development Management** - the procedural content has been streamlined as a result of the publication of the Development Management Manual covering these processes. The revised chapter also includes reference to 'Developments of National Significance' following the coming into force of the relevant Regulations related to the Planning (Wales) Act 2015.
- **Chapter 4 Planning for Sustainability** - includes the statutory purpose of the planning system which was introduced by the Planning (Wales) Act 2015. There have also been minor amendments to take account of the coming into force of the Well-being of Future Generations (Wales) Act 2015. In addition, minor changes have been made regarding Design and Access Statements, linked to the Planning (Wales) Act 2015.
- **Chapter 6 The Historic Environment** - has been fully revised in conjunction with Cadw following Royal Assent of the Historic Environment (Wales) Act 2016.
- **Chapter 10 Retail and Commercial Development** - refreshed to update the Welsh Government's national planning policy for retailing and commercial development.

LDP Implications

The implications and requirements emerging from the latest Edition of PPW will be considered and discussed in relation to the relevant policy monitoring areas.

Proposed changes to Technical Advice Note (TAN) 20: Planning and the Welsh Language

2.61 Whilst the draft TAN20 was published for consultation during the first AMR period (with the period for submission of comments closing on the 30th March 2016) its inclusion here as part of this contextual statement reflects that its publication in its final form is still pending. Its inclusion also reflects the importance of the Welsh language within the communities of Carmarthenshire. Once finalised, it will supersede the current iteration

published in 2013. The proposed changes set out within the draft TAN seek to reflect the provisions of the Planning (Wales) Act 2015 as well as incorporating elements of the existing TAN20 Practice Guidance.

2.62 The Planning (Wales) Act introduced, for the first time, legislative provision for the Welsh language in the planning system. Taken together, Sections 11 and 31 ensure that the Welsh language is given consistent and appropriate consideration in both the preparation of development plans, and the making of planning decisions.

LDP Implications

The content of the final TAN will inform future considerations in relation to the LDP process including requirements for Plan revision and review. The future review of the LDP will consider the approach to the Welsh language.

The final TAN where it results in a requirement to re-visit the LDP in terms of its policy content (including the adopted SPG on the Welsh language), along with a review of its evidence base, will be undertaken in accordance with the guidance.

Technical Advice Note 4: Retail and Commercial Development (2016)

2.63 TAN4 has been comprehensively revised reflecting the publication of the original guidance back in 1996. The draft is consequently updated and reflects and supports the guidance set out in the updated Chapter 10 of PPW (Edition 9).

2.64 The WG's aim is to ensure that it reflects their objective that the vitality, attractiveness and viability of established town centres should be enhanced.

2.65 The TAN in providing further guidance on the role of land use planning in retail and commercial development, provides advice on:

- retail strategies, masterplanning and Place Plans;
- the tests of retail need and Sequential approach to development;
- Retail Impact Assessments;
- primary and secondary retail and commercial frontages in centres;
- retail planning conditions;
- Local Development Orders; and,
- indicators of vitality and viability in retail and commercial areas.

LDP Implications The provisions of the revised TAN4 are compatible and consistent with the LDP strategy, its policies and provisions in relation to retailing. The implications and requirements emerging from the TAN may also be considered and discussed in relation to the relevant policy monitoring areas.

Technical Advice Note (TAN) 24: The Historic Environment (2017)

2.64 The purpose of this TAN is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building applications. It provides specific guidance on how the following aspects should be considered:

- World Heritage Sites
- Scheduled monuments
- Archaeological remains
- Listed buildings
- Conservation areas
- Historic parks and gardens
- Historic landscapes
- Historic assets of special local interest

2.65 The TAN supersedes Welsh Office Circulars 60/96 Planning and the Historic Environment: Archaeology; 61/96 Planning and the Historic Environment: Historic Buildings and Conservation

Areas; and 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales, and are therefore consequently cancelled.

LDP Implications

The provisions of the revised TAN24 are compatible and consistent with the LDP strategy, its policies and provisions in relation to retailing. The implications and requirements emerging from the TAN may also be considered and discussed in relation to the relevant policy monitoring areas.

The 2014-based sub-national population and household projections

2.66 The publication in September 2016 of the 2014-based sub-national population projections presented a first opportunity, post LDP adoption, to assess population change on a Welsh and Local Authority level. This was supplemented by the publication of the household projections in March 2017.

2.67 The household projections identify a 5.8% increase in households between 2014 and 2039 through steady net migration, along with a decrease in household sizes from 2.28 in 2014 to 2.19 in 2039.

2.68 The 2014-based projections identify a significant decrease in population estimates and household requirements from that shown in previous projections.

LDP Implications

The reduction in housing requirements identified in the 2014-based projections could have significant implications on the strategy of the LDP, and future iterations of the Plan. This would be through the failure to address housing need, which in turn impacts on other future policy developments within the strategy.

It is important to emphasise that the principal projections follow an assumption for future growth

based on a set period of time. Variant population trends should be considered to provide a longer based trend, in addition to supporting economic and social policy interventions which the Local Authority may look to support. The implications of these projections are further considered within this AMR.

Regional Policy Context

Swansea Bay City Region

2.69 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

2.70 The signing of the City Deal secured the biggest ever investment for South West Wales. The £1.3 billion deal will transform the economic landscape of the area, boosting the local economy by £1.8 billion, and generating almost 10,000 new jobs over the next 15 years. The eleven major projects identified in the City Deal set out to deliver world-class facilities in the fields of energy, smart manufacturing, innovation and life science, with major investment in the region's digital infrastructure and workforce skills and talent underpinning each sector.

2.71 The total investment package is made up of £241 million of UK and Welsh Government funding, £396 million of other public sector money and £637 million from the private sector. The make-up of the Swansea Bay City Region Board include the four local authorities, together with Abertawe Bro Morgannwg and Hywel Dda University Health Boards, Swansea University and the University of Wales Trinity St David's, along with private

sector companies. With a clear vision of 'A Super Smart Innovation Region', it is expressed through the following four interconnected strands, or internets:

Internet of Electronic Acceleration - Vision

To create a fully connected region and be at the forefront of digital innovation.

The internet of economic acceleration will:

- Create a regional, state of the art, digital infrastructure including next generation wireless networks
- Launch the Swansea City and Waterfront Digital District
- Establish a new creative digital cluster at Yr Egin
- Develop a centre of excellence in Next Generation Services to develop new commercial opportunities across the region
- Deliver the skills and training required to support the City Deal

Internet of Life Science and Well-being - Vision

- To place the region at the forefront of life science innovation and to be recognised as a destination of choice for global investment and enterprise in the field of life sciences and well-being
- Create and use an enhanced digital infrastructure to accelerate development in the area of life sciences

Smart Manufacturing - Vision

To place the region at the forefront of smart manufacturing and to support businesses to harness the opportunities associated with the digital manufacturing revolution.

Smart manufacturing is using data and technology to react immediately to changes in market or industry demands. Increasing Smart Manufacturing will help attract significant investment, drive economic growth and boost local regeneration through direct job creation and employment in vibrant innovation clusters.

An Internet of Energy - Vision

- To place the region at the forefront of energy innovation and establish the region as a globally significant player in the production and storage of energy
- To create jobs and investment whilst addressing challenges such as fuel poverty and energy security for current and future generations
- Digitally connect the region's energy assets to create a test bed for the demonstration of 'Future Energy Systems'

2.72 The 11 projects identified through the City Deal includes those in land use terms to be specifically proposed within Carmarthenshire, however the economic value presented through the deal will extend well beyond:

- A Wellness and Life Science Village in Llanelli which as part of the Internet of Life Science and Well-being will seek to create a physical village providing facilities and services which promote and improve well-being. It will integrate business development, education, healthcare, leisure, tourism, wellness support and research in life-sciences in one location, delivering transformational social and economic benefits.
- Yr Egin - Creative Digital Cluster in Carmarthen. As part of the Internet of Electronic Acceleration, the Yr Egin project will seek to create a new digital and creative cluster providing start up and development space for creative and digital companies. It will also seek to promote the Welsh Language forming a base for the Welsh language broadcaster S4C.

LDP Implications

The 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 emerging role of the City Region is a key consideration to ensuring the continued compatibility in a strategic context.

In this respect the signing of the City Deal and the identification of the above interconnected

strands, or internets with their component outcomes and projects will be a notable informant in any future land use policies or proposals. In this respect, whilst the City Deal reinforces much of the current LDPs strategic approach, a measurement of compatibility will be necessary as part of any future review, to ensure appropriate provisions are in place to support delivery.

Local Context

Carmarthenshire's Integrated Community Strategy 2011 – 2016

2.73 Carmarthenshire's Integrated Community Strategy (ICS) sets out a vision for the County from 2011 to 2016. A variety of organisations from all sectors in Carmarthenshire worked together through the Local Service Board to develop this Strategy which will try to address the challenges facing the County in the next few years. The Strategy sets a clear direction for the Council's actions and describes the commitment made by all partners in the County. The Vision is for a: **"Carmarthenshire that enables people to live healthy and fulfilled lives by working together to build strong, bilingual and sustainable communities."**

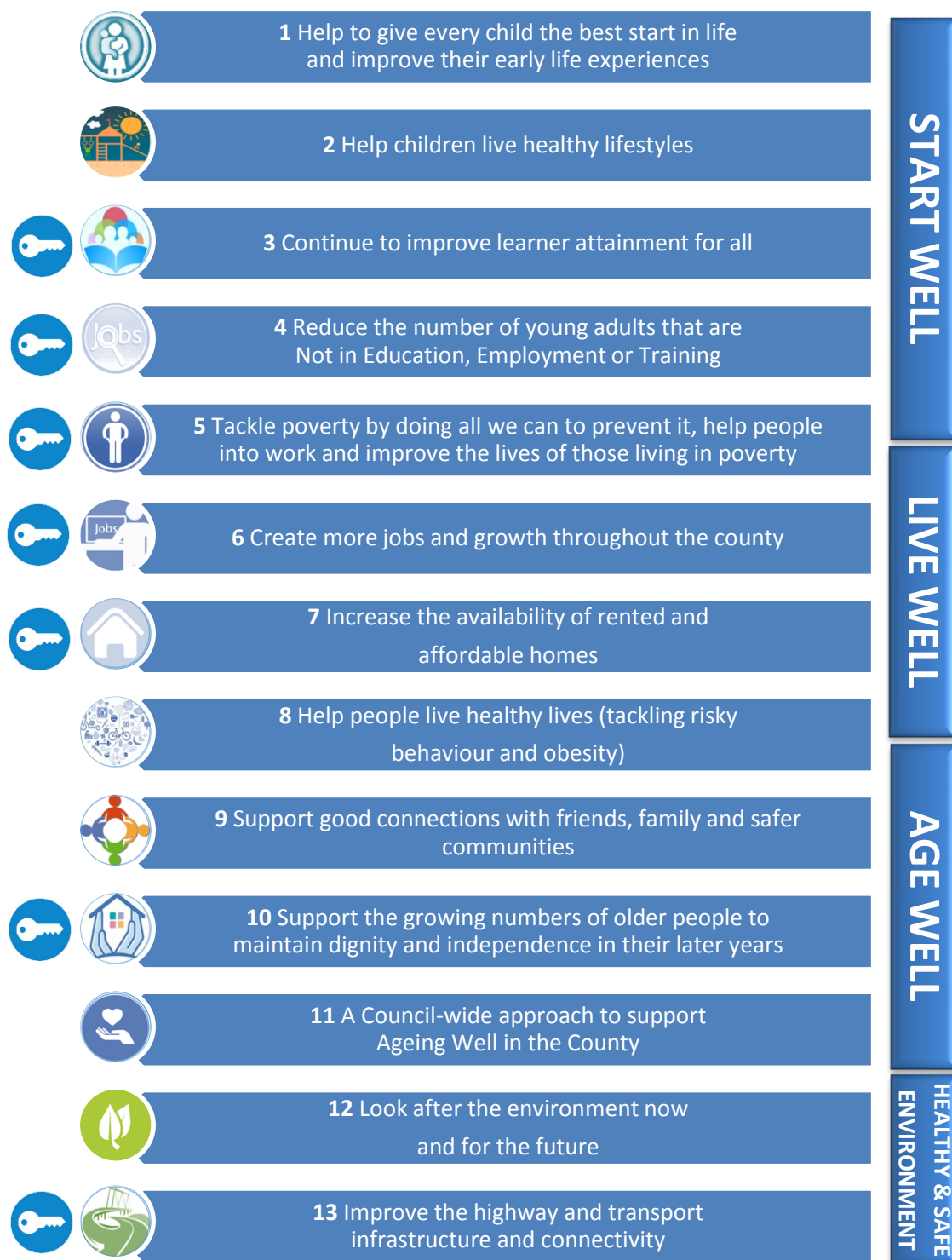
2.74 There is a synergy between the LDP and the ICS with the respective Visions closely aligned. The synergy between the documents is exemplified through the commitment to a sustainable Carmarthenshire, with the LDP providing a land use expression to this objective.


2.75 As stated above, the requirements of the Wellbeing and Future Generations Act will be monitored to ensure continuity of purpose and content between future iterations of both documents. These ways of working will continue to look to the long term, taking an integrated approach, working with others.

2.76 Well-being Plans will replace the community strategy/single integrated plan and will provide part of the evidence base and context for future LDPs and any Strategic Development Plans. In this respect the Council's Well-being Objectives are considered below.

Carmarthenshire County Council - Well-being Objectives 2017/18

2.77 The Council in line with its statutory obligations has published its Well-being Objectives for 2017/18. These objectives as set out below also includes the Improvement Objectives and follow approval at County Council:



 = existing Key Improvement Objective Priorities (KIOPs)

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

Public Service Board

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

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

Carmarthenshire Well-being Assessment

2.80 The Well-being Assessment undertaken by the Carmarthenshire PSB outlines: what well-being looks like in Carmarthenshire; and, what Carmarthenshire's residents and communities want well-being to look like in the future, through exploring key issues which positively and/or negatively impact well-being.

2.81 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.

2.82 These priorities will form the PSB's Well-being Plan for Carmarthenshire which is scheduled for publication in March 2018. This Plan will outline how the PSB will collectively utilise the five ways of working to improve well-being in Carmarthenshire and contribute towards the national well-being goals.

LDP Implications

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

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

Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015 - 2030

2.83 This document sets out Carmarthenshire's regeneration strategy, building on the opportunities for growth and investment which emerges from the policies and provision of the LDP. This in turn reflects Carmarthenshire as a confident, ambitious and connected component of the Swansea Bay City Region.

LDP Implications

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

The relationship between the LDP, the Transformations document and the strategic direction

regionally expressed through the City Deal will need to be considered as part of any future review to ensure appropriate provisions are in place to support delivery.

Community Infrastructure Levy (CIL)

2.84 The consultation on the CIL Preliminary Draft Charging Schedule was undertaken between September and November 2016 following resolution by the Council to progress work on its preparation. Part of this process has included the gathering of notable evidence around development viability and infrastructure. Subsequently, the Council's consideration on progressing CIL has been informed by a number of key developments:

2.85 **The Department of Communities and Local Government CIL Review - A New Approach to Developer Contributions** - In November 2015 the Westminster Government commissioned an independent national review of CIL with the purpose of:
'Assessing the extent to which CIL does or can provide an effective mechanism for funding infrastructure, and to recommend changes that would improve its operation in support of the Government's wider housing and growth objectives.'

2.86 The review examined the amount of revenue CIL is raising; the types of development that are paying CIL; impacts on viability; and the operation of the neighbourhood share of CIL.

2.87 In summary, the report's overall conclusion was that: CIL as currently configured is not fulfilling the original intention of providing a faster, fairer, simpler, more certain and more transparent way of ensuring that all development contributes something towards cumulative infrastructure need; it has also disrupted and complicated the Section 106 arrangements which, though much criticised, functioned reasonably well for many sites.

2.88 In identifying a way forward, the report recommends that Government consider a revised twin-track approach that allows local authorities to take advantage of the best

elements of the existing CIL and Section 106. It recommends that the Government replace the CIL with a hybrid approach of a broad and low level Local Infrastructure Tariff (LIT) and Section 106 for larger developments.

2.89 Devolution of CIL Powers – As outlined above the UK Government on 7th June 2016 published the Wales Bill with the intention to amend the Government of Wales Act 2006. The Bill received Royal Assent as the Wales Act 2017 on 31st January 2017.

2.90 As part of the Wales Act 2017 CIL has become a devolved matter with powers anticipated to be transferred to the Welsh Government in April 2018. In this respect a Transfer of Functions Order is necessary to allow Welsh Ministers to modify existing secondary legislation. Should the Welsh Ministers then consider it appropriate to amend the CIL Regulations then it is possible that further legislation may be required to enable this, however, this has not been confirmed.

2.91 Given the above it is currently unclear on the approach the WG wish to adopt on CIL, and notably whether they wish to continue with the approach as set out within the CIL regulations, or develop specific amendments or abandon it altogether.

2.92 Consequently and given that it is unclear which form, if any, CIL or its potential replacement will take, the preparation of a CIL for Carmarthenshire has subject to Council resolution, been placed in abeyance.

LDP Implications

The progress of the CIL for Carmarthenshire and any subsequent implications for the LDP will be subject to on-going monitoring. However, it is noted that if CIL was to be progressed it would need to clearly accord with, and express elements of LDP policy in terms of strategic delivery. As such, in light of a resolution for it to be held in abeyance, then it would be prudent for its future

consideration to be linked with any LDP review.

In this respect, whilst there are no direct implications on the LDP and this AMR, the national context and outcome of and deliberations on its future will require ongoing monitoring.

The Carmarthenshire Gypsy and Traveller Accommodation Assessment – 2016

2.93 Emanating from the provisions of the Housing (Wales) Act 2014, a Gypsy and Traveller Accommodation Assessment (GTAA) has been undertaken for Carmarthenshire to identify if there is a need for a Gypsy and Traveller site within the County. Undertaken in accordance with statutory guidance, the assessment was submitted to Welsh Ministers for scrutiny and approval. The Local Authority received confirmation from the Welsh Minister that the content of the needs assessment was accepted on 28th March 2017. The GTAA is now subject to consideration and reporting through the democratic process prior to sign off by the Authority. This has been delayed owing to the County Council Elections in May, however the assessment will be considered in due course.

LDP Implications

The requirements emanating from the GTAA will be an integral informant in relation to the identification of any Gypsy and Traveller Sites. It is noted that the content of GTAA was not accepted by Welsh Ministers in time for it to form a component of this AMR. Its content once subject to member deliberation will be considered in any subsequent AMRs, or as part of any LDP review.

Affordable Homes Delivery Plan 2016 – 2020: Delivering more homes for the people of Carmarthenshire

2.93 This sets out the Council's five year vision for maximising the supply of affordable homes. Its purpose is to provide detail on how and where more homes will be delivered and

what resources will be used and how more could potentially be accessed. It also outlines how an ambitious new build programme can be delivered.

2.94 The programme will initially deliver over 1000 additional affordable homes over five years, with a total investment exceeding £60m.

LDP Implications

The relationship between the delivery of affordable homes and land use Development Plans is self-evident, with much of the policy framework necessary or available to support it set out within the LDP's policies and provisions. The LDP sets a target for affordable housing delivery through the Planning process and supplements this through enabling funding to become available through developer contributions and commuted sums. The Delivery Plan builds on this to identify further mechanisms - from empty homes and mortgage rescues, to the buy-back of former Council homes.

The nature of the target and the considerations around the veracity, or otherwise of the latest population and household projections will also be further considered.

Supplementary Planning Guidance

2.95 The following SPG documents have been adopted to provide further detail on certain policies and proposals contained within the LDP during this AMR period:

- Place Making and Design
- Rural Development
- Leisure and Open Space requirements for New Developments
- Nature Conservation and Biodiversity
- Archaeology and Development

Summary

2.96 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. With the exception of the publication of the 2014-based Sub National Household and Population Projections, no changes identified to date suggest the need for an early review of the Plan. Subsequent AMRs would be expected to continue to provide updates on relevant contextual material which could affect the Plan's future implementation.

