

Document Pack



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THURSDAY, 19 JANUARY 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, 3 SPILMAN STREET, CARMARTHEN AT 2.00 PM ON MONDAY, 30TH JANUARY, 2017** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Mark James CBE

CHIEF EXECUTIVE



PLEASE RECYCLE

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Ref:	AD016-001

COMMUNITY SCRUTINY COMMITTEE

13 MEMBERS

PLAID CYMRU GROUP – 5 MEMBERS

- | | | |
|----|-------------------|---------------------|
| 1. | Councillor | J.M. Charles |
| 2. | Councillor | J.K. Howell |
| 3. | Councillor | G.B. Thomas |
| 4. | Councillor | D.O. Tomos |
| 5. | Councillor | J. Thomas |

INDEPENDENT GROUP – 4 MEMBERS

- | | | |
|----|-------------------|---------------------------------|
| 1. | Councillor | W.R.A. Davies |
| 2. | Councillor | H.I. Jones |
| 3. | Councillor | H.B. Shepardson |
| 4. | Councillor | E.G. Thomas (Vice-Chair) |

LABOUR GROUP – 4 MEMBERS

- | | | |
|----|-------------------|---------------------------|
| 1. | Councillor | D.M. Cundy (Chair) |
| 2. | Councillor | S.L. Davies |
| 3. | Councillor | T. Devichand |
| 4. | Councillor | S. Matthews |

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF PERSONAL INTERESTS
3. DECLARATION OF PROHIBITED PARTY WHIPS
4. PUBLIC QUESTIONS (NONE RECEIVED)
5. FORTHCOMING ITEMS 5 - 6
6. ANNUAL PERFORMANCE REPORT 2016 (PLANNING) 7 - 62
7. ANNUAL MONITORING REPORT 2015/16 - CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 63 - 194

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COMMUNITY SCRUTINY COMMITTEE

30th JANUARY 2017

**Forthcoming items for next meeting –
Friday 17th February 2017**

Discussion Topic	Background
Housing Services Performance Measures	This item was previously discussed by the Committee at its July 2016 meeting and the report will provide Members' with information on the operation of the Housing Service Division's Performance Measures
Budget Monitoring 2016/17	This is a standard item which allows members to undertake their monitoring role of the departmental budget.
Council's Well-Being Objectives 2017/18	The Well-being of Future Generations Act requires most public bodies in Wales to carry out sustainable development with the objective of improving the social, economic, environmental and cultural well-being of their area. It places a well-being duty on