2.97 In relation to the 2014-based Sub National Household and Population Projections, these are discussed further below. In light of the significant variance between the 2014-based projections and those underpinning the LDP, evidential work is necessary to test the veracity of the projections, and to establish the future growth requirements for the County. In doing so, and in accordance with the requirements of PPW, due regard should be given to the projections and the need to understand other factors influencing housing requirements. These include the Council's strategic emphasis on environmental, cultural, linguistic, social, and the regeneration and economic objectives of the Council and the City Region.

The Carmarthenshire Context

Spatial Influences

2.98 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.

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

2.100 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.

2.101 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.

Distribution of Growth

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

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

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

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

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

2.104 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, 470 Scheduled Ancient Monuments (ranging from Prehistoric to post - Medieval/Modern features of cultural historic interest) and the large number of listed buildings. There are also a number of designated sites for nature conservation and biodiversity importance, including 7 Special Areas of Conservation, 3 Special Protection Areas, 1 Ramsar site, 82 Sites of Special Scientific Interest, 5 National Nature Reserves, 5 Local Nature Reserves and 7 registered landscapes.

Economic Indicators

Housing

2.105 The economic downturn post-2008 has at a national level had a significant impact on housing provision in the UK as a whole, and has in turn impacted confidence and delivery at a local level. Indeed it was only in February 2015 that the England & Wales house price index recovered back to the pre-crash level experienced in 2007, with prices continuing to rise through to the end of this monitoring period (see figure 1 below). However, this recovery has yet to uniformly manifest itself across Wales with the average house price of £147,746 at March 2017 – still marginally below that of the peak of £150,316 in August 2007.

2.106 Within a Carmarthenshire context, average house prices have not recovered to the pre-recession high of £149,515 (December 2007), with an average price in March 2016 of £124,904 having increased to £128,918 in March 2017 – a difference of 3.2% (see figure 2 below). This is comparable to many local authorities across the country, with the Wales figure of £147,746 to some extent distorted by improved recoveries within specific Council areas. In this respect there has been significant variations in the annual price change across Wales with areas such as Merthyr Tydfil showing a 12.3% positive difference with other areas exhibiting a negative difference.

Figure 1 Average price: England and Wales from April 2007 to March 2017

Key: ● all property types



Source: Land Registry

Figure 2 Average price: Wales from April 2007 to March 2017

Key: ● all property types



Source: Land Registry

Figure 3 Average price: Carmarthenshire from April 2007 to March 2017

Key: ● all property types



Source: Land Registry

2.107 The inevitable impact of the recession on house-building has been felt across Wales, and whilst continuing to consolidate on improvements in the 6,833 completions during 2016-17¹, it is still some way below the pre-crash peak of 9,334 in 2006-07.

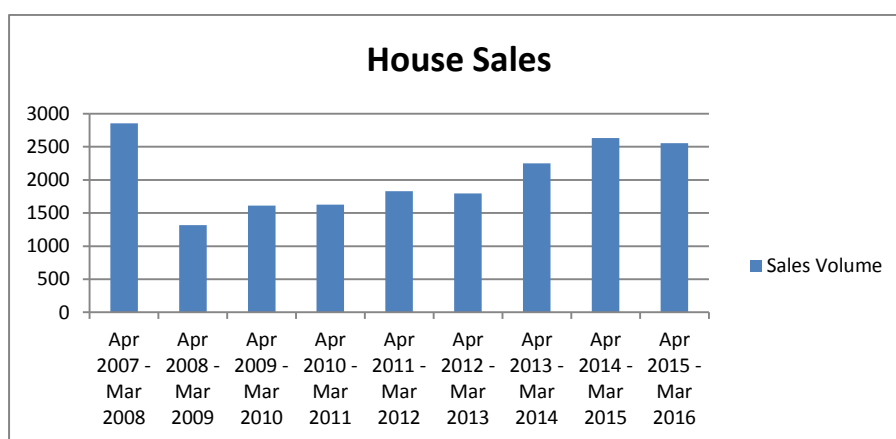
2.108 Housing delivery within Carmarthenshire during the Plan period has fallen short of the annual level necessary to meet the Plan requirement. However, it should be noted that much of this has been in a challenging economic climate and it could also be argued that the actual effect of the LDP in terms of delivery is still to be experienced with most houses that were built over the last year not on allocated sites having been permitted under the previous development plan. Nevertheless, post LDP adoption, the JHLAS have identified an improvement in land supply terms with availability in 2016 showing a 4.1 years with completions also achieving their highest level at 590 since 2011 (640). However, this AMR period has seen a drop off in those figures with the emerging 2017 JHLAS study showing a 4.1 year land supply (as indicated in the draft Statement of Common Ground) and completion levels of 426 dwellings on large sites. All of this is however within a context of national house-builders maintaining, and in the case of some renewing their interest in Carmarthenshire. This in itself sends a positive message about market confidence in the County but belies the need to assess the drop off in land supply and the reduction in completion levels during this AMR period.

¹ Source: StatsWales – New dwellings completed by period and tenure.

House Sales

2.109 As indicated within the following graph, there has been a gradual recovery in property sales following the drop from its peak in 2007/2008. This gradual recovery has seen sales return to a consistent level, albeit just below that of 2007.

Figure 4 House Sales: Carmarthenshire from April 2007 to March 2016



Source: Land Registry

Population and Household Projections

2.110 In formulating the LDP, regard was had to Planning Policy Wales (PPW) and its considerations in relation to the assessment of housing requirements. Specifically, paragraph 9.2.2 of PPW identifies that the starting point for the assessment of housing requirement within a development plan should be the Welsh Government's 2006 based population projections. During the preparation of the LDP, these projections were then further supplemented by the WG's 2008 and 2011 based projections.

2.111 The WG's 2006-based projections identified a requirement of 17,900 dwellings during the Plan period. The Council, in considering the appropriateness of the WG projections commissioned Edge Analytics to undertake an assessment of these projections, and also produced a number of other population and household projection scenarios for the County within the plan period. As a result of this reassessment, a scenario based on future

net migration assumptions (based upon the 5 years of evidence 2005-2009) and the 2009 Carmarthenshire mid-year estimate was selected as the most appropriate basis for consideration within the LDP.

2.112 This scenario at the time used the most recent evidence to derive its assumptions on future migration streams, but struck a balance between the very high net migration experienced mid-decade and the estimated migration level in 2009, which recorded the lowest net-migration to Carmarthenshire since 1993. This became known as Scenario 3 within the Council's evidence base.

2.113 In applying the above, a housing requirement of 15,197 dwellings for the plan period was identified for the LDP.

2.114 In February 2014, the WG published the 2011-based Local Authority Household Projections for Wales. These identified a significant reduction in the forecasted numbers of dwellings required within Carmarthenshire during the remainder of the plan period 2011-2021. In this respect, they differ significantly from

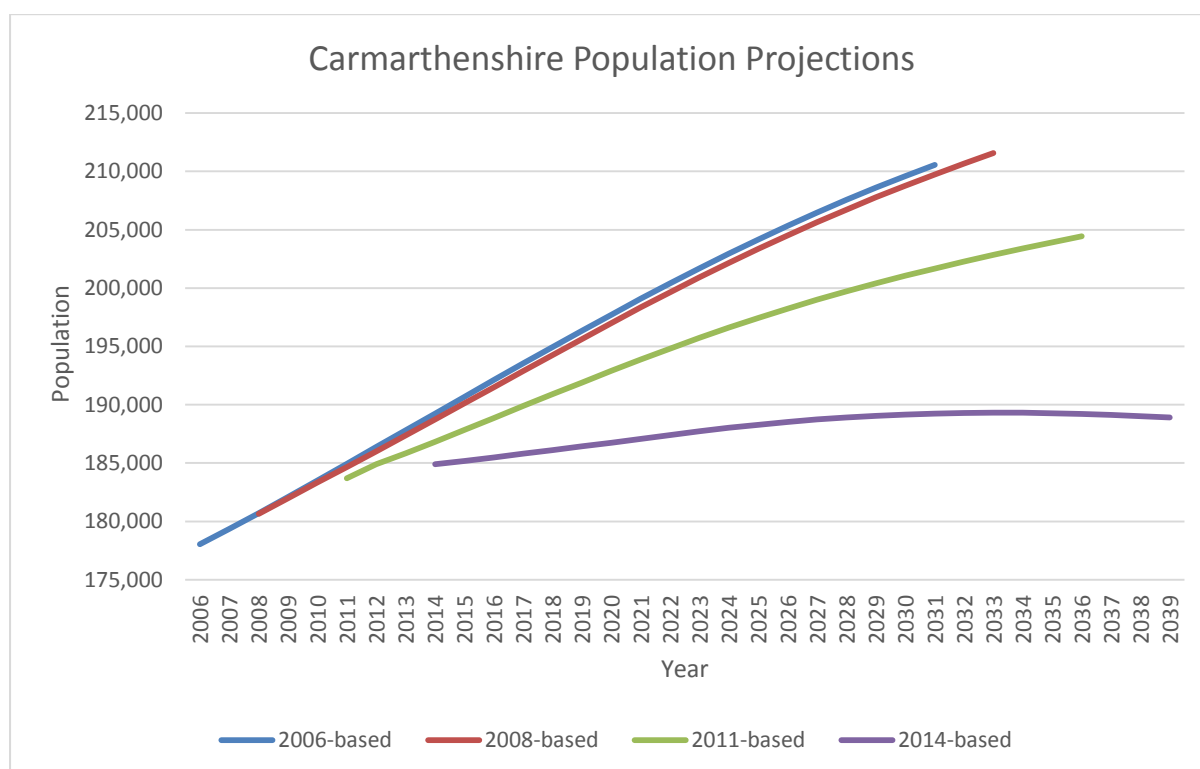
- (a) 2006-based projections
- (b) 2008-based projections, as well as,
- (c) the Council's own projections (which were utilised in the LDP).

2.115 The implication of the 2011-based Local Authority Household Projections was subject to consideration as part of the Examination into the Plan. As such, reference is made to the examination documents and the Inspector's Report, where the impact of the projected lower growth requirements emerging from the 2011-based Local Authority Household Projections is further discussed. However, it was accepted in the Inspector's Report that the LDP would progress using the Council's Scenario 3 projections.

2.116 There is a clear need to monitor the situation and take account of the results of future AMRs with regards to understanding the process of change and a future review of the LDP. Within the first AMR stage, and in light of the above, it was considered too early to

establish if the 2011-based Local Authority projections represented an ongoing trend, or if they were a reflection of the prevalent economic context for the period during which they were prepared. However, as outlined previously the publication in September 2016 of the 2014-based sub-national population projections allowed the first opportunity, post LDP adoption, to assess population change and to measure it in relation to that of 2011. In this respect the 2014-based population projections identify a significant decrease in population estimates from that shown in previous projections, and in particular the growth rates identified at the LDP base date (2006).

Figure 5: Comparative Carmarthenshire Population Projections

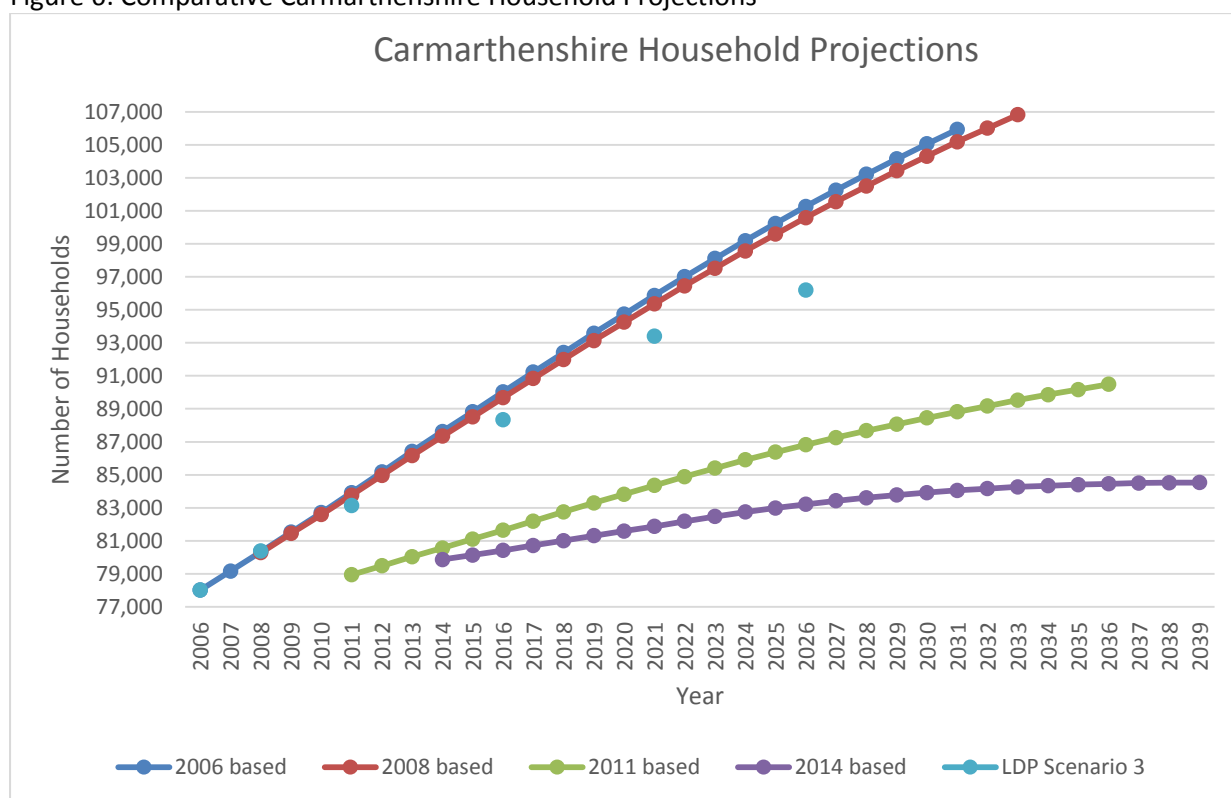


Source: Local Authority sub national population projections

2.117 The publication of the 2014-based sub national household projections in March 2017 further emphasised the projected downward trend indicated within the latest population projections. Figure 6 shows the difference in the number of households within the County utilising the 2006, 2008, 2011 and 2014 based projections. What is clearly apparent is the difference in the values between the 2006-based and the 2014-based projections. Similarly

the difference between the 2011 and 2014 based projections shows a continual year on year variance. Scenario 3 which forms the basis for the LDP housing requirement (highlighted by the dots on the graph) shows the growth projected through to 2021 (end of the LDP).

Figure 6: Comparative Carmarthenshire Household Projections



Source: Local Authority based sub national household projections and Carmarthenshire LDP

2.118 Whilst the above projections indicate a significant reduction in population and household numbers from that projected within both the 2006 and 2008 based projections, their use, in development plan terms, should be considered within the context of the provisions of paragraph 9.2.2 of PPW. In this respect, there will need to be a clear understanding of the factors influencing housing requirements in the area over the plan period, with the latest Welsh Government local authority level Household Projections for Wales forming part of the evidence base together with other key issues. These include links between homes and jobs, the need for affordable housing, Welsh language considerations, the provisions of corporate strategies and the deliverability of the plan.

2.119 It is also clear that household projections provide estimates of the future numbers of households and emerge through population projections and assumptions about household composition and characteristics. It is noted clearly that the expectation is that the LPA need to assess whether the various elements of the projections are appropriate for their area, and if not, undertake modelling, based on robust evidence, which can be clearly articulated and evidenced, to identify alternative options.

2.120 In this respect, the relevant evidence and informant necessary to support any deviation must also be considered in the context of viability and ensure that any change in growth requirements is deliverable.

Economy

2.121 Economic activity data for Carmarthenshire, and at an all Wales level from 2011 to this second annual monitoring period, shows in terms of economic activity a gradual improvement, particularly in recent years. This culminates in a 6 year high of 76.6%² for the County in 2016 and is above the all Wales performance.

Figure 7: Annual Labour Market Summary (Residents aged 16-64) – Economic Activity Rate

	Carmarthenshire		Wales	
	Economic Activity Rate	Economic Inactivity Rate	Economic Activity Rate	Economic Inactivity Rate
April 2011-March 2012	74.2%	25.8%	73%	27%
April 2012-March 2013	71.7%	28.3%	73.9%	26.1%
April 2013-March 2014	73.5%	26.5%	75.3%	24.7%
April 2014-March 2015	74%	26%	74.4%	25.6%
April 2015-March 2016	75%	25%	75.3%	24.7%
April 2016 – December 2016	76.6%	23.4%	74.8%	25.2%

Source: StatsWales

² This is based on 3rd quarter statistics.

2.122 The above increase in economic activity does not raise any implications of significance for the LDP. Such economic indicators will continue to be monitored and considered in any subsequent AMRs or as part of a future review of the LDP.

2.123 A second iteration of the Employment Land Review will be published in due course. This will build on the outcomes and content of the 2016 review further considering the performance of the economy in Carmarthenshire in terms of the take up and activity levels on existing and allocated employment sites.

Welsh Index of Multiple Deprivation

2.124 The Welsh Index of Multiple Deprivation 2014 (WIMD) (November 2014 (revised August 2015)) is the Welsh Government's official measure of relative deprivation for small areas in Wales. It is designed to identify those small areas where there are the highest concentrations of several different types of deprivation. Deprivation is the lack of access to opportunities and resources which we might expect in our society. This can be in terms of material goods or the ability of an individual to participate in the normal social life of the community. The next WIMD is planned for 2019 following a user survey conducted in 2016.

2.125 The WIMD, has been developed to support the effective local targeting of resources and policy. It provides the official measure of relative deprivation for small areas in Wales. Carmarthenshire has 112 LSOAs (Lower Super Output Areas). The results from WIMD show that Carmarthenshire has 25 LSOAs that are within the 30% most deprived areas in Wales. The majority of these areas (60%) are located in the Llanelli region (15 LSOAs) with 20% in the Amman area (5 LSOAs), 12% in the Gwendraeth area (3 LSOAs) and 8% located in the Carmarthen area (2 LSOAs).

Figure 8: Percentage of LSOAs by deprivation rank category - Overall Index (2014) (Carmarthenshire)

% LSOAs ranked in the 10% most deprived in Wales in the Overall Index	5%
% LSOAs ranked in the 10-20% most deprived in Wales in the Overall Index	6%
% LSOAs ranked in the 20-30% most deprived in Wales in the Overall Index	12%
% LSOAs ranked in the 30-50% most deprived in Wales in the Overall Index	30%
% LSOAs ranked in the 50% least deprived in Wales in the Overall Index	47%

2.126 Carmarthenshire has the following number of its 112 LSOAs in the deprivation brackets:-

- 5 areas that are in the 10% most deprived in Wales;
- 7 areas in the 20% most deprived; and,
- 13 areas highlighted as being in the 30% most deprived in Wales

2.127 The area which is ranked as the most deprived area in Carmarthenshire is Tyisha 2 and the area which is ranked as least deprived is Hendy 1.

2.128 Analysis of the data informs us that in some areas, whole electoral wards are among the 30% of the most deprived areas in Wales, namely Ammanford, Felinfoel, Glanymor, Glanamman and Tyisha.

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

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

Chapter 3 Monitoring Indicators

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

Spatial Strategy

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
% of overall housing permissions which are on allocated sites.	85% of all housing developments permitted every year should be located on allocated sites.	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.	54% of all housing developments permitted were located on allocated sites.	38.3% of all housing developments permitted were located on allocated sites.
<p>Analysis:</p> <p>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.</p> <ul style="list-style-type: none"> The survey reveals that 38.3% of the housing units which were permitted on large sites were located on allocated sites, falling below the target of 85%. Of the LDP allocated sites, outline planning permission was granted for 40 units and reserved matters or full permission was granted for 106 units. One major difference in this year's figures has been the decrease in the number of units permitted. During the 2015-16 period, a total of 1269 units were granted on large sites, whereas during the 2016-17 period, a total of 334 units were granted on large sites. <p>A number of applications are currently awaiting determination on allocated sites. The larger sites include the following</p>				

- GA2/h35 – Cefncaeau, Llanelli (280 – S/34991)
- GA2/h45 – Genwen Farm, Bynea (240 units – S/22242)
- T2/1/h2 – Cwrt Farm, Pembrey (100 units – S/21597)
- T2/6/h4 – Spring Gardens, Whitland (70 units - S/35037)
- T3/7/h8 – Clos Benallt Fawr, Hendy (51 units – S/35215)
- SC17/h4 – Land opposite Parc y Garreg, Mynyddgarreg (32 units – S/32362)
- SC15/h1 – Cae Ffynnon, Bancyfelin (30 units – W/35461)

Conclusion:

The sites above indicate potential permissions which may come forward in future AMRs. As a result, the potential for an increase in the percentage of permission on allocated sites should be noted.

As a prompt in delivering on allocated sites, the LPA has contacted landowners, developers and agents to ascertain the progress of bringing forward allocated sites for development. Landowners, developers or agents were requested to provide additional information in respect of actions undertaken and intent with on-site delivery.

Future steps to be taken (if necessary):

Matters relating to site delivery will be considered as part of any future review into the LDP.

The LPA will undertake further engagement with landowners, developers and agents to progress the delivery of sites allocated within the LDP.

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

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger			Performance 1 April 2015 – 31 March 2016	Performance 1 April 2016 – 31 March 2017
% of overall housing permissions which are on allocated sites.	85% of all housing developments permitted every year should be located on allocated sites.	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.	Growth Areas	Target 62%	Actual 67.3%	Actual 43.8%
			Service Centres	10%	3.6%	9.5%
			Local Services Centres	12%	17.1%	0.7%
			Sustainable Communities	15%	15.2%	46%

Analysis

137 units were granted permission during this monitoring period. However the distribution of growth has been predominantly achieved in the Growth Areas and the Sustainable Communities (43.8% and 46% respectively). Conversely, a low delivery rate has been experienced within both Service and Local Service Centres. The low percentage in these centres has however been influenced by the low number of units which has been granted on allocated sites, which presents a skewed picture within the indicator.

Growth Areas

10 Sites were granted planning permission. These include sites at GA1/h3 for 5 units, GA2/h3 for 1 unit, GA2/h9 for 19 units, GA2/h48 for 6 units GA2/h50 for 7 units, , GA2/h51 for 4 units, GA3/h29 for 2 units, GA3/h32 for 8 units, GA3/h43 for 3 units, GA3/h44 for 5 units.

Reference is made to GA2/h30, GA2/h31 and GA2/h56 which has been subject to a Masterplan which seeks to frame the parameters for site delivery and to assist in the marketing of the site for disposal for development. In this respect the Council is currently undertaken this marketing strategy.

Reference should also be made to the progress of the Carmarthen West link Road which is currently under construction. This will facilitate the on-going delivery of the Carmarthen West strategic housing development.

Service Centres

2 sites were granted planning permission: T2/4/h2 for 12 units and T2/6/h5 for 1 unit.

It is noted that T2/2/h1 - Llandeilo Northern Quarter (215 units) is currently subject to an adopted SPG. Part of the site's ownership is within that of Carmarthenshire County Council which is currently being marketed for development. It is noted that this part of the site presents opportunity to facilitate access to the remainder of the site area.

Local Service Centres

One site was granted planning permission: T3/2/h2 for one unit.

Sustainable Communities

10 sites were granted planning permission. Most notably 2 sites have more than 10 units: (SC33/h1) Land opposite village hall, Llanddarog (16 units) & SC15/h1) Land rear of Caeffynnon, Bancyfelin (13 units).

As background information, windfall sites have fallen relatively in line with the hierarchy: Growth Areas: 67%; Service Centres: 2.9%; Local Service Centres: 25.7%; and Service Centres: 4.4%.

Conclusion:

The target has not been met. There has been an imbalance in delivery across the hierarchy, with smaller developers favouring sites within the Sustainable Communities

As a prompt in delivering on allocated sites, the LPA has contacted landowners, developers and agents to ascertain the progress of bringing forward

allocated sites for development. Landowners, developers or agents were requested to provide additional information in respect of actions undertaken and intent with on-site delivery.

Future steps to be taken (if necessary):

Matters relating to site delivery will be considered as part of any future review into the LDP.

The LPA will undertake further engagement with landowners, developers and agents to progress the delivery of sites allocated within the LDP.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Permissions for, or availability of on site or related infrastructure which facilitates delivery of strategic employment sites (ha) as listed in Policy SP4.	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.	By 2018 all the strategic employment sites are not immediately available or available in the short term.		
<p>Analysis:</p> <p>Analysis: Three specific strategic employment sites have been identified within the LDP (Policy SP4):</p> <ul style="list-style-type: none"> - Dafen, Llanelli - Cross Hands East - Cross Hands West Food Park <p>In total the land allocated for these three sites amounts to 40.9Ha. Although the monitoring target date of 2018 is still some time away, there has been a clear progression towards delivery of all or parts of these three sites. Reference is also made to the GA2/MU9 – Delta Lakes which forms part of the South Llanelli Strategic Zone and has been identified as a key component in delivering part of the Vision for the City Deal – An Internet of Life Sciences and Well-being. This innovative and sector leading project will maximise on the site employment notation driving delivery and economic growth within the area.</p> <p>Dafen Llanelli</p>				

Full Planning Permission has been granted for an Air Ambulance facility, including office accommodation, on part of the site taking up 1.87Ha. This has been completed and the site is in full operation.

Cross Hands East

Outline Permission has been granted on the whole site (9.22Ha) 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 and development plot plateaus.

The site is identified as a strategic site as part of the Swansea Bay City region and is one of the WG's 'backbone' projects for European Regional Development Fund (ERDF). The construction of the plot layout and the road and associated infrastructure of Phase 1 has been implemented with the provision of a notional nine development plots. A starter self-build project providing a mix of units amounting to 25,000sqft has been initiated and a developer's day was held to launch a Property Development Fund (PDF) package to attract developers. Expressions of interest have been received.

Phase 2, consisting of up to five larger plots, is subject to an application to the Welsh Government for funding as part of a broader City Region bid. Financials and delivery timetable have been submitted to the WG for inclusion in their Business Plan under Priority 4 of the West Wales and the Valleys Programme to secure up to £2.4 million ERDF for the site. The Business Plan has now been approved and arrangements are being finalised with the WG to extend the Cross Hands Joint Venture which will be required in order to progress any scheme.

A separate planning permission has been granted on part of the Cross Hands East site for a tyre fitting and vehicle maintenance depot. This has since been built and is currently operational.

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 operations have already commenced. Some of the site is incidental green space, with the potential for expansion of operations in the future. The other permission is for the north west portion of the allocation (covering 2.35 Ha) and is for a single storey food grade industrial building with associated two storey office element and external service yards and car parking. These have also already been constructed. There is further space available for expansion on land within the planning permission - an estate spine road already services this northern end of the site. Consequently, in total the elements of this employment allocation that have already been delivered amounts to 4.44ha.

The Swansea Bay City Deal:

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

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

Conclusion:

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

The signing of the City Deal and the progress of partners in developing proposals in relation to the Wellness and Life Science Village provides a strong indication of, and confidence in, the delivery of the Delta Lakes site. In this respect the site has permission for the raising of levels which is currently being enacted. It is anticipated that an outline planning application will be submitted for the Life Sciences and Wellness Village later in the year.

Future steps to be taken (if necessary):

Continue monitoring. 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	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Permissions for residential development on previously developed housing allocations.	<p>29% of dwellings permitted on allocated sites should be on previously developed allocations.</p> <p>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.</p>	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 over a period of two years.	10% of dwellings on housing allocations have been permitted on previously developed land.	19.7% of dwellings on housing allocations have been permitted on previously developed land.
<p>Analysis:</p> <p>3 sites have been granted planning permission on previously development land, whilst 20 sites have been planning permission on greenfield sites. This represents a percentage increase on the previous year.</p>				
<p>Conclusion:</p> <p>Continue monitoring.</p>				

Future steps to be taken (if necessary):

Matters relating to the location of new sites will be considered as part of any future review into the 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	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
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).	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.	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.	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. *Provisional

Analysis:

Xx highly vulnerable development applications were permitted during this AMR period, however not one application was approved contrary to NRW advice.

Conclusion:

The target has been met.

Future steps to be taken (if necessary):

Continue to monitor.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG on SUDS.		SPG not produced within 5 months of adopting the Plan.	SPG produced.	SPG adopted
<p>Analysis:</p> <p>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:</p> <p>http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.WQG_vcuQyUk</p>				
<p>Conclusion:</p> <p>Target achieved.</p>				
<p>Future steps to be taken (if necessary):</p> <p>Monitor whether the introduction of national standards for SUDS become mandatory and respond as appropriate. Monitor any implications that emerge from any revision to Planning Policy Wales Technical Advice Note 15 and the guidance on the Implementation of Sustainable Drainage Systems on New Developments</p>				

Housing

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
The housing land supply taken from the current Housing Land Availability Study (TAN1).	Maintain a minimum 5 year housing land supply.	Housing land supply falling below the 5 year requirement.	4.1 years	4.1 years (provisional as set out in the draft Statement of Common Ground).
<p>Analysis:</p> <p>The 2017 Joint Housing Land Availability Study is currently being prepared. The Study is progressing according to the agreed timetable. The latest stage of the 2017 Study has been the production of the draft Statement of Common Ground (SoCG) which is currently out for consultation with study group members. The draft SoCG is seeking agreement for 4.1 years housing land supply.</p> <p>The 2015 Study was the first study to use the adopted LDP plan period as a basis for the residual calculation, and resulted in a 3.7 year supply. The 2016 Study had a 4.1 year supply and the maintenance of a 4.1 year supply in the 2017 Study, albeit still falling below the required 5 year supply, continues to progress in the right direction.</p> <p>The target to maintain a 5 year supply in line with Technical Advice Note (TAN) 1 is not currently being met, and the reasons have not changed since the previous AMR:</p> <ul style="list-style-type: none"> • The housing and population projections undertaken as part of the LDP were high. TAN 1 (January 2015) states that the residual method calculation must now be used solely as the method of land supply calculation. The residual method compares the quantity of land agreed to be genuinely available with the remaining housing requirement in the adopted LDP. As the projections were high, the remaining housing requirement is also high, resulting in a lower than expected land supply. In the past, a comparison has been done with the past build rate method, if this method was still in use, the rate would be in excess of 5 years. • Housing delivery has fallen generally over Wales in recent years, which has had an impact within Carmarthenshire. This can be put down partly to 				

the economic recession and a slow market. Build rates have fallen slightly this year but the general trend shows a general increase over the past few years, but have not peaked to the levels seen in 2008.

2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
426	516	429	379	317	276	563	300	263	647

- Parts of Carmarthenshire are very rural and are characterised by a higher proportion of construction of small sites by individuals and local builders. The delivery and contribution of small sites to the study has not been monitored in the past, and was done so for the first time in the last AMR which revealed that 91 units had been completed during the period. An assumption has been made in the Plan that 74 units contribute to the housing supply each year. The number of completions on small sites during this monitoring period is XX units (*study not yet complete – figure to be inserted*). This figure has not formed part of the Joint Housing Land Availability Report due to the timings of the study, but will feed into the 2018 Study.
- The Council continue to believe that the land supply figure of 4.1 is not necessarily a true reflection of the amount of land genuinely available for development. In reality, there is a large amount of land potentially available than the figures represent due to the methodology prescribed in the forecasting of the land supply figures. These sites can be considered as potentially available as they have no physical constraints, but fall outside the five year classification as the site does not have a valid planning permission, or has permission subject to the signing of a S106 and has therefore fallen in category 3 or 4. These sites could therefore be brought forward at short notice; however various conditions would need to change in order for this to occur.
- The impact of the requirement for additional S106 contributions for housing developments remains difficult to measure at this stage. The requirement, under Policy GP3 and set out in SPG, applies to all housing developments, where viable. Undoubtedly, this has had an impact on the smaller developer and self-builder and this will be monitored over time.
- In order to encourage the deliverability of housing sites, contact has been made with landowners of allocated sites to explain that there is an expectation that allocated sites be delivered during the plan period. The letter also sought their intentions with developing the site and any barriers to development that they have encountered.

Conclusion:

Although the target of a 5 year land supply has not been met, there are a number of reasons for this as set out above.

Future steps to be taken (if necessary):

It is considered that no further action is required at this stage due to the early stage of the Plan, however, the situation will be monitored closely.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
The number of dwellings permitted annually.	1,405 dwellings permitted annually.	20% +/- 2,810 dwellings permitted in the first two years after adopting the Plan.	1,483 dwellings.	584 dwellings
<p>Analysis:</p> <p>The total number of dwellings permitted during the monitoring period is 584.</p> <p>The number of dwellings permitted on large sites (>5 units) is 374 units. This is made up of 103 units granted as part of outline permission, and 280 units as part of reserved matters or full planning permission (9 of which are outline and reserved matters on the same site).</p> <p>There are 199 units granted on small sites (<5 units), 60 units were granted outline permission, and 141 units granted reserved matters or full planning permission (2 of which are outline and reserved matters on the same site).</p> <p>For the avoidance of doubt, the contribution of units which have received both outline and detailed planning permission during the same AMR period have only been counted once to avoid double counting.</p> <p>It is noted that the number of units being granted on small sites remains consistent and the drop experienced in this AMR is directly attributable to large sites (>5 units).</p> <p>Conclusion:</p> <p>With respect to the Assessment Trigger, 2,067 dwellings were permitted during the first two years of the Plan. As a result, the number of dwellings permitted fall outside the threshold allowance of 20%.</p> <p>As a prompt in delivering on allocated sites, the LPA has contacted landowners, developers and agents to ascertain the progress of bringing forward allocated sites for development. Landowners, developers or agents were requested to provide additional information in respect of actions undertaken</p>				

and intent with on-site delivery.

Future steps to be taken (if necessary):

Matters relating to site delivery will be considered as part of any future review into the LDP.

The LPA will undertake further engagement with landowners, developers and agents to progress the delivery of sites allocated within the LDP.

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
The number of dwellings permitted on windfall sites.	186 dwellings permitted annually on windfall sites.	20% +/- 372 dwellings permitted on windfall sites in the first 2 years after adopting the Plan.	784 dwellings.	407 dwellings
<p>Analysis:</p> <p>The target of 186 dwellings being permitted annually on windfall sites has been exceeded. A total of 405 units have been granted on both large (>5 units) and small sites (<5 units) during the monitoring period.</p> <p>Windfall Sites (Large sites)</p> <p>206 units have been granted on large sites; 51 units received outline permission and 158 units received reserved matters /full permission.</p> <p>Windfall sites (Small Sites)</p> <p>199 units have been permitted on small sites, 60 of these have received outline permission and 141 reserved matters / full permission. Of the 203 units which received planning permission, 2 units received both outline and detailed planning permissions during this monitoring period. For the avoidance of double counting, 2 units have been removed from the overall total.</p> <p>Windfall permissions have reduced considerably since last year. This may be due to the reduction in the number of UDP legacy sites with a valid permission coming forward. Small sites given permission remains to be higher than expected. Small sites have not been monitored prior to the last AMR and it has been unclear whether the number of small site permissions is normal, or down to the transitional period moving from the UDP to the LDP. However, the numbers remain the same for both AMRs to date (199 for both years).</p> <p>Conclusion:</p> <p>The results from this AMR period has seen a reduction in the number of windfall sites being permitted. This may be due to the reduction in the number of UDP legacy sites with a valid permission coming forward. This is consistent with the conclusions set out in the first AMR.</p> <p>Future steps to be taken (if necessary):</p>				

Continue to monitor

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
The number of Gypsy and Traveller pitches required.	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.	Failure to identify a site by 2016. Failure to provide a site by 2017.		
<p>Analysis:</p> <p>A site has not been identified between the AMR periods of 2016/2017.</p> <p>Within the first AMR (2015/2016), it indicated that the Gypsy and Traveller Accommodation Assessment (GTAA) had been submitted to the Welsh Government for approval on the 25th February 2016. The Local Authority received confirmation from the Welsh Minister that the content of the needs assessment was accepted on 28th March 2017. The GTAA will now need to be considered and signed off by the Authority. This has been delayed owing to the County Council Elections in May, however the assessment will be considered in due course.</p>				
<p>Conclusion:</p> <p>If the accommodation need is identified in the GTAA report and agreed by the Full Council of the Local Authority, then Section 103 of the Housing Act requires that a local authority must exercise its powers in Section 56 of the Mobile Homes (Wales) Act 2013 so far as may be necessary to meet those needs. With respect to the LDP, the identification and provision of a Gypsy and traveller site is critical, and it will need to inform any Review of the Local Development Plan for the County.</p>				
<p>Future steps to be taken (if necessary):</p>				

The Full Council of the Local Authority will need to agree as to the content of the GTAA. Subject to the Council resolving to accept the content of the GTAA, the LPA, in conjunction with the Local Housing Authority will in accordance with the Housing Act seek to identify and provide a new Gypsy and Traveller site.

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
The annual number of authorised and unauthorised Gypsy and Traveller caravans in the County.	No Gypsy and Traveller site recorded in one settlement for 3 consecutive years.	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years.		
<p>Analysis:</p> <p>The Council has introduced a new monitoring mechanism, in conjunction with WG to track and identify illegal transit encampments. This will allow an accurate and reliable analysis on unauthorised transit patterns throughout the county. Utilising this approach will allow the Council to accurately respond to any transit need and the above assessment trigger. It is noted that this monitoring tool has only relatively recently been operating and will be utilised within any future monitoring iterations.</p> <p>Current evidence does not indicate a need to provide a gypsy and Traveller transit site. Outcomes from the GTAA household interviews showed that less than 40% of households that were interviewed in Carmarthenshire felt that there was a need for more transit sites in Wales, and just 2 households stated that they had camped by the roadside/on an unauthorised encampment/on a transit site in Wales in the past 12 months.</p> <p>Conclusion:</p> <p>It is recommended at this stage that there is no need to provide a transit site in Carmarthenshire, however the Local Planning Authority along with colleagues from the Housing Division will continue to monitor the number of unauthorised encampments within the county, including its location and whether a single family group frequently reside at a particular location. It is noted that the indicator is subject to a 3 year monitoring target and as such progress will be monitored in future AMRs.</p> <p>Future steps to be taken (if necessary):</p> <p>To continue monitoring the timing and location of any unauthorised encampments.</p>				

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
The number of affordable dwellings permitted.	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.	20% +/- 452 affordable dwellings not permitted in the first 2 years of the Plan after adoption.	217.3 units.	101 units

Analysis:

Housing Allocations	
Type of Permission	Number of Affordable Units
Outline Permissions (with indicative numbers)	3.2
Outline Permissions (with numbers specified)	0
Full Planning and Reserved Matters	2*
Total	5.2

- A further four dwellings received reserved matters on one allocated site, however these 4 were considered under last year's AMR as an Outline permission.

Windfall Sites (large sites)	
Type of Permission	Number of Affordable Units
Outline Permissions (with indicative numbers)	17.8
Outline Permissions (with numbers specified)	1
Full Planning and Reserved Matters	70
Total	88.8

Windfall Sites (Small sites)	
Type of Permission	Number of Affordable Units
Key Worker / Rural Enterprise Dwellings / Live Work	5
Local Need	2
Total	7

Outline Permission with a UU for affordable housing (£ per square metre basis)	45 units
Outline Permissions with Commuted Sum Agreed	Contribution based on 11 units (£114,300.50)
Full Planning or Reserved Matters Permission with a commuted sum contribution paid / to be paid	£662,711.81 within 60 applications

The number of affordable units being approved during AMR2 has dropped to 101 units from 217.3 units identified in AMR1. In total over the two years, the 318.3 units approved drops below the 20% allowance given at the end of the two years since the adoption of the Plan.

AMR2 has seen a drop in the total number of affordable homes being permitted on allocated sites, whilst the number of affordable units on windfall sites is comparable to AMR1. However, AMR2 has seen a greater number of affordable homes being granted with detailed permission than the previous year. The number of permissions on small sites with a contribution towards affordable housing has increased on last year.

Conclusion:

The number of affordable units being approved has been severely impacted by the low numbers of total units being approved during this AMR period.

With respect to small sites and commuted sum contributions received, this AMR period has seen an increase of £403,324.11 from sites with reserved matters or detailed permissions over AMR1. This sum can be used to support the delivery of affordable housing. Planning services are assisting colleagues in the LHA to maximise opportunities for affordable housing through the financial contributions collected.

Future steps to be taken (if necessary):

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

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In considering subsequent AMR, the Local Planning Authority will need to be cautious of any duplication of numbers during the planning application searches for affordable housing. This first AMR has been used as the base for counting both outline and detailed applications, however in future years, it will be important not to double count outline permissions in one year which then have Reserved Matters Approval or other detailed permission in other years.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Affordable Housing percentage target in Policy AH1.	Target to reflect economic circumstances.	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.		

Analysis:

	Based on Sales Only			
	Mean (£)	Lower Quartile (£)	Upper Quartile (£)	90 th Percentile
April 2016	137,668	88,500	172,333	223,333
May 2016	139,213	88,500	171,500	228,000
June 2016	147,302	91,833	176,500	240,333
July 2016	150,038	91,000	178,333	245,333
August 2016	153,772	94,333	185,831	244,000
September 2016	154,425	95,000	189,665	249,998
October 2016	152,993	96,666	187,481	254,998
November 2016	154,252	94,666	189,816	268,331
December 2016	150,918	94,666	185,983	258,000

January 2016	155,611	93,000	187,666	273,000
February 2016	149,487	92,333	174,833	243,833
March 2016	152,633	91,000	174,250	241,250

The table above identifies the mean value based on a monthly basis since the start of this AMR period.

The mean value based on sales only for the entire year comes to £149,859. The figures highlighted in AMR 1 for the period 15/16 identified a mean sales only figure of £143,003. The 2013 based figures were highlighted as £146,427. With respect to the assessment trigger of 5% this falls within the 5% limit.

Conclusion:

The information above provides a basic figure for analysis based only on sales values within the county. Further detailed information will be provided as and when housing market data is available. This will be detailed in the published AMR report which will be sent to WG in October 2017.

Future steps to be taken (if necessary):

The Local Planning Authority will continue to monitor various statistical evidence associated with house prices on a quarterly basis in order fully inform the requirements of the policy target.

This policy target can also be analysed against Policy Target 14, which looks at the percentage of affordable housing being achieved on all housing allocations and large windfall sites within the county.

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	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
The number of affordable dwellings permitted on housing allocations per sub-market area.	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AH1 as follows:	The proportion of affordable dwellings permitted on residential allocations not in accordance with Policy AH1.		
	<ul style="list-style-type: none"> • Llandovery, Llandeilo and North East Carmarthenshire – 30% • St Clears and Rural Hinterland – 30% 	<ul style="list-style-type: none"> • W/31130 – Land to the rear of Caeffynnon, Bancyfelin. 	<p>No housing allocations within this submarket area were approved</p> <p>Two allocations approved. One at 14.4% affordable and the other a commuted sum payment</p>	<p>No housing allocations within this submarket area have been approved.</p> <p>2 units from 13 to be affordable. Equates to 15.3%</p>

	<ul style="list-style-type: none"> Carmarthen and Rural 30% 	<ul style="list-style-type: none"> W/26987 - Land opposite village Hall, Llanddarog W/33934 - Former MOD land and adjoining Wood End, Llanmiloe, Pendine 	Two allocations were approved. One at 14.28% and the other at 20%	<ul style="list-style-type: none"> 20% of units to be affordable. Indicative 16 units resulting in 3.2 affordable units. 4 affordables granted reserved matters, however it is part of a much larger allocation with the affordable units to be built following the completion of the 14 open market unit on the site. The remainder of the site does not have detailed permission.
	Carmarthen West (20%)		One allocation was granted planning permission with 12% affordable housing targets.	No permissions
	<ul style="list-style-type: none"> Newcastle Emlyn and Northern Rural Area – 20% 		Two housing allocations were granted planning permission. One at 14.28%	No permissions

			and the other at 20%.	
	<ul style="list-style-type: none"> Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20% 		Commuted Sum payments permitted.	No permissions
	<ul style="list-style-type: none"> Llanelli – 20% 	<ul style="list-style-type: none"> S/33659. Land at Harddfan, Bryn, Llanelli 	Outline permission granted at the 20% target for GA2/h45 and h46.	Outline planning permission for approximately 6 dwellings. Affordable Housing figure set at 20%.
	<ul style="list-style-type: none"> Ammanford / Cross Hands and Amman Valley – 10% 			No permissions

Analysis:

In total, four planning applications were approved on LDP Housing Allocation sites which will / have provided an on-site contribution for affordable dwellings. This reflects the low numbers of units highlighted in other Monitoring Indicators for Housing.

In addition, a number of applications have been approved on allocated sites which have either been for one or two plots, or that the affordable housing contribution would be better served by a commuted sum. Within this AMR period, £241,896.86 has been approved via a commuted sum payment from allocated sites.

Conclusion:

AMR 2 has seen a big drop in the number of housing allocations having planning permission which include an on-site contribution. With the sample size being so low, it is difficult to reflect on whether the percentage figures on those approved requires a need to assess the policy framework for AH1.

Future steps to be taken (if necessary):

Continue to monitor.

Economy and Employment

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
<p>Permissions granted for development on employment land listed in Policy SP7.</p> <p>Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.</p>	<p>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.</p> <p>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.</p>	<p>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.</p>	<p>90% of the annual/ interim monitoring target has been met.</p>	<p>98% of the annual/ interim monitoring target has been met.</p>
Analysis:				

The monitoring policy target relates to the amount of employment land that has been permitted or has become available within two years of adoption. At the time of publication of the first AMR in 2016, two years had not passed since adoption, so it was difficult to make an accurate assessment of this target. Nevertheless, it was found that almost 90 % of the annual / interim monitoring target for the first two years had already been met by this time.

For the second AMR, further land on employment allocations received planning permission for employment activities – amounting to **0.68Ha**. Further take up has occurred on employment allocations due to the incorporation of estate roads into site GA3/E1 (**0.24Ha**) and caravan storage on site SC34/E1 (**1.5Ha**). Combining this with the total amount of land already with planning permission or available for development, the figure rises from 24.93Ha within last years AMR to **27.35Ha** for the 16/17 monitoring period. This represents 98% of the way to meeting the monitoring target set out in the LDP (25% of the total employment land allocation (111.13Ha) - **27.78Ha** within the first two years after adoption). However, taking into account the additional variance of 20% under the target to allow for flexibility, then the monitoring target has been met.

Conclusion:

Clear progress has been made; further monitoring and reporting in subsequent AMRs will enable a clear picture as to whether the monitoring policy target will be met in subsequent years.

Future steps to be taken (if necessary):

Continue monitoring.

16 Monitoring Policy Target: Produce SPG on Rural Enterprise

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG.		SPG not produced within 9 months of adopting the Plan.	SPG produced.	SPG adopted
<p>Analysis:</p> <p>The Rural Development SPG was adopted in September 2016.</p> <p>The adopted SPG is available via the following link:</p> <p>http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.WQG_vcuQyUk</p>				
<p>Conclusion:</p> <p>The target has been achieved.</p>				
<p>Future steps to be taken (if necessary):</p>				

Retail

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Annual vacancy rates of commercial properties within the Primary and Secondary Retail Frontage areas of the Growth Area towns.	Vacancy rates of commercial properties in the town centres of Carmarthen, Ammanford and Llanelli.	Monitor for information.		
<p>Analysis:</p> <p>The Council as part of its retail monitoring activity beyond this AMR, recognises the need to understand and track changing retail activities at both a county and local centre level. With this in mind, the Council produced an updated Carmarthenshire Retail Study 2015 which is available on the Council's website. This update builds on the previous 2009 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (non-food retail). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to 2021. Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres which include tracking vacancy levels and the proportion of non-retail uses. The vacancy rates are identified below by settlement and by the Primary and Secondary Frontage area:</p>				

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Vacant Units (%)	Total Units	Vacant Units (%)
Carmarthen	164	14 units (8.5%)	128	11 units (8.6%)
Llanelli	85	17 (20%)	104	16 units (15.4%)
Ammanford	42	2 units (4.8%)	57	6 units (11.5%)

Carmarthen

The Town Centre of Carmarthen continues to exhibit a low vacancy level which in itself raises no specific concerns.

Ammanford

As a retail centre Ammanford is notably smaller than those of either Carmarthen or Llanelli, but it does nonetheless fulfil an important retail function. The vacancy levels as shown above are low, however experience over recent years indicates a town centre which is susceptible to regular turnover of occupancy. Indeed a number of prominent vacant units have recently been occupied or are subject to re-fit ahead of occupation. Whilst not captured at the point of survey, there have since 31st March 2017 been a number of new vacant units - a position which will require careful monitoring in moving forward.

Llanelli Town Centre

It is noted that within the Llanelli context, a number of 'hot spots' exist where vacancy has been an ongoing issue. Such areas are however the target

oft of ongoing Council driven regeneration initiatives. In this respect, the Council has been successful in securing funding through the Welsh Government's Vibrant and Viable Places which has introduced a new regeneration fund with 3 key priorities for targeted investment:

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

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

As a further response to the issues affecting Llanelli town centre and the recognition of the impact of both Parc Trostre and Parc Pemberton, In this respect AMR1 highlighted the consideration being given to identifying a Local Development Order (LDO) within Llanelli Town Centre.

AMR 2 has seen significant progress being achieved in relation to the introduction of a Local Development Order (LDO) for Llanelli Town Centre. If adopted, the LDO will grant conditional planning permission for specified uses in ground and upper-floor units. It is envisaged that the LDO, in permitting a wide range of compatible uses without the need for planning permission, will help to increase occupancy levels and footfall in the town centre. AMR 2 has also seen undertaking of a range of engagement with identified stakeholders, along with the commissioning of key supporting evidence (including SFCA, EIA and HRA).

A draft LDO and summary of reasons was presented to full Council in February 2017. Council resolved to approve the LDO for formal public consultation. Pending the outcome of this consultation and subsequent approval by Council, it is anticipated that the LDO will be adopted midway through AMR 3. This will mean that Carmarthenshire will be only the second Local Planning Authority in Wales to introduce an LDO.

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

Among its objectives the BID area will seek to:

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

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

Conclusion:

The retail position in terms of vacant units within the three identified centres whilst positive in relation to these monitoring outcomes nonetheless reflect the clear differential in terms of their scale and function.

- In this respect Carmarthen Town represents an important regional retail centre offering a broad retail offer ranging from major high street names through to local provision and exhibits a low vacancy rate which does not require any active interventions as a result of this AMR.
- Llanelli has however experienced a change in its town centre offer, but has attracted significant regeneration investment in recent years and there are corporate, political and business initiatives in place as part of its regeneration. It is however recognised that careful monitoring is required and a responsive approach through a potential LDO remains a considered option.
- Ammanford, whilst retaining a number of high street names with a range of local retailers, also indicated a low vacancy rate. However it has in recent years experienced a turnover in occupancy and as a consequence in order to ensure its ongoing vitality and viability, close monitoring will become necessary.

Future steps to be taken (if necessary):

Progress the Llanelli LDO towards adoption during AMR 3 pending the outcome of consultation and Council approval.

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	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Proportion of units in A1 retail use located in the Primary Retail Frontage as designated by Policy RT2.	65% or more of units within the Primary Retail Frontage are in A1 use.	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.		
<p>Analysis:</p> <p>The Council as part of its retail monitoring regime beyond this AMR recognises the need to understand and track changing retail activities at both a County and local centre perspective. With this in mind the Council produced an updated Carmarthenshire Retail Study 2015 which will be made available on the Council's website in due course. This update builds on the previous 2009 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (no-food retail). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to 2021.</p> <p>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.</p> <p>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:</p>				

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Non A1 (%)	Total Units	Non A1 (%)
Carmarthen	164	38 units (23.2%)	128	50 units (39%)
Llanelli	85	11 units (12.9%)	104	43 units (41.3%)
Ammanford	42	12 units (31.7%)	52	17 units (34.6%)

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

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

It is noted that Llanelli has experienced a significant change in retail terms. This has predominantly emerged as a result of the out of town retail developments at Parc Trostre and Parc Pemberton. It is however noted that whilst both the Primary and Secondary frontages perform relatively well in proportional terms for non-retail activity, there are a number of areas where A1 retail is the predominant activity. This is typified by the Elli Centre where there is limited non retail. It is clear that localised issues in terms of greater non retail provision have emerged notably within the primary frontage which when accompanied by high vacancy levels requiring careful ongoing consideration.

As a further response to the issues affecting Llanelli town centre and the recognition of the impact of both Parc Trostre and Parc Pemberton, In this respect AMR1 highlighted the consideration being given to identifying a Local Development Order (LDO) within Llanelli Town Centre.

AMR 2 has seen significant progress being achieved in relation to the introduction of a Local Development Order (LDO) for Llanelli Town Centre. If adopted, the LDO will grant conditional planning permission for specified uses in ground and upper-floor units. It is envisaged that the LDO, in permitting a wide range of compatible uses without the need for planning permission, will help to increase occupancy levels and footfall in the town centre. AMR 2 has also seen undertaking of a range of engagement with identified stakeholders, along with the commissioning of key supporting evidence (including SFCA, EIA and HRA).

A draft LDO and summary of reasons was presented to full Council in February 2017. Council resolved to approve the LDO for formal public consultation. Pending the outcome of this consultation and subsequent approval by Council, it is anticipated that the LDO will be adopted midway through AMR 3. This will mean that Carmarthenshire will be only the second Local Planning Authority in Wales to introduce an LDO.

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

Conclusion:

Llanelli Town Centre

The retail position within the three identified centres remains positive.

- Carmarthen Town represents an important regional retail centre offering a broad retail offer ranging from major high street names through to local provision and exhibits strong A1 retail provision.
- Llanelli has however experienced a change in its town centre offer, but has attracted significant regeneration investment in recent years and there are corporate, political and business initiatives in place as part of its regeneration. It is however recognised that careful monitoring is required and a responsive approach through a potential LDO remains in progress.

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

Future steps to be taken (if necessary):

Progress the Llanelli LDO towards adoption during AMR 3 pending the outcome of consultation and Council approval.

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

Transport

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Progress towards implementing the road schemes identified in Policy SP9 in accordance with delivery timetables.	Implementation in accordance with delivery timetables.	The road schemes identified in Policy SP9 are not delivered in accordance with delivery timetables.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.
<p>Analysis:</p> <p>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. The Carmarthen West Link Road having obtained planning permission remains under construction.</p> <p>It is not proposed to measure the success in relation to the implementation of the policy in terms of the identified Welsh Government Improvements as they are matters outside the control of the Local Planning Authority. This framework will however continue to monitor their progress towards implementation particularly with a view to the timescales indicated.</p>				
<p>Conclusion:</p> <p>Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.</p>				
<p>Future steps to be taken (if necessary):</p> <p>Monitor the progress of the Welsh Government Improvements.</p>				

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Progress towards implementing the cycle schemes identified in Policy TR4.	Implementation in accordance with delivery timetables by 2021.	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.		

Analysis:

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

- Towy Valley – A planning permission has been granted for the western section of the cycleway from Abergwili to Nantgaredig. Highway works have commenced with funding secured in 16/17 from Welsh Government Local Transport Fund. A planning application for the section from Nantgaredig to Carmarthen is currently being prepared for submission in due course.
- Amman Valley Cycleway –The main infrastructure works are substantively complete with the exception of a small section at Brynamman. Ongoing work will relate to signage, marketing and branding.
- Whitland to Llanglydwen – There are currently no programmed proposals to proceed with this route.

Conclusion:

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

Future steps to be taken (if necessary):

Continue to monitor the final implementation of the two schemes currently being delivered.

As part of any future Plan review, further consideration will be given to inclusion and/or the delivery of the Whitland to Llanglydwen route.

Minerals

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Aggregates landbank for Carmarthenshire County Council.	To maintain a minimum 10 year landbank of hard rock.	Less than 10 years hard rock landbank.	The current hard rock landbank for Carmarthenshire is 55 years.	The current hard rock landbank for Carmarthenshire is at least 68 years.
<p>Analysis:</p> <p>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. <i>MTAN 1: Aggregates</i> requires that a minimum 10 year landbank of hard rock should be maintained, this has been mirrored in the LDP monitoring target.</p> <p>The latest, best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority indicates that the current crushed rock landbank for Carmarthenshire is 73 years using the average of the last 3 years production data and 68 years using the average of the last 10 years production data. Therefore Carmarthenshire has at least 68 years of hard rock supply. This is well above the figure considered necessary in the monitoring target.</p>				
<p>Conclusion:</p> <p>The data indicates that the monitoring Policy Target is being met and therefore no further action is required.</p>				

Future steps to be taken (if necessary):

Continue with annual monitoring to ascertain whether the situation changes over the coming years.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Combined aggregates landbank for Carmarthenshire County Council with neighbouring authorities of PCC, PCNP & Ceredigion CC.	To maintain a minimum 7 year landbank of sand and gravel.	Less than 7 years sand and gravel landbank.	The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is 18 years.	The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 17 years.
<p>Analysis:</p> <p><i>MTAN 1: Aggregates</i> requires that a minimum 7 year landbank of sand and gravel should be maintained, this has been mirrored in the LDP monitoring target. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion.</p> <p>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 31.12.2014 (some data is still needed from other LPA's for 2015). The combined landbank is 18 years based on 3 years production average and 17 years based on 10 year production average. This is well above the figure considered necessary in the monitoring target.</p>				
<p>Conclusion:</p> <p>The data indicates that the monitoring Policy Target is being met and therefore no further action is required as a consequence of this AMR.</p>				
<p>Future steps to be taken (if necessary):</p> <p>Continue with annual monitoring to ascertain whether the situation changes over the coming years.</p>				

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone.	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP2.	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP2 over 3 consecutive years.	No sites contrary to Policy MPP2.	No sites contrary to Policy MPP2.
<p>Analysis:</p> <p>In the monitoring period for AMR 2, 5 planning permissions were granted on land situated within the buffer zones of extant mineral sites, as set out on the LDP Proposals Maps. None of the permissions were deemed to be ‘permanent, sterilising’ developments. The developments included:</p> <ul style="list-style-type: none"> - Two new dwellings with other residential properties located between the proposal and the quarry; - Side extension to an existing property, with other residential properties located between the proposal and the quarry; - Agricultural Notification - Prior Approval Not Required for the creation of a pond; - A building within an existing employment site surrounded by other industrial buildings; - Discharge of conditions on an existing planning permission for a single house within an existing residential area 				
<p>Conclusion:</p> <p>No action required as a consequence of this AMR.</p>				
<p>Future steps to be taken (if necessary):</p>				

Continue monitoring.

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

Analysis:

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

- Temporary developments (e.g. caravan/glamping sites, timber framed stables);
- Agricultural developments (e.g. modern agri-buildings such as steel barns);
- Prior notifications, planning permissions not required (telecoms, forestry, agriculture, demolition);
- Individual dwellings within hamlets or small residential clusters without development limits
- Alterations / extensions or change of use of existing buildings.
- Individual dwellings within small settlements with development limits
- Developments on land within 200m of residential areas

Conclusion:

No action required as a consequence of this AMR.

Future steps to be taken (if necessary):

Continue monitoring.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Number of prohibition orders issued on dormant sites.	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.	LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future.		
<p>Analysis:</p> <p>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. There is an issue concerning the tracing of ownership of one of the sites, but it is anticipated that the 5 Orders will be served in 2017.</p>				
<p>Conclusion:</p> <p>Whilst this Monitoring Policy Target has not strictly been met, the ongoing consideration of dormant sites and the authorisation provided by the Council to serve Prohibition Orders on 5 sites [and their anticipated issue in 2017] is considered sufficient. No further action other than continued monitoring is required.</p>				
<p>Future steps to be taken (if necessary):</p>				

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.

Renewable Energy

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Permitted capacity of renewable electricity and heat projects within the County (by MW).	Annual increase in the permitted capacity of renewable electricity and heat projects through the Plan period.	Monitor for information purposes.	45.79 MW of renewable energy has been permitted during the monitoring period.	17.306 MW of renewable energy has been permitted during the monitoring period.
<p>Analysis:</p> <p>Planning permission has been granted for schemes that have the potential to contribute a total of 17.306 MW of renewable energy within the County. This shows a reduction in the amount of energy permitted since the last AMR. And can be broken down as follows:</p> <p>Wind: 0.106 MW Solar: 8 MW Hydro: 0.10 MW Other: 9.10MW</p> <p>The intention of the target is to build upon the existing renewable energy permitted in the County each year. The number of applications permitted for wind and energy has reduced, the reasons for which is not known but the reduction in the feed-in tariffs could be a factor.</p> <p>Development is progressing on the Brechfa West Wind Farm. The scheme comprises 28 turbines each measuring 145m in height and having an</p>				

installed generating capacity of between 56–84MW. Development is also underway on the Brechfa Forest Connection Project which will provide a connection between the proposed Brechfa Forest wind farms and the electricity network.

Conclusion:

The number of renewable energy permissions, in particular for wind energy has fallen since the last AMR. There are no concerns about the level of renewable energy permitted.

Future steps to be taken (if necessary):

The permitted capacity of renewable energy projects will be monitored in future AMRs

27 Monitoring Policy Target: Produce SPG on General Renewable Energy

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG.		SPG not produced within 9 months of adopting Plan.		
<p>Analysis:</p> <p>Following an analysis of the types of applications received for renewable energy installations, it is considered that the SPG should focus on wind and solar energy developments instead of on general renewable energy.</p> <p>The SPG should have been prepared within 9 months of the adoption of the Plan, however during its preparation, it was considered that the Landscape Capacity and Sensitivity Study, which is nearing completion, should feed into the SPG. The SPG is currently being prepared and subject to the completion of the Study by the consultants, should be available for consultation later this year.</p>				
<p>Conclusion:</p> <p>It is anticipated that the draft SPG will be published for consultation within AMR3.</p>				
<p>Future steps to be taken (if necessary):</p> <p>None required at this stage.</p>				

Waste Management

28 Waste Management: Produce SPG on Nantycaws Waste Management Site

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG.		SPG not produced within 5 months of adopting Plan.		
<p>Analysis:</p> <p>The necessity to prepare a SPG in relation to the Nantycaws Waste Management Site has been superseded by the inclusion of details in relation to landfill and residual waste treatment in the Waste Planning Monitoring Reports for the South West Wales Region (WPMR 2016 was published in autumn 2016). The Report set out the regional position regarding landfill and residual waste treatment. Nantycaws is one of four operational landfill sites within the South West Wales region. Together they have the void space capacity to be keep operating at current deposition levels for 15 years. This is safely above the threshold set out in <i>TAN 21: Waste</i>, whereby a new landfill would need to be considered for the region.</p> <p>It is anticipated that the WPMR 2017 will be published later this year and will include further details regarding the Nantycaws Waste Management Facility. What is clear is that the Nantycaws site will continue to be important to the future management of residual waste for the region. As well as an active landfill, Nantycaws has an in-vessel composting facility which deals with residual garden and food waste. In addition 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), and a Materials Recycling Facility to cater for its recyclable waste.</p>				
<p>Conclusion:</p> <p>The potential requirements in relation to the preparation of a SPG for Nantycaws will be monitored and its production reviewed accordingly.</p>				
<p>Future steps to be taken (if necessary):</p> <p>Monitor accordingly, taking into account information and guidance set out in the forthcoming WPMR for the South West Wales Region.</p>				

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	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Hectares of suitable habitat in management.	An ongoing increase in provision of suitable habitat in management.	No increase in any given year.	4.24ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project. (this figure was net of NRW managed designated sites)	A further additional 6.56ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 – the total increase over the Plan period to 31/3/17 is 10.8ha.

Analysis: At the end of AMR 1, 32.27ha of land in good condition for the Marsh Fritillary was being managed by the project on 14 different sites. In addition, on designated sites (SSSIs and SACs) there was a further 42.86ha of land in good condition giving a gross total of 75.13ha. At the end of AMR 2, the project now manages 22 sites that together provide 38.83ha of habitat in good or suitable condition for the marsh fritillary butterfly. Natural Resources Wales managed a number of designated sites that provide an additional 41.95ha of habitat. This gives a gross total of 80.78ha at the end of

AMR2. (source: PIMS Action progress reports 2016-2017).

This project is a product of partnership arrangement which is overseen by a Steering Group. A dedicated Project Conservation Officer is employed to implement the project.

Conclusion:

Target achieved in this AMR period. Reference is made to the content of the SPG which is available via the link below:

http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.WQG_vcuQyUk

Future steps to be taken (if necessary):

Continue to monitor and report in future AMR. Consider review of evidence base moving into AMR 3, including review of payment justification framework and defining the SPG Area.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.	No planning applications approved contrary to the advice of NRW.	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.	No planning applications have been approved which affects the integrity of Natura 2000 sites during the AMR period.
<p>Analysis:</p> <p>Reference is made to the ongoing delivery of the Caeau Mynydd Mawr Marsh Fritillary project which is underpinned by Policy EQ7 of the LDP and SPG. This has allowed development to continue whilst adhering to the requirements of the Habitats Regulations.</p> <p>In relation to the Carmarthen Bay/Burry Inlet SAC, reference is made to the ongoing multi agency (including Dwr Cymru Welsh Water, Natural Resources Wales, City and County of Swansea and Carmarthenshire County Council) approach which is underpinned by the MoU. This has allowed development to continue whilst adhering to the requirements of the Habitats Regulations. Progress has been made in relation to reviewing this MoU during this AMR period, with City and County of Swansea and Carmarthenshire LPAs agreeing a 'joint' draft revision. Discussions are now planned with DCWW and NRW in due course with a view to finalising an updated MoU.</p> <p>A review has been undertaken which indicates that no planning applications were approved contrary to the advice of NRW.</p>				
<p>Conclusion:</p> <p>Target achieved during this AMR.</p>				

Future steps to be taken (if necessary):

Continue monitoring.

Develop ongoing training for Development Management Officers along with the potential for good practice notes.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Number of planning applications granted which may potentially adversely affect the features of a protected site for nature conservation.	No planning applications approved contrary to the advice of NRW or the authority's ecologist.	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	Provisional
<p>Analysis: (Provisional)</p> <p>A review has been undertaken which indicates that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist.</p> <p>In recognition of the provisions of the Environment (Wales) Act, presentations and ongoing training from the Council's Ecologist and its Conservation Manager. This has also allowed for an exploration of implications and opportunities provided by the Well Being of Future Generations (Wales) Act.</p> <p>Planners continue to have access to a dedicated professional ecologist. This continues to prove invaluable both in terms of assisting in the determination of planning applications and in the formulation of planning policy frameworks.</p>				
<p>Conclusion:</p> <p>Target achieved during this AMR period.</p>				
<p>Future steps to be taken (if necessary):</p>				

Continue to monitor and report in future AMRs.

Ongoing training for Development Management Officers along with the potential for good practice notes.

The Authority will monitor requirements from the Environment (Wales) Act.

The Authority will also monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Councils Well-being objectives.

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	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
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.	No planning applications approved contrary to the advice of NRW or the authority's ecologist.	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority'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. (Provisional)
<p>Analysis:</p> <p>A review has been undertaken which indicates that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist.</p> <p>In recognition of the provisions of the Environment (Wales) Act, presentations and ongoing training from the Council's Ecologist and its Conservation Manager. This has also allowed for an exploration of implications and opportunities provided by the Well Being of Future Generations (Wales) Act.</p> <p>Planners continue to have access to a dedicated professional ecologist. This continues to prove invaluable both in terms of assisting in the determination of planning applications and in the formulation of planning policy frameworks.</p>				
<p>Conclusion:</p> <p>Target achieved during this AMR period.</p>				

Future steps to be taken (if necessary):

Continue to monitor and report in future AMRs.

Ongoing training for Development Management Officers along with the potential for good practice notes.

The Authority will monitor requirements from the Environment (Wales) Act.

The Authority will also monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Councils Well-being objectives.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Number of planning applications permitted with the potential to adversely affect a Special Landscape Area.	No planning applications approved contrary to the advice of NRW or the authority's landscape officer.	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.	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.
<p>Analysis:</p> <p>Whilst this is the second of the 3 years required to be monitored, it should be noted that an initial high level review of approved applications generated on the SLA 'constraints layer' show that there were no applications approved contrary to the advice of NRW or the Council's Landscape Officer.</p> <p>In recognition of the provisions of the Environment (Wales) Act, presentations have been received at Training Away Days from the Council's Ecologist and its Conservation Manager. This has also allowed for an exploration of implications and opportunities provided by the Well Being of Future Generations (Wales) Act.</p> <p>Officers continue to have access to a dedicated professional Landscape Officer – providing an invaluable resource in the determination of planning applications and in the formulation of planning policy.</p>				
<p>Conclusion:</p> <p>Target achieved during this AMR period.</p>				

Future steps to be taken (if necessary):

Continue to monitor and report in future AMR's.

Ongoing training for Development Management Officers along with the potential for good practice notes.

The Authority will monitor requirements from the Environment (Wales) Act.

The Authority will also monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Councils Well-being objectives.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
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.	No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust).	5 planning permissions granted by the Local Planning Authority where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT over a period of 3 consecutive years.	Target was achieved in the first AMR period.	Target was achieved in the second AMR period.

Analysis:

This is the 2nd of the 3 years required to be monitored. 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.

Reference is made to the following applications determined within this AMR period:

Listed Buildings

1 W/32786 - Listed Building Granted on the 16-Aug-2016. Grade 2 Listed Building Consent for retention of unauthorised alterations to Farm Building at Henfryn Farm, Henfryn Road, Pentrecwrt, Llandysul, SA44 5BB. The planning application was minded to be approved albeit there were serious

concerns raised by the Council's Conservation Officer. Following the application being submitted to CADW, the application was then referred back to the Local Authority to determine without the need for the Welsh Government to determine the application in their place.

W/34542 and W34543 – A householder and Listed Building Consent Application to demolish an existing conservatory and to replace with single storey garden room, including minor alteration to ground floor layout of existing dwelling at Rhyd y Garreg Ddu, Talog, Carmarthen. Full Granted 12-Oct-2016. The planning application was minded to be approved albeit with a recommendation for refusal from the Council's Building Conservation Officer. Following the application being submitted to CADW, the application was then referred back to the Local Authority to determine without the need for the Welsh Government to determine the application in their place.

The Authority continues to monitor any resultant requirements emerging from the consultation held into Proposed changes to Planning Policy Wales Chapter 6: The Historic Environment. In recognition of the provisions of the Historic Environment (Wales) Act and the Proposed Technical Advice Note (TAN) 24: The Historic Environment, a presentation was received at a Training Away Day from the Council's Development Management Manager.

The Council's Development Management Section continue to have access to a dedicated professional Built Conservation Officer. This continues to prove invaluable both in the determination of planning applications and in the formulation of planning policy.

Conclusion:

Target achieved during this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMR's.

Ongoing training for Development Management Officers along with the potential for good practice notes.

The Authority will monitor requirements from the Historic Environment (Wales) Act 2016.

The Authority will also monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Councils Well-being objectives.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG.		SPG not produced within 7 months of adopting the Plan.	SPG produced.	SPG adopted.
<p>Analysis:</p> <p>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 and incorporates matters in relation to Landscape and Special Landscape Design.</p> <p>The adopted SPG is available via the following link:</p> <p>http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.WQG_vcuQyUk</p>				
<p>Conclusion:</p> <p>Target achieved.</p>				
<p>Future steps to be taken (if necessary):</p> <p>N/A</p>				

36 Monitoring Policy Target: Produce SPG on Archaeology

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG.		SPG not produced within 7 months of adopting the Plan.	SPG produced.	SPG adopted.
Analysis: The Archaeology and Development SPG was adopted in September 2016. The adopted SPG is available via the following link: http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.WQG_vcuQyUk				
Conclusion: Target achieved.				
Future steps to be taken (if necessary): N/A				

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG.		SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations).	SPG produced.	SPG produced.
<p>Analysis:</p> <p>The SPG was adopted in September 2016 and is available via the following link: http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.WQG_vcuQyUk</p> <p>Reference is made to the ongoing training provided by the in-house Ecologist with a view to increasing an understanding of the content of the SPG in practice. This also recognised the provisions of the Environment (Wales) Act and also allowed for an exploration of the implications and opportunities provided by the Well Being of Future Generations (Wales) Act.</p>				
<p>Conclusion:</p> <p>Target achieved</p>				
<p>Future steps to be taken (if necessary):</p> <p>N/A</p>				

38 Monitoring Policy Target: Produce SPG on Design

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG on Design.		SPG not produced within 5 months of adopting the Plan.	SPG produced.	SPG adopted
<p>Analysis:</p> <p>The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire.</p> <p>The adopted SPG is available via the link below: http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.WQG_vcuQyUk</p>				
<p>Conclusion:</p> <p>Target achieved</p>				
<p>Future steps to be taken (if necessary):</p> <p>N/A</p>				

39 Monitoring Policy Target: Produce SPG on Locally Important Buildings

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG on Locally Important Buildings.		SPG not produced within 15 months of adopting the Plan.	SPG not produced during the first AMR.	SPG not produced during the second AMR.
Analysis: The publication of the SPG has been delayed to coincide with the publication of the Renewable Energy SPG and other guidance documents. This will allow the authority to consult in a more co-ordinated and efficient manner, and reducing duplication.				
Conclusion: The delay in producing the SPG is justified and beneficial.				
Future steps to be taken (if necessary): Production of SPG to be monitored as part of subsequent AMRs.				

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG on Trees, Landscaping and Development.		SPG not produced within 15 months of adopting the Plan.	SPG not produced during the AMR.	SPG not produced during the second AMR.
Analysis: The publication of the SPG has been delayed to coincide with the publication of the Renewable Energy SPG and other guidance documents. This will allow the authority to consult in a more co-ordinated and efficient manner, and reducing duplication.				
Conclusion: The delay in producing the SPG is justified and beneficial.				
Future steps to be taken (if necessary): Production to be monitored as part of subsequent AMRs.				

Recreation and Community Facilities

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
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.	No applications approved contrary to Policy SP16 and RT8.	1 application approved contrary to Policy 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.
<p>Analysis:</p> <p>A review of planning decision notices (reasons for approval) indicates that there have been no applications approved contrary to the provisions of LDP policies SP16 and RT8.</p> <p>It should be noted that LDP Policy SP16 was frequently cited in the reasons for approval as part of the delivery of new / improved facilities across the County. Such facilities include educational establishments and community facilities.</p> <p>It is noted that LDP Policy RT8 was cited in the reasons for approval as part of the determination of 2 proposed conversions of public houses into dwellings in the Upper Amman Valley. Furthermore, LDP Policy SP16 was cited in the reasons for approval as part of the determination of a proposed conversion of a public house in Saron (GA3).</p> <p>Conclusion:</p> <p>Target achieved in this AMR period.</p>				

Future steps to be taken (if necessary):

Continue to monitor and report in future AMRs.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Amount of open space lost to development (ha)	No open space should be lost to development except where in accordance with Policy REC1.	Open space is lost to development contrary to the provisions of Policy REC1 which results in a net loss of open space.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.
<p>Analysis:</p> <p>A review of planning approvals against the existing open space 'constraints layer' indicates that there are no applications approved contrary to the provisions of LDP policy REC 1.</p> <p>Those applications approved on the layer include the delivery of new / improved facilities across the County, including augmenting existing recreational offers.</p> <p>In relation to the evidence base, it should be noted that the review of the Green Space Assessment has commenced within this AMR period. A cross departmental working group was established and liaison was undertaken with Natural Resources Wales as part of discussions on their environmental information for wellbeing assessments.</p> <p>Initial outcomes sought from the review could include:</p> <ul style="list-style-type: none"> • Update of assessment with a focus on the 2.4ha per 1000 population accessibility standards that underpin the LDP; • Study to extend to lower tier settlements (the initial study only focused on those higher tier settlements); • Training for officers in use of the software to help identify need for new/increased provision amongst other issues. 				
Conclusion:				

Target achieved in this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMR.

Finalise review of updated Green Space Study in AMR 3.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG.		SPG not produced within 15 months of adopting the Plan.	SPG produced.	SPG Adopted
<p>Analysis:</p> <p>The SPG was adopted in September 2016.</p> <p>The adopted SPG is available to view via the link below: http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.WQG_vcuQyUk </p>				
<p>Conclusion:</p> <p>Target achieved.</p>				
<p>Future steps to be taken (if necessary):</p> <p>N/A</p>				

The Welsh Language

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
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.	All planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres to include a requirement to phase development, in accordance with policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.	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.	No planning permissions contrary to LDP Policy SP18.	No planning permissions contrary to LDP Policy SP18.

Analysis:

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

A review of approved applications within these 5 communities (source: JHLAS) identifies that there were 7 sites granted permission that fall within the identified communities:

- Land off Ffordd Gwyrdd , Gorslas (GA3/h43 – part) – 3 units permitted;
- Land to the rear of 33 Church Road, Gorslas (GA3/h44) – 5 units permitted;
- Land off Heol y Banc, Bancffosfelen (windfall site) – 19 units permitted;
- Land off Heol Cwmmawr, Drefach (windfall site) – 16 units permitted;
- Land at 52 Penygroes Road, Gorslas (windfall site) – 9 units permitted;
- Land off Heol Rhosybonwen, Cefneithin (windfall site) – 16 units permitted;
- Land at Penygroes Road, Gorslas (windfall site) – 6 units permitted.

There were a total of 9 permissions granted for these sites; of these permissions, only 2 granted consent for a number of dwellings which exceeded the thresholds set out in Policy SP18 (5 or more in Sustainable Communities and 10 or more in Growth Areas, Service Centres and Local Service Centres).

Land off Heol y Banc, Bancffosfelen was granted consent Full planning permission for 19 dwellings, however, 2 of these are permitted as affordable dwellings. In accordance with paragraph 5.6 of the SPG on The Welsh Language, this would result in a total of 17 dwellings which would contribute towards the threshold as set out in Policy SP18. The site already benefitted from a Full planning permission for an alternative scheme for 21 dwellings which had been granted prior to the adoption of the LDP. The site could therefore had been built under this existing valid consent, and in the interests of pragmatism it was considered that this consent would in effect not impact any differently upon the Welsh language than the existing consent.

Land off Heol Cwmmawr, Drefach was granted a Reserved Matters consent for 9 dwellings. The phasing of a development would be a matter to be considered at the Outline application stage; the Outline permission relating to this development was permitted prior to the adoption of the LDP.

This site was also granted Full planning permission for 7 dwellings, 1 of which had permission as an affordable dwelling; this would result in a total of 6 dwellings which would contribute towards the threshold as set out in Policy SP18. In considering this permission in isolation, there would be no need to require the development to be phased on the grounds of its anticipated impact upon the Welsh language. However, it should be noted that there

was also a Reserved Matters consent granted for 9 dwellings (as noted above). Whilst this permission is not contrary to Policy SP18, the cumulative impact of both permissions should have been considered in the deliberation of this application.

Land off Heol Rhosybonwen, Cefneithin was granted a Reserved Matters consent for 16 dwellings, however, 4 of these are permitted as affordable dwellings, and this would result in a total of 12 dwellings which would contribute towards the threshold as set out in Policy SP18. The phasing of a development would be a matter to be considered at the Outline application stage; the Outline permission relating to this development was permitted prior to the adoption of the Local Development Plan.

Conclusion:

There are no permissions granted which are contrary to Policy SP18.

Future steps to be taken (if necessary):

Continue to monitor permissions. In future, consideration should be given to the impacts of developing smaller schemes which could cumulatively meet the thresholds set out in Policy SP18 and which could potentially impact upon the Welsh language.

Reference is made to a number of sites which were granted outline consent prior to the adoption of the LDP. However, it is anticipated that these instances will become less commonplace as time progresses.

Chapter 4

Sustainability Appraisal / Strategic Environmental Assessment Monitoring

Methodology

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

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

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

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

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

4.6 It should also be noted that the Authority (via Public Service Board) has been collating information with a view to developing a Well-Being Plan for Carmarthenshire. This is due to be published in April 2018. The Carmarthenshire Well Being Assessment for 2017 has been published and is available on the Council's website <http://www.thecarmarthenshirewewant.wales/>. Opportunities to work alongside colleagues in Corporate Policy have been taken with a view to developing an integrated review of the social, economic and environmental baseline. This presents direct opportunities to secure tangible information for future SA-SEA monitoring via the AMR process.

SA Topic Page 158	SA Objectives	Baseline Indicators	Additional Indicators to Monitor Significant Risks and Opportunities	Data	Commentary on Baseline Indicators : AMR 1 and 2.
1 - Sustainable Development	<p>1-1 To live within environmental limits</p> <p>1-2 To ensure a strong, healthy and just society</p> <p>1-3 To achieve a sustainable economy</p> <p>1-4 To remove barriers and promoting opportunities for behavioural change</p>	<p>(a) Carmarthenshire's ecological footprint in area units per person</p> <p>(b) Achievement of the top ten commitments set out in the WAG Sustainable Development Action Plan 2004-2007 and One Wales</p> <p>(c) GVA and GVA per head</p> <p>(d) Percentage of Carmarthenshire population in low income households</p>	(See other topics.)	<p>http://gov.wales/topics/environmentcountryside/climatechange/publications/ecological-footprint-of-wales-report/?lang=en</p> <p>Carmarthenshire Well Being & Future Generations Well-being Assessment (Text provided by Carmarthenshire's Corporate Policy Division)</p> <p>CACI Paycheck 2015 (Information provided by Carmarthenshire's Corporate Policy Division)</p>	<p>(a) A new estimate of the ecological and carbon footprints of Wales for 2011 building on previous studies. Carmarthenshire gha/c is 3.36 with the Wales average being 3.28.</p> <p>(b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</p> <p>(d) 36% of households in Carmarthenshire are living in poverty as defined by Welsh Government (income 60% below the GB Median Household Income)</p>

2 - Biodiversity	<p>2-1 To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement</p> <p>2-2 To protect, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas</p>	<p>(a) Status of BAP priority species</p> <p>(b) Status of BAP priority habitats</p> <p>(c) % BAP habitats and species as stable or increasing</p> <p>(d) Achievement against national and local BAP targets</p> <p>(e) Area of urban parks and green spaces provided by the LDP</p> <p>(f) % of SAC, SPA and SSSI sites and their features in favourable condition</p> <p>(g) Status of species and habitats pursuant to the NERC Act 1996</p> <p>(h) Number of designated SINC</p> <p>(i) Proportion of land managed as areas for carbon sequestration (e.g. peatland and woodland management)</p>	<p>Number of development schemes which design in urban biodiversity areas</p> <p>Number of developments with adverse effects on designated sites</p> <p>Number of developments in designated sites</p> <p>Proportion of new habitats created by the LDP</p> <p>Proportion of development on greenfield sites</p> <p>Proportion of development on brownfield sites</p> <p>Proportion of new development in wildlife corridors</p>	<p>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSitesOfSpecialScientificInterest/?lang=en</p> <p>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialAreasOfConservation/?lang=en</p> <p>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialProtectionAreas/?lang=en</p>	<p>(a,b,c,d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>The requirements of the Environment (Wales) Act on public bodies in relation to the enhancement of Biodiversity is noted and has been further considered within the contextual section of this AMR.</p> <p>(e) In relation to urban parks, the LDP identifies proposed recreation designations and reference is made to the Policy framework in this regard. Any implications will be considered as part of any review into the Plan.</p> <p>(f) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan.</p> <p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(h) There are not currently SINC's designated within the Plan area. Provision is made for their designation with the Natural Environment and Biodiversity SPG. This will be monitored as the implementation of the Plan progresses with any implications considered accordingly as part of any review into the Plan.</p> <p>(i) Information is unavailable on an annual basis. The LDP recognises the focus of PPW in relation to the potential of encouraging land uses and land management practices that help secure and protect carbon sinks. Reference is made to policy SP14 Protection and Enhancement of the natural Environment and the relevant Environmental protections policies of the adopted LDP. Any implications will be considered as part of any review into the Plan.</p>
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<p>3 - Air Quality</p>	<p>3-1 To maintain/reduce the levels of the UK National Air Quality pollutants</p> <p>3-2 To reduce levels of ground level ozone</p> <p>3-3 To reduce the need to travel, through appropriate siting of new developments and provision of public transport infrastructure</p>	<p>(a) Number and extent of AQMAs in Carmarthenshire</p> <p>(b) Air quality monitoring in Llandeilo (potentially future AQMA monitoring)</p> <p>(c) National Atmospheric Emissions Inventory (NAEI) levels of key air pollutants (e.g. Benzene, 1,3-Butadiene, Lead, NO₂, PM10, SO₂)</p> <p>(d) Area of sensitive habitats exceeding critical loads for acidification and eutrophication measured as (i) acidity and (ii) nutrient nitrogen</p> <p>(e) Levels of ground level ozone</p>	<p>Number of developments within 1 km of motorway / trunk road junctions</p> <p>Number of developments sited so as to reduce the need to travel (proximity to services and facilities)</p> <p>Number of developments supported by high-quality inter-settlement bus, train or other public transport routes</p> <p>Number of developments in areas of poor air quality</p> <p>Number of developments likely to contribute to increased levels of UK national Air quality pollutants (other than transport)</p>	<p>Environmental Health Department – Carmarthenshire County Council.</p> <p>http://lle.wales.gov.uk/catalogue/item/LandmapVisualSensory/?lang=en</p> <p>http://lle.wales.gov.uk/catalogue/item/LandmapLandscapeHabitats/?lang=en</p> <p>- http://www.rotap.ceh.ac.uk/</p>	<p>(a,b) There are now three separate AQMA's, which are; Llandeilo, Carmarthen and Llanelli. This updated position will be reflected in the Plan review and there is ongoing liaison with the Environmental Health Dept in this regard.</p> <p>(c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan.</p> <p>(e) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan.</p>
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<p>4-1 To reduce the emission of greenhouse gases</p> <p>4-2 To minimise the vulnerability of Carmarthenshire to the effects of climate change through making space for water, coastal retreat and shifting habitat distribution patterns</p> <p>4-3 To encourage all new developments to be climate resilient</p> <p>4-4 To encourage energy conservation and higher energy efficiency</p> <p>4-5 To minimise energy consumption and promote renewable energy sources</p>	<p>(a) Annual emissions of greenhouse gases (by sector)</p>	<p>Number of developments that respect existing natural habitats and green corridors</p> <p>No. planning applications for renewable micro-renewables and successful installations</p> <p>Average SAP rating of housing</p> <p>No of town/community based carbon reduction projects</p> <p>Number of installed megawatts of renewable energy capacity in Carmarthenshire</p> <p>Number of wind turbines</p> <p>% developments with Sustainable Urban Drainage Systems (SUDS)</p> <p>Percentage of housing stock meeting particular CfSH and BREEAM standards</p> <p>Percentage of offices, retail and industrial buildings meeting BREEAM standards</p> <p>Number of new developments built to achieve carbon neutrality</p>	<p>Local authority average domestic gas and electricity consumption per consumer -</p> <p>http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf</p> <p>http://gov.wales/topics/environmentcountryside/energy/renewable/low-carbon-baseline-survey/?lang=en</p>	<p>(a) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
	<p>(b) Carmarthenshire's domestic energy consumption</p>			<p>(b) Carmarthenshire Domestic Energy Consumption Gas 2013 is 13,119 Electricity 2013 is 3,815. Wales average is 13,029 and 3,736 respectively.</p>
	<p>(c) Proportion of alternatively fuelled vehicles in the county</p>			<p>(c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
	<p>(d) Percentage of companies with a Level 5 Standard Green Dragon EMS</p>			<p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan (Solar panels in the majority of cases are PD).</p>
	<p>(e) Proportion of transport network able to cope with the predicted temperature increases associated with climate changes</p>			<p>(h,i) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
	<p>(f) Number of sites being used to assist in climate mitigation and adaptation, e.g. soft flood defences</p>			<p>(j) The report shows Low carbon energy in Wales by local authority. There are 3,856 projects identified in Carmarthenshire out of a total of 51,503 nationally. Carmarthenshire hosts 3,856 low carbon energy generation projects harnessing solar, wind and other renewable energies to produce around 328GWh of green energy</p>
	<p>(g) Number of homes applying for planning permission for microgeneration</p>			
	<p>(h) Homes installing microrenewables</p>			
	<p>(i) Average Standard Assessment Procedure energy rating of housing</p>			
	<p>(j) Number of town/community based carbon reduction projects</p>			

<p>5 - Water</p>	<p>5-1 To ensure water quality of rivers, lakes, groundwater and coastal areas is improved and ensure that the hydromorphological quality of water bodies is maximised</p> <p>5-2 To protect and maintain water resources in the public supply chain and ensure enough water is available for the environment at all times of year</p> <p>5-3 To minimise diffuse pollution from urban and rural areas</p> <p>5-4 To increase water efficiency in new and refurbished developments</p> <p>5-5 To make space for water, and minimise flood risk</p>	<p>(a) Number of incidents of homes flooding by coastal, fluvial and drainage sources</p> <p>(b) The percentage of river lengths of good chemical or biological quality</p> <p>(c) Percentage of waters restored to Good Ecological Status</p> <p>(d) Number of substantiated water pollution incidents</p> <p>(e) Percentage of developments in Carmarthenshire with Sustainable Urban Drainage Systems (SUDS)</p> <p>(f) Number of properties with water meters</p> <p>(g) Area where there is an unsustainable abstraction from surface waters</p> <p>(h) Area where there is an unsustainable abstraction from groundwater</p> <p>(i) Proportion of transport network protected against future flood risk</p> <p>(j) Per capita consumption of water</p> <p>(k) Percentage of bathing waters which meet the EC mandatory standards</p> <p>(l) The number of beaches which meet the requirements of the Green Sea Partnership for both beach and water quality</p>	<p>Percentage of new development permitted in floodplains</p> <p>Number of developments built contrary to EA advice</p> <p>Households registered for flood warnings as a percentage of total number of households at risk of flooding</p> <p>Number of grey water recycling schemes</p>	<p>Carmarthenshire County Council – Leisure Services.</p>	<p>(a,b,c,d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(e) Information is unavailable on an annual basis. Reference should be made to the Plan's monitoring framework in relation to sustainable drainage. Any implications will be considered as part of any review into the Plan.</p> <p>(f,g,h,i,j,k) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(l) Cefn Sidan is tested and meets the requirements for the green sea partnership as it has the blue flag status. Pendine may also meet the requirements, however this will be ascertained with certainty in due course.</p>
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Material Assets	6-1 Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials	(a) In 2009/10 Carmarthenshire should achieve at least 40% recycling/composting with a minimum of 15% composting and 15% recycling	Number of buildings meeting particular CfSH and BREEAM standards	Carmarthenshire County Council - Minerals and Waste	(a) In 2009/10 Carmarthenshire achieved a 40.1% combined recycling and composting rate of its municipal waste (14% composting; 26% recycling)
	6-2 Promote the waste hierarchy of reduce, reuse and recycle	(b) Waste arisings by sector	Percentage of new houses built on previously developed land per year		(b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.
	6-3 Encourage needs to be met locally	(c) Waste arisings by disposal	Proportion of aggregates used from secondary and recycled aggregates		(d) Residual Household Waste Arising per person (kg), 2007/08 to 2014/15 in Carmarthenshire: 370, 290, 246, 224, 189, 159, 151 & 156. The South West Wales average for 2014/2015 was 188.
	6-4 Promote the use of more sustainable resources	(d) Total (i) household waste and (ii) household waste recycled or composted per person per year (kg)	Location of jobs in proximity to residents		(e) The latest data is from 2012, and only for South West Region as a whole – the rate is 67%.
	6-5 Improve the integration of different modes of transport	(e) Proportion of construction and demolition waste that is re-used and recycled	Proportion of journeys on foot or by cycle		(f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.
	6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking)	(f) Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) corner shop and/or supermarket, (ii) post office and (iii) doctor and/or hospital			

<p>7-1 To avoid and reduce contamination of soils and promote the regeneration of contaminated land</p> <p>7-2 To avoid loss of soils to non-permeable surfaces and minimise soil erosion</p> <p>7-3 To reduce SO₂ and NO_x emissions and nitrate pollution from agriculture.</p>	<p>(a) Area of ALC Grade 1, 2 and 3 land in Carmarthenshire</p> <p>(b) Area of ALC Grade 4 and 5 land in Carmarthenshire</p> <p>(c) Number and extent of RIGS sites in Carmarthenshire</p> <p>(d) Exceedance of nitrogen and acid critical loads</p>	<p>Area of soil lost to impermeable surfaces</p> <p>Area of contaminated land remediated</p> <p>Area of proposed new development on greenfield sites</p> <p>Number of developments approved within or adjacent to RIGS sites</p>		<p>(a,b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) RIGs are considered within the provisions of EQ3 of the adopted LDP.</p> <p>(d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
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8 - Cultural Heritage	<p>8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development/regeneration and support their enhancement</p> <p>8-2 To promote high quality design reflecting local character and distinctiveness</p>	<p>(a) Number of monuments/archaeological sites adversely affected by the plan proposals</p> <p>(b) Improvement/deterioration in the condition of monuments and historic buildings in the ownership of Carmarthenshire County Council</p> <p>(c) Percentage of land designated for a particular quality of amenity value - landscape or historic landscape</p>	<p>Number of designated sites on the 'buildings at risk' register which are at risk of harm from air pollution</p> <p>Number of Conservation Areas adversely affected by plan proposals</p> <p>Number of listed buildings adversely affected by plan proposals</p> <p>Number of historic parks and gardens adversely affected by plan proposals</p>		<p>(a,b,c) Information is unavailable on an annual basis. Reference should be made to the Plan's monitoring framework in relation to the historic environment / landscape and the natural environment. Any implications will be considered as part of any review into the Plan.</p>
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<p>Landscape - 6</p>	<p>9-1 To protect and enhance landscape/townscape from negative effects of land use change</p> <p>9-2 To take sensitive locations into account when siting development and to promote high quality design</p> <p>9-3 To encourage appropriate future use of derelict land</p>	<p>(a) Hectares of land given over to development each year</p> <p>(b) The extent and quality of public open space</p> <p>(c) Number of park and green space management plans produced</p> <p>(d) The number of derelict sites regenerated</p> <p>(e) Area of Carmarthenshire designated as open access land</p> <p>(f) Area of derelict land returned to open space</p>	<p>Number of developments approved without landscape / townscape conditions</p> <p>Number of developments built contrary to CCW advice</p> <p>Number of development schemes accompanied by detailed townscape design</p>		<p>(a,c,d,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(b, e) In relation to the extent and quality of open space, reference should be made to the monitoring framework of the LDP and the Carmarthenshire Standard of 2.4ha per population. It should also be noted that there is an intent to review the Authority's greenspace assessment.</p>
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10 - Population	<p>10-1 Ensure suitable, affordable housing stock with access to education and employment facilities</p> <p>10-2 Promote the retention of younger people</p> <p>10-3 Encourage growth of the Welsh language and culture</p> <p>10-4 Promote inclusion of disadvantaged and minority groups into society</p>	<p>(a) Percentage of young people (i) remaining or (ii) returning to Carmarthenshire to live and work</p> <p>(b) Number of complaints about poor access to services and facilities</p> <p>(c) Number of complaints about highway (e.g. footpath) accessibility from disabled persons</p> <p>(d) Percentage of people in Carmarthenshire who are Welsh speakers (i) all aged 3 or over, and (ii) children aged 3 to 15</p> <p>(e) Population and population of working age</p> <p>(f) Population age profile</p> <p>(g) Ethnic diversity</p>	<p>Number of accessibility complaints pertaining to new developments</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'.</p>	<p>(a,b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) The number of Welsh Speakers aged 3 and over 43.9%, Welsh speakers aged 3-15 is 15.1%. The Population is 184,898, working age population 110,739 (aged 16-64) 2014 (Mid Year Population Estimates).</p> <p>(e) 69% people of working age are employed</p> <p>(f) 18% of the population is aged 0 to 15, 60% are aged 16 to 64 and 22% are over 65.</p> <p>(g) 4 % of the population has a non white ethnicity.</p>
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<p>11 - Health and Well-Being</p>	<p>11-1 Create opportunities for people to live active, healthy lifestyles through planning activities</p> <p>11-2 Provide access to health and recreation facilities and services</p> <p>11-3 Encourage walking or cycling as alternative means of transportation</p> <p>11-4 Promote access to Wales' natural heritage</p>	<p>(a) Proportion of households not living within 300m of their nearest natural green space</p> <p>(b) Proportion of households within agreed walking/cycling distance of key health services</p> <p>(c) Life expectancy at birth for (i) men and (ii) women</p> <p>(d) Life expectancy and healthy life expectancy for (i) men and (ii) women</p> <p>(e) Death rates from (a) circulatory disease and (b) cancer (i) for people under 75 years</p> <p>(f) Prevalence of obesity in 2-10 year olds</p> <p>(g) How children get to school (i) walking and cycling, (ii) private motor vehicles and (iii) public transport and taxis</p>	<p>Number of trips per person by transport mode (i) walking and cycling, (ii) private motor vehicles, and (iii) public transport and taxis</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) 40% of the population live within 400m of natural or semi-natural greenspace. Reference is made to the Carmarthenshire Greenspace accessibility standard of 2.4ha per 1,000 population which underpins the policy framework.</p> <p>(b) 15% of residents work from home. 27% of residents travel less than 5km to work, 30% 10-30km and 4% over 60km. Nearly 75% of residents travel to work by car and only 8% on foot, and 1% by bike.</p> <p>(c,d,e) Life Expectancy is favourable at 78.5 for men and 82.6 for women. Just over the Welsh average of adults have mental health issues (28% compared to 26%) The population are less likely to smoke than the national average yet there are higher than average incidence of smoking related diseases. The population are more likely to be overweight or obese than the average Welsh person they are also more likely to participate in exercise and eat healthily. The population is less likely to binge drink than the average for Wales. The County shows rates of cancer similar to the Welsh average.</p> <p>(f) The County is the third worst in Wales for levels of childhood obesity at 30.7%, almost 5 percentage points higher than the Welsh average of 26.2%.</p> <p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
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12 - Education and Skills	12-1 Provide accessible educational and training facilities which meet the future needs of the area	(a) Percentage of people aged 19-21 with at least an NVQ level 2 qualification or equivalent	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'	<p>(a) Educational Achievement is relatively high with 61.1% attaining 5 GCSEs (compared to 57.9% nationally).</p> <p>(b) The proportion of 18-24 year olds who are NEET (Not in Education, Employment or Training) is higher than the Welsh average (12.2% compared to 10.7% nationally).</p> <p>(c,d,e) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
	12-2 Increase levels of literacy (in English and Welsh) and numeracy	(b) Percentage of adults engaged in adult education activities			
	12-3 Promote lifelong learning	(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			

13 - Economy	<p>13-1 To promote sustainable economic growth</p> <p>13-2 To provide good quality employment opportunities for all sections of the population</p> <p>13-3 To promote sustainable businesses in Wales</p>	<p>(a) Number of companies in Carmarthenshire with a Green Dragon Environmental Management System</p> <p>(b) Gross Value Added (GVA) and GVA per head</p> <p>(c) Percentage of people of working age in work</p> <p>(d) Percentage of (i) children and (ii) all working age people living in workless households</p> <p>(e) Investment relative to GDP (i) total investment and (ii) social investment</p> <p>(f) Diversity of economic sectors represented</p>	<p>Number of vacant businesses in town and local centres</p> <p>Number of new retail and other commercial developments approved</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(b) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</p> <p>(c) The County has high levels of employment; 69% people of working age are employed. A very small proportion of residents claim unemployment benefit or class themselves as unemployed. Average weekly wage is £365 compared to a Welsh national average of £539. However there is considerable variation across the community areas. There is a gap in employment for those with long term health issues who have less than average outcomes.</p> <p>(d) 36.3% of all households are living in poverty slightly above the Welsh average of 35%. Of these 15.7% are living in severe poverty. 17.9% of children are living in poverty which is lower than the Welsh average (22%), but those living in workless households is in line with the Welsh average of 14%.</p> <p>(e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
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14 - Social Fabric	<p>14-1 Improve safety and security for people and property</p> <p>14-2 Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions</p> <p>14-3 Promote the delivery of affordable housing</p> <p>14-4 Improve accessibility to services, particularly for disadvantaged sections of society.</p>	<p>(a) Ratio of average house pricing to average earnings</p> <p>(b) Percentage component of IMD scores by LSOA for the Access and Employment domains</p> <p>(c) Percentage of unfit dwellings</p> <p>(d) Homes below the decent homes standard for (i) social sector homes and (ii) vulnerable households in the private sector</p> <p>(e) Number of rough sleepers</p> <p>(f) Recorded crime figures of (i) theft of or from vehicles, (ii) burglary in dwellings and (iii) violent crime</p> <p>(g) Index of multiple deprivation</p>	<p>Proportion of affordable homes as a percentage of new homes delivered</p> <p>Access to GP or primary care professional</p> <p>Access for disabled people</p> <p>Access in rural areas</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a,b,c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan</p> <p>(g) The Welsh Index of Multiple Deprivation shows that overall Carmarthenshire is not 'deprived' however there is some variation across the 6 community areas. Parts of the area of Llanelli appear in the 10% most deprived areas of Wales in the following domains : income, employment, health, education, community safety and physical environment. 71% of northern Carmarthenshire (Tywi valley) appears in the 10% most deprived areas of Wales in terms of poor 'Access to Services'. 19% of the population is over-indebted, this is in line with the Welsh national average of 19.6%. Carmarthenshire has a large stock of social housing and supports social housing initiatives.</p>
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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 LDP Vision's aim is to convey the kind of place which it is envisaged that Carmarthenshire should become by 2021. It provides a spatial perspective which gives the Plan purpose and direction in a way which ensures that it is capable of being delivered through the land use planning system.

CARMARTHENSHIRE 2021

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

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

IN SPATIAL TERMS THE COUNTY WILL BE CHARACTERISED BY:

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

A3. The LDP Strategic Objectives

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

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

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

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

(a) enabling development in locations which minimise the need to travel and contribute towards sustainable communities and economies and respecting environmental limits, and (b) to wherever possible encourage new development on previously developed land which has been suitably remediated.

SO3: To make provision for an appropriate mix of quality homes; access to which will be based around the principles of sustainable socio-economic development and

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

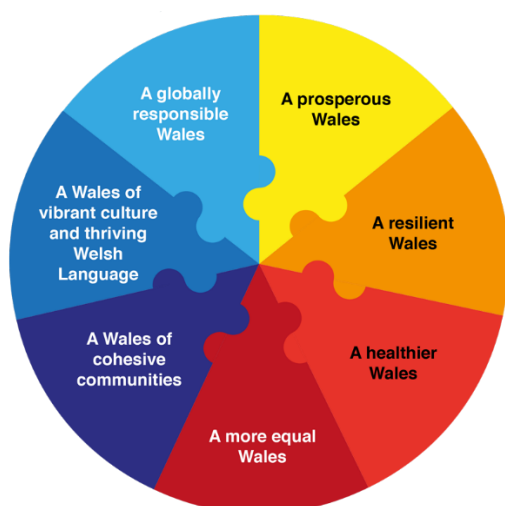
SO14: To assist with the delivery and management of mixed & sustainable communities by:

(a) promoting safe, vibrant and socially interactive places; and, (b) promoting the utilisation of local services and produce whenever possible.

A4. The National Well-being Goals

A4.1 There are 7 national well-being goals (Figure 1) 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 1: Well-being of Future Generations (Wales) Act 2015 - Well-being Goals

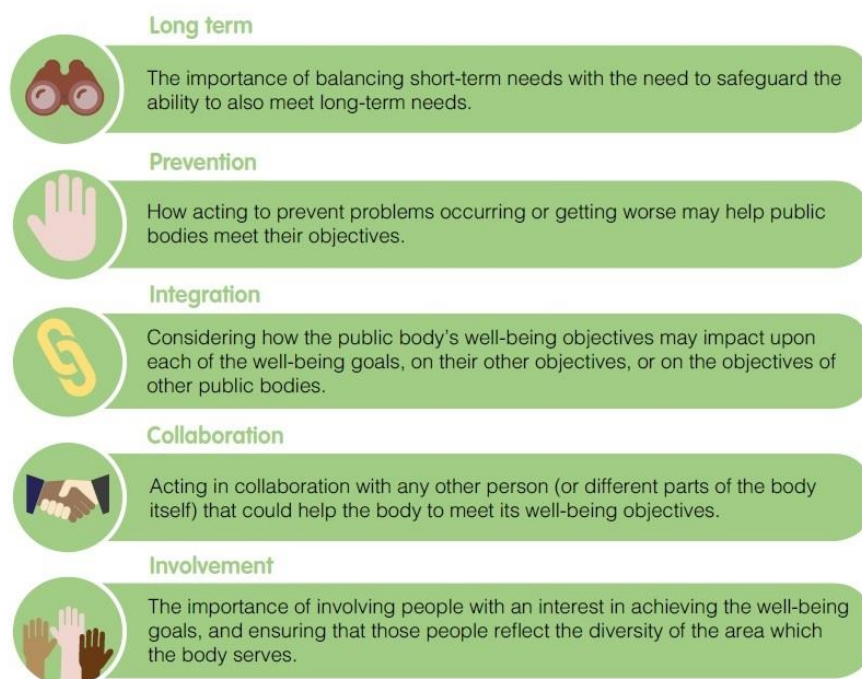


A4.2 The Act puts in place a ‘sustainable development principle’ which sets out how organisations should go about meeting their duty under the Act. There are 5 Ways of Working (See Figure 3) to guide the implementation of the sustainable development principle.

Figure 2: 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 3: 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).

National Wellbeing Goal	Description
NG1 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.
NG2 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).
NG3 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.
NG4 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).
NG5 A Wales of cohesive communities	Attractive, viable, safe and well-connected communities.
NG6 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.
NG7 A globally responsible Wales	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 and the capacity to adapt to change (for example climate change).


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 of design, remains broadly compatible with the national goals.
SO2	Reference is made to NG1 and its emphasis on recognising the limits of the global environment and therefore using resources efficiently and proportionately (including acting on climate change). It is therefore considered that this SO, with its particular focus on spatial sustainability, remains broadly compatible with the national goals.
SO3	Reference is made to NG5 and its emphasis on viable communities. It is therefore considered that this SO, with its particular focus on delivering an appropriate mix of quality homes, remains broadly compatible with the national goals.
SO4	Reference is made to NG2 and its emphasis on a biodiverse natural environment, together with NG6 and its emphasis on culture and heritage. It is therefore considered that this SO, with its particular focus on safeguarding and enhancing the natural, built and historic environment, remains broadly compatible with the national goals.
SO5	Reference is made to NG7 and its emphasis on considering whether decisions can make a positive contribution to global well-being and the capacity to adapt to change (for example climate change). It is therefore considered that this SO, with its particular focus on tackling the cause and adapting to the effect of climate change, remains broadly compatible with the national goals.
SO6	Reference is made to NG1 and its emphasis on developing a skilled and well-educated population. It is therefore considered that this SO, with its particular focus on widening and promoting education and skills training, remains broadly compatible with the national goals.
SO7	Reference is made to NG6 and its emphasis on a society that promotes and protects culture, heritage and the Welsh language. It is therefore considered that this SO, with its particular focus on the Welsh language and the County's social fabric, remains broadly compatible with the national goals.
SO8	Reference is made to NG6 and its emphasis on encouraging people to participate in the arts, and sports and recreation. Furthermore, NG3 places an emphasis on a society in which people's physical and mental well-being is maximised. It is therefore considered that this SO, with its particular focus on widening and promoting access to leisure facilities and the countryside, remains broadly compatible with the national goals.
SO9	Reference is made to NG4 and its emphasis on a society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances). It is therefore considered that this SO, with its particular focus on equal opportunities, remains broadly compatible with the national goals.
SO10	Reference is made to NG5 and its emphasis on well-connected communities. It is therefore considered that this SO, with its particular focus on an accessible, integrated and sustainable transport system, remains broadly compatible with the national goals.
SO11	Reference is made to NG1 and its emphasis on an innovative, productive and low carbon society and on an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work. It is therefore considered that this SO, with its particular focus on encouraging investment & 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 & high quality visitor economy, remains broadly compatible with the national goals.
SO13	Reference is made to NG5 and its emphasis on attractive, viable, safe and well-connected communities. It is therefore considered that this SO, with its particular focus on safety and vibrancy, remains broadly compatible with the national goals.
SO14	Reference is made to NG5 and its emphasis on attractive, viable, safe and well-connected communities. It is therefore considered that this SO, with its particular focus on safety and vibrancy, remains broadly compatible with the national goals.

5. Carmarthenshire Well-being Objectives 2017/2018

5.1 The following 13 Local Well-being Objectives (LW) for 2017/18 were approved by the County Council on 8 March 2017:

	1 Help to give every child the best start in life and improve their early life experiences	START WELL
	2 Help children live healthy lifestyles	
	3 Continue to improve learner attainment for all 	
	4 Reduce the number of young adults that are Not in Education, Employment or Training 	
	5 Tackle poverty by doing all we can to prevent it, help people into work and improve the lives of those living in poverty 	LIVE WELL
	6 Create more jobs and growth throughout the county 	
	7 Increase the availability of rented and affordable homes 	
	8 Help people live healthy lives (tackling risky behaviour and obesity)	
	9 Support good connections with friends, family and safer communities	AGE WELL
	10 Support the growing numbers of older people to maintain dignity and independence in their later years 	
	11 A Council-wide approach to support Ageing Well in the County	
	12 Look after the environment now and for the future	HEALTHY & SAFE ENVIRONMENT
	13 Improve the highway and transport infrastructure and connectivity 	

 = Existing Key Improvement Objective Priorities (KIOPs)

A5.2 An analysis of the above 13 Local Goals (LW) against the LDP Strategic Objectives (SO) is set out below:

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

	Strong alignment between LDP Strategic Objective and Local Goal
	Neutral alignment between LDP Strategic Objective and Local Goal

A5.3 There is a strong alignment between the LDP and those goals that seek to promote access to homes and jobs. The LDP also reflects those goals that seek to promote accessible and well-connected communities. It is noted that the LDP seeks to direct the majority of growth to those settlements that have key services and are located on key transport routes. There is also a clear link between environmental goals and the LDP. This demonstrates the LDP's

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

A5.4 In noting that the LDP is essentially a land use Plan, there may be scope for a greater acknowledgement of those goals that emanate from 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.

A5.5 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. There will also be opportunities to review those emerging Local Service Board priorities and resultant objectives, whilst the implications on those relevant Town and Community Councils (TACC) is also noted.

A5.6 The LDP will continue to provide a key delivery mechanism for the corporate and community ambitions as set out within the 13 wellbeing goals. It provides a spatial instrument to deliver the "*Carmarthenshire We Want*" by providing a locally distinctive means of shaping the future use of land within the County. As such, the LDP takes account of the County's unique characteristics and qualities and it places an on sustainable development as a central principle.

A5.7 Reference is also made to the requirement for Sustainability Appraisal – Strategic Environmental Assessment along with Habitats Regulations Assessment to be prepared when developing a LDP.

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Community Scrutiny

20th July 2017

Carmarthenshire Community Infrastructure Levy Update and Progress Report

To consider and comment on the following issues:

- That the current position in relation to the future of CIL both within a national and within a Welsh context be noted.
- That progress on the preparation of a Carmarthenshire CIL be held in abeyance pending the outcome of future considerations of the Welsh Government as a result of the Wales Act 2017.
- That a further report is presented when there is clear indication on the future of CIL, on any changes to the CIL regulations or proposals for a replacement tariff.
- That the progress to date be noted and that the representations received be utilised to inform any future work on CIL or any replacement.

Reasons:

To formulate views for submission to the Executive Board / Council for consideration

(Scrutiny Committees form an integral part of the Executive Board / Council consultation process in policy development and review. Scrutiny Committees also assist in identifying improvements in service delivery which will be supported by evidence based reports.)

To be referred to the Executive Board / Council for decision: YES

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:- Cllr Mair Stephens

Directorate		
Environment	Designations:	Tel Nos. 01267 228659
Name of Head of Service:		E Mail Addresses:
Llinos Quelch	Head of Planning	LQuelch@carmarthenshire.gov.uk
Report Author:		IRLlewelyn@carmarthenshire.gov.uk
Ian R Llewelyn	Forward Planning Manager	

Community Scrutiny

20th July 2017

Carmarthenshire Community Infrastructure Levy Update and Progress Report

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

This report seeks to provide an update on the progress to date in relation to the introduction of a Community Infrastructure Levy (CIL) within Carmarthenshire. In this respect it also updates on the devolved nature of CIL in Wales and its future in a National context, including the recent independent review of CIL commissioned by the Department for Communities and Local Government (DCLG). In so doing the report outlines the potential forthcoming changes and the resultant implications.

Background - CIL

The CIL is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 which set out how local authorities can introduce a CIL and changed the way in which planning obligations can be sought through Section 106 Agreements. It should be noted that CIL legislation was within the remit of the Department for Communities and Local Government (DCLG), and was not devolved to the Welsh Government.

Where a CIL is adopted then a range of developments will be liable for a charge under a 'Charging Schedule' which would identify the level of CIL that will be applied to each type of development. If introduced, the CIL would be mandatory and charged against all new development that meets the qualifying criteria. Monies generated from CIL would be used to fund a wide range of infrastructure that is needed to support growth in the area.

Whilst the adoption of a CIL charge is not mandatory, it was considered prudent that the Authority fully consider the respective benefits or otherwise it may have in delivering infrastructure improvements necessary to facilitate regeneration and growth.

Progress to Date

On the 13th January 2016, County Council resolved to progress work on preparing a Community Infrastructure Levy (CIL) for Carmarthenshire and authorised the production of a Preliminary Draft Charging Schedule, and to conduct a formal consultation on its content, along with the associated evidence base. Note, the Preliminary Draft Charging Schedule is the first stage in establishing the CIL, and set out the proposed charging rates for Carmarthenshire.

The formal consultation on the Preliminary Draft Charging Schedule commenced on the 7 September 2016 for an 8 week period ending on the 4 November 2016, with comments invited on its content and that of the supporting evidence.

During this consultation some 29 representations were received from a range of groups, bodies and individuals. These responses were scheduled to be reported back to Council for consideration and to determine, whether or not to proceed to the next stage and consult on a CIL Draft Charging Schedule, and subsequently submit it for examination.

Evidence Gathering

Carmarthenshire County Council commissioned the District Valuer Services – Valuation Office Agency to undertake a CIL economic viability study for Carmarthenshire. The Draft Study was completed in November 2015 and provided a comprehensive and up-to-date evidence base upon which the proposed CIL rates are based.

To test the financial viability of introducing a potential CIL within Carmarthenshire, the Study tested sites covering a range of uses from new housing to a broad range of commercial uses such as retail, office, industrial etc. Details in relation to the Viability Study, and other evidence can be viewed via the following link:

<http://ilocal.carmarthenshire.gov.uk/media/96628/Study-into-the-Viability-of-Charging-CIL-Background-Document.pdf>

An Infrastructure Background Paper was prepared in 2013 to inform the production of the Local Development Plan (adopted in 2014). For the purposes of informing the consideration of adopting a CIL, further information was needed on Carmarthenshire's infrastructure requirements and the cost for delivery. As such, a further Infrastructure Assessment Background Paper has been produced. The CIL Background Paper: Infrastructure Assessment can be viewed via this link at the i-local webpage:

<http://ilocal.carmarthenshire.gov.uk/media/96610/Infrastructure-Assessment-Report-Background-Document.pdf>

This Paper updates the existing evidence and supplements it with information relating to additional types of infrastructure not previously fully considered. The Paper identifies the infrastructure costs and potential sources of funding. The Paper also proposes a list of the types of infrastructure which should be funded by the CIL, this is referred to as the 'Regulation 123 List'.

Note: Whilst the above evidence has been prepared within the context of CIL preparation it has, and will form an important part of ongoing evidence gathering in respect of the Annual Monitoring requirements for the Carmarthenshire Local Development Plan (LDP). It will also assist in informing any future review of the LDP.

The Future of CIL - Relevant Issues

- **DCLG CIL Review - A New Approach to Developer Contributions**

In November 2015 the Westminster Government commissioned an independent national review of CIL with the purpose of:

'Assessing the extent to which CIL does or can provide an effective mechanism for funding infrastructure, and to recommend changes that would improve its operation in support of the Government's wider housing and growth objectives.'

The review examined the amount of revenue CIL is raising, the types of development that are paying CIL, impacts on viability and the operation of the neighbourhood share of CIL. The independent review group submitted their report in October 2016 and was published in February 2017 (see link below) titled A New Approach to Developer Contributions to Ministers. <https://www.gov.uk/government/publications/community-infrastructure-levy-review-report-to-government>

In summary, the report's overall conclusion was that: CIL as currently configured is not fulfilling the original intention of providing a faster, fairer, simpler, more certain and more transparent way of ensuring that all development contributes something towards cumulative infrastructure need and that it has also disrupted and complicated the Section 106 arrangements which, though much criticised, actually worked reasonably well for many sites.

In identifying a way forward, the report recommends that Government consider a twin-track approach that allows local authorities to take advantage of the best elements of the existing CIL and Section 106. It recommends that the Government replace the CIL with a hybrid approach of a broad and low level Local Infrastructure Tariff (LIT) and Section 106 for larger developments. The report also identifies a series of further recommendations on the way forward.

- **Devolution of CIL Powers**

The UK Government on 7 June 2016 published the Wales Bill with the intention to amend the Government of Wales Act 2006. The Bill received Royal Assent as the Wales Act 2017 on 31 January 2017.

As part of the Wales Act 2017 CIL became a devolved matter with powers anticipated to be transferred to the Welsh Government in April 2018. In this respect a Transfer of Functions Order is necessary to allow Welsh Ministers to modify existing secondary legislation. If the Welsh Ministers then consider it appropriate to rewrite the CIL Regulations then it is possible that further legislation may be required to enable this, however, this has not been confirmed.

Given the above it is currently unclear on the approach the Welsh Government wish to adopt on CIL, and notably whether they wish to continue with the approach as set out within the CIL regulations, or develop specific amendments or abandon it altogether.

Conclusion

Given therefore that it is not clear on what form, if any, CIL or its potential replacement will take, it is recommended that until greater clarity on the future of CIL is available, that preparation of a CIL for Carmarthenshire be held in abeyance.

This reflects not only the uncertainty surrounding the future form of CIL, but also the commitment and implications in terms of financial costs and officer necessary to progress CIL against an uncertain backdrop where any future work may be abortive. In this context it is also noted that the potential for an LDP review to commence in the near future would raise issues around the timing of CIL adoption. In this regard were a CIL to be progressed it would need to clearly accord with, and express elements of LDP policy in terms of Strategic delivery, and as such it would be prudent for its future consideration to be linked with that of any LDP review.

It should be noted that whilst consideration was being given to the potential adoption of a CIL charge within Carmarthenshire the current requirements in relation to financial contributions sought from developers under Section 106 would remain. In this respect, and in light of the above proposal to hold CIL in abeyance, the current requirements in relation to section 106 and developer contributions remain relevant. These requirements will continue to be implemented to ensure compliance with LDP policy, and that developers, the community and the public have continued clarity around the contributions to be sought from any development. Such contributions will also be sought in accordance with the CIL Regulations including that in respect of pooling limitations.

A future report will be presented advising of the latest position once a clear direction is available on the future of CIL, its replacement, or any changes to the CIL regulations.

DETAILED REPORT ATTACHED ?	NO
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IMPLICATIONS

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

Signed: L Quelch

Head of Planning

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

1. Policy, Crime & Disorder and Equalities

The purpose of implementing CIL is to pay for the infrastructure needed to support the development and regeneration of the County. To this end, it supports the aims and objectives of the LDP's Objectives and Policies and also the Council's commitment to regeneration.

Whilst the future of CIL is uncertain if the Council resolves to prepare a CIL Charging Schedule then this will need to be done in accordance with equal opportunities policies and will need to ensure that the correct consultation procedures are complied with in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

2. Legal

The planning obligations and CIL regulations are covered by S106 of the Town and Country Planning Act 1990 (as amended), The Planning Act 2008 (as amended), The Community Infrastructure Levy Regulations 2010 (as amended) and the Localism Act 2011. The Wales Act 2017 devolves CIL powers to the Welsh Government.

3. Finance

Provisions in relation to the preparation of CIL has previously been made in the Planning division budget with ongoing provision now part of the LDP reserve. This would include provision for further evidencing. It is also noted that such evidence work remains compatible with that of, and linked to future LDP review.

In considering the relative costs of preparing CIL, it should be noted that if progressed they will have to be borne up front, whilst the clawing back of the costs will only be realised once the CIL Schedule is implemented at the end of the preparation process. Therefore the Council will have to bear the costs of preparation before any costs can be clawed back, should Planning Division Budget not be in a position to provide this initial provision an application will be made for a growth bid. The preparatory work undertaken to date are being funded by reserves.

The report details the changing position at a national and Wales level to CIL along with the resultant uncertainty. In this respect the potential for continued use of budgets on CIL will be a factor against this backdrop of uncertainty, where any future work may be abortive. The relationship of CIL to the LDP is well defined and the mutuality of some of its evidence is clear. Similarly many local authorities have prepared a CIL concurrent with an LDP. As such this may, once future arrangements become, clearer be an option in preparing a CIL or its future alternative. As such an ongoing financial commitment linked to the statutory preparation and review of the LDP is required.

Section 106 developer contributions will continue to be sought in accordance with regulations and the policies and provisions of the LDP. Monies collected will be utilised in accordance with the legal heads of terms specified on the agreement.

4. ICT

If the Council elects to progress towards the adoption of a CIL then a new system will be required to manage and monitor CIL liability and the collection of funds.

6. Physical Assets

If CIL were adopted in the future it may impact on land values when disposing of land, while certain categories of development may incur CIL if undertaken by the authority, this will be determined in the final charging schedule.

7. Staffing Implications

It is anticipated that any progress of CIL or any replacement will be delivered through current staffing resources. This will be reviewed in light of any future proposals emerging from the Welsh Government.

In relation to Section 106 matters a Monitoring and Implementation Officer has been appointed to assist in its effective operation from a planning context.

CONSULTATIONS

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

Signed: L Quelch

Head of Planning

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

1. Local Member(s)

Local Members have been consulted as part of the formal consultation (8 weeks) undertaken in respect of the publication of the Preliminary Draft Charging Schedule.

2. Community / Town Council

Community and Town Councils are a specific consultee and were part of the formal consultation (8 weeks) undertaken in respect of the publication of the Preliminary Draft Charging Schedule.

3. Relevant Partners

A full public consultation (8 weeks) was undertaken as part of the publication of the Preliminary Draft Charging Schedule.

4. Staff Side Representatives and other Organisations

Relevant representative and organisations were consulted as part of the publication of the Preliminary Draft Charging Schedule.

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

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Preliminary Draft Charging Schedule		English: http://local.carmarthenshire.gov.wales/media/96622/Preliminary-Draft-Charging-Schedule-Consultation-Document.pdf Cymraeg: http://lleoli.sirgar.llyw.cymru/media/96619/Preliminary-Draft-Charging-Schedule-Consultation-Document-Welsh.pdf
Study into the economic viability of charging CIL in Carmarthenshire		English: http://local.carmarthenshire.gov.wales/media/96628/Study-into-the-Viability-of-Charging-CIL-Background-Document.pdf Cymraeg: http://lleoli.sirgar.llyw.cymru/media/96625/Study-into-the-Viability-of-Charging-CIL-Background-Document-Welsh.pdf
CIL Background Paper: Infrastructure Assessment		English: http://local.carmarthenshire.gov.wales/media/96610/Infrastructure-Assessment-Report-Background-Document.pdf Cymraeg: http://lleoli.sirgar.llyw.cymru/media/96607/Infrastructure-Assessment-Report-Background-Document-Welsh.pdf
Carmarthenshire Local Development Plan		English: http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/#.V-AO11IUUy9 Cymraeg: http://www.sirgar.llyw.cymru/cartref/preswylwyr/cynllunio/cynlluniau-datblygu-a-pholisi/y-cynllun-datblygu-lleol/#.V-AO6FIUUy8
A New Approach to Developer Contributions		https://www.gov.uk/government/publications/community-infrastructure-levy-review-report-to-government

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Thursday, 30 March 2017

PRESENT: Councillor D.M. Cundy (Chair)

Councillors:

J.M. Charles, W.T. Evans (In place of G.B. Thomas), S.L. Davies, W.R.A. Davies, T. Devichand, H.I. Jones, S. Matthews, H.B. Shepardson, E.G. Thomas, J. Thomas and D. Tomos

Also in attendance:

Councillor L.D. Evans, Executive Board Member for Housing
L.M. Stephens, Executive Board Member for Human Resources, Efficiencies and Collaboration

The following Officers were in attendance:

R. Staines, Head of Housing and Public Protection
I. Jones, Head of Leisure
I.R. Llewelyn, Forward Planning Manager
K. Thomas, Democratic Services Officer
A. Jones, Performance Information Analyst

Chamber, 3 Spilman Street, Carmarthen - 10.00 - 11.40 am

1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor G.B. Thomas.

The Chair referred to the meeting that day being the last Community Scrutiny Committee prior to the local government elections and extended his appreciation to elected members and officers for their contribution to the Committee's work over the previous five years. Appreciation was also extended by members to the Chair for the manner in which he had conducted his duties during his tenure.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. DECLARATION OF PROHIBITED PARTY WHIPS

There were no declarations of prohibited party whips.

4. PUBLIC QUESTIONS (NONE RECEIVED)

No public questions had been received.

5. DRAFT LOCAL DEVELOPMENT ORDER - LLANELLI TOWN CENTRE

The Committee considered the Draft Local Development Order for Llanelli Town Centre, following its approval for public consultation by Council on the 22nd February, 2017.

It was noted the Draft Order sought to reflect corporate regeneration objectives for Llanelli town centre, whilst ensuring the issues of its ongoing vitality and viability were appropriately considered in relation to the provisions of national planning policy. If introduced, the Order would allow a range of planning uses within a defined spatial area without the need for the submission of a formal planning application to the Local Planning Authority, subject to the Authority issuing a 'certificate of conformity'.

The consultation period for the Draft Order would commence in the spring/summer of 2017 for a minimum six week period and members of the Committee could, in addition to any recommendations the Committee may make, submit personal observations on the proposals as part of the consultation. Thereafter, a report on the representations received would be submitted to Council for formal consideration on whether to proceed with the Orders' formal adoption and implementation

The following questions/issues were raised on the report:

- Reference was made to proposals for the conversion of the upper floors of retail units within the town centre to residential usage. Clarification was sought on the potential impact that could have on current car parking facilities, and to whether additional parking provision would be designed into any redevelopment proposals.

The Forward Planning Manager confirmed the Draft Order did not incorporate additional parking as it was considered there was currently sufficient provision within the Town Centre. However, if the plan's aspirations were being met, and it was subsequently deemed appropriate to revisit the issue potential avenues available in that regard could include the introduction of permit schemes or the use of shared facilities.

- With regard to the extent of the C2 Flood Zone in the town centre, the Forward Planning Manager confirmed the flood risk areas, as defined on the plan detailed within the report, related to the potential risk from fluvial water courses. However, the Order would also need to have regard to the potential for flooding as a consequence of both tidal surges and climate change.
- In response to a question on the preparation of the Llanelli Town Centre Masterplan, the Forward Planning Manager confirmed the council's consultants were progressing with the gathering and collation of essential evidence in support thereof and its publication was anticipated in the near future.
- Reference was made to part 1.2 of the report and the potential for any permission granted by a Local Development Order to fall within the provisions of a Community Infrastructure Levy (CIL), should the Council decide to proceed with its adoption for Carmarthenshire. The Forward Planning Manager advised that whilst CIL legislation was currently a non-devolved function, it would shortly be devolved to the Welsh Government which may decide to examine the legislation to ensure its deliverability for Wales.

UNANIMOUSLY RESOLVED that the report be received.

6. COMMUNITIES DEPARTMENTAL BUSINESS PLAN 2017-20

The Committee received for consideration the Communities Departmental Business Plan providing an update on its priorities for the period 2017/20. It was noted whilst the plan enveloped the whole of the Departments' priorities, the Committee's role that day was to scrutinise the Housing and Leisure Services elements. With regard to Leisure Services, the Committee agreed debate thereon could be undertaken as part of its consideration of the Annual Update report on Leisure Services agendaed as a separate item that day.

The following issues were raised on those aspects of the report relating to Housing Services:

- Reference was made to the imminent introduction of Universal Credit and the potential impact it could have on a tenant's ability to pay their rent. A concern was expressed that whilst the Council was bound to initiate proceedings for the recovery of rent arrears, the costs of such action only served to exacerbate a tenant's financial hardship. Accordingly, it was felt consideration should be given to examining ways of assisting tenants to avoid, as far as possible, hardship occurring.

The Head of Housing and Public Protection confirmed the Division, being aware of the legislation's potential financial impact for tenants, was adopting a preventative rather than reactive approach to rent arrears. That included providing assistance to potential tenants, prior to the commencement of a tenancy, to evaluate their ability to sustain a viable tenancy, for example, assessing both rental levels and potential benefit payments.

- Reference was made to the Department's proposal to develop an online portal for tenants to access their rent account, outstanding repairs and transfer applications. A view was expressed the portal should also include reference to service charges for tenants living in housing complexes.

The Head of Housing and Public Protection confirmed the portal could be amended to include service charges.

- In response to a question on the target to return 50 empty homes a year to the overall housing stock as affordable housing, the Head of Housing and Public Protection confirmed that following recent concerns voiced at the approximate 2,000 empty homes within Carmarthenshire, the Division had increased its resources for that element of its work, including doubling staff from one to two officers. That had resulted in the number of homes being returned to the Housing Stock increasing to approximately 110 per annum enabling the Council to achieve its target for at least 50 of those to be affordable homes. With regard to the remaining renovated properties, some would have been sold on the open market and others rented out in the private property market at higher rental levels.
- Reference was made to the proposal for the introduction of a reward scheme for tenants. Clarification was sought on the type of options being considered and their achievability.

The Head of Housing and Public Protection advised that whilst no formal policy had been established, consideration was being given to whether its introduction could benefit both the authority and its tenants. If adopted, the policy could, for example, include reward offers for tenants who did not fall into arrears or those who left their property in good state of repair and

decoration thereby, reducing the level of work undertaken in preparing a property for re-let.

- In response to a question on the frequency of inspections undertaken to the Council's housing stock, the Head of Housing and Public Protection confirmed the intention was for every property to be inspected once per year. Those inspections could be carried out in a number of ways including, for example, as part of the scheduled annual stock survey, during home visits by housing officers and by staff undertaking repairs.
- Reference was made to the potential impact forthcoming legislation could have on the level of homelessness in the under 21 age group in receipt of universal credit who would no longer be eligible for housing benefit to cover their rent.

The Head of Housing and Public Protection confirmed the Department was aware of the legislation's potential impact for both the under 21 and under 35 age categories, and as part of the Council's statutory obligation to have an up to date Homelessness Strategy a review of the existing strategy was being undertaken to include the potential implications of the new legislation, and would be presented to the Council following the local government elections.

- Reference was made to the proposal for the Council to develop a plan the management and procurement of temporary accommodation, and information requested on current expenditure levels together with the average length of stay.

The Head of Housing and Public Protection advised that in 2006, the authority spent in excess of £600k per annum on emergency accommodation. Since that time, the emphasis had changed from a reactive to a pro-active approach resulting in the current position whereby only 3-4 families per annum were placed in emergency accommodation for a few nights at a time at a total cost of several hundred pounds a year. The current approach endeavoured to keep people at threat of being made homeless in their own homes for as long as possible as, quite often, people presenting themselves as homeless were not actually homeless but had been served with a notice to quit by their landlord. In those instances, the authority utilised the four to six week notice period to place families in temporary accommodation either from within the council's own housing stock or, via other social letting agencies.

With regard to the average time people resided in temporary accommodation, that varied according to need and could extend to a number of years. Whilst the Council was happy to sustain that position provided it still met a persons' need, it had to ensure the supply of properties available for temporary accommodation was sufficient to meet demand.

- In response to a question on the proposal for the development of a longer term digital plan, the Head of Housing and Public Protection confirmed its aim was to make as many services as possible available to tenants on line. If successful, it would enable officers to spend time helping people, preventing homelessness and adding value to services. It could also reduce the need for officers to travel to peoples' homes but, where such visits were required officers would be able to undertake work on line, reducing the time spent on administrative duties on their return to the office.

Whilst the emphasis was being placed on increased use of digital services, the Head of Housing and Public Protection assured the Committee tenants would still be able to access services via face to face/ telephone contact.

- Reference was made to the scope and range of services provided by the Communities Department, and a view expressed that scrutiny of the Department should be undertaken by a single scrutiny committee, as opposed to the current position where responsibility was spread between three scrutiny committees. The view was endorsed by the committee.

UNANIMOUSLY RESOLVED that the Communities Departmental Business Plan 2017-20 be received.

7. ANNUAL UPDATE: LEISURE SERVICES

The Committee received for consideration the Leisure Services Annual Update Report for 2016/17 measuring performance against the following seven outcomes:

Outcome 1 – People can access opportunities to be active

Outcome 2 – More Children and Young People are hooked on leisure / cultural activity for life (0-24)

Outcome 3 – More people (25years+) are active in Leisure and Culture

Outcome 4 People are affiliated to clubs / community groups or facilities

Outcome 5 – People are given the skills to become physically and creatively literate for life

Outcome 6 – People achieve their potential

Outcome 7 – Our facilities and services are well managed and efficient

The following issues were raised on the report:-

- Reference was made to the proposals for the development of a masterplan for Parc Howard Museum and to a recent site visit undertaken by the Scrutiny Committee. A view was expressed on the uniqueness of the facility and the need for its marketing to both residents of, and visitors to, Carmarthenshire to enable the site to achieve its full potential.

The Head of Leisure Services concurred with the sentiment and reminded the Committee that when the museum service had been incorporated within Leisure Services several years previously, it had been endured funding reductions for a period of time. Subsequent to that integration, additional resources had been made available and it was hoped improvements thereto would become apparent over the next few years. Those additional resources, had enabled the service to appoint a Museum Development Manager and a vision was now being prepared for the future development and marketing of the service, incorporating a desire for the provision of a new storage facility to house the county's artefacts to replace the current arrangements where they were stored in a number of different venues for example, 70,000 items were stored between the Parc Howard and Abergwili museums. However, those improvements would need time to bear fruition.

The Head of Leisure also advised that as part of the vision, the service was seeking accreditation from the Wales Museum Service which set standards for museum management, collection care and public service

- In response to a question on the provision of the new archives building behind Carmarthen Library, the Head of Leisure advised that discussions on its design were nearing completion and it was hoped the new facility could be operational by early 2019.
- In response to a question on the measurement of performance against the seven key outcomes, the Head of Leisure reminded the Committee that it received quarterly update reports on such performance. Those included reference to participation levels at both the Council's, and private sports facilities, with the Council providing information on its own facilities and Sports Wales on private sports facilities/clubs.
- Reference was made to previous Council consideration on the potential for the externalisation of leisure services, and clarification sought on the current position.

The Head of Leisure confirmed that whilst the Council had previously considered the matter, it was no longer being pursued.

- References were made to the Committee's recent visits to the libraries at Ammanford, Carmarthen and Llanelli where it viewed the refurbishments works. A question was asked on whether there were any proposals to undertake improvements to the community libraries.

The Head of Leisure confirmed whilst it was proposed to undertake improvement works to community libraries, the level of financial resources available to the department were limited with any schemes having to compete for funding amongst other departmental priorities. However, wherever possible, the department actively sought grant aid and funding from alternative sources to facilitate improvements to the library service as a whole.

- References were made to the recent improvements to and marketing of the library service resulting in increased footfall and participation levels. A view was expressed the museum service could benefit from the adoption of a similar approach.

The Head of Leisure reminded the Committee that the improvements to the library service had been achieved, against a backdrop of funding reduction, by prioritising development to the high volume areas. With regard to the museum service, he reminded the Committee of his earlier comments on the appointment of a museum marketing manager and the proposals being formulated for its future development and marketing. He also advised that three additional senior staff had been appointed within the Department's Country Parks Division to oversee the future development and marketing of those facilities.

- In response to a question relating to the provision of the three new mobile library vehicles the Head of Leisure confirmed whilst delays were being encountered in their provision, it was hoped they could become operational by the middle of the year.

UNANIMOUSLY RESOLVED that the report be received.

8. OPERATION OF THE VANGAURD METHOD

In accordance with the decision made at the meeting held on the 20th July 2016, the Committee received a report on the application of the Vanguard Methodology

in relation to the operation and performance of the authority's policies and procedures for the letting and returning of council housing properties to use.

The Head of Housing and Public Protection advised that the Vangaurd Method, initially developed for the private sector, was being widely used across the public sector as organisations continually sought ways of responding to the on-going challenges of reducing financial resources against increasing service demands and expectations. It required organisations to think differently about service delivery and usually involved staff participation at all levels. That approach, had been used by the Council across 12 separate service areas resulting in significant improvements in quality and efficiency.

With regard to the operation of the Council's House Letting System (Void's), that had previously involved a 34 step process across three separate departments resulting in an average 70-80 working days to return a void property to the Housing stock for re-letting. The application of the Vangaurd methodology had resulted in the process reducing to 4 steps, a reduced spend in void repairs, an increase in tenant satisfaction rates, a reduction from 80 to 20 days in the average time taken to re-let a property, together with a consequential £600k per annum increase in rental incomes. In essence, the methodology had resulted in the void system being upgraded from one that was not fit for purpose to one that incurred less cost, achieved quicker turn around and re-allocation times and improved rental incomes.

The Head of Housing and Public Protection advised that although Vanguard should not be regarded as a panacea, it was an effective tool for examining and improving service delivery, quite often at reduced cost.

The following issues were raised on the report:-

- References were made to the council's allocation policy and the need for local members to be apprised of empty council housing properties in their ward and their allocation as soon as possible. The Head of Housing and Public Protection confirmed that processes were in place for that information to be conveyed to local members, but that he would remind staff of that requirement.

UNANIMOUSLY RESOLVED that the report be received.

9. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETINGS HELD ON THE 30TH JANUARY AND 17TH FEBRUARY, 2017:-

UNANIMOUSLY RESOLVED that the minutes of the meetings held on the 30th January and 17th February, 2017 be signed as correct records.

CHAIR

DATE

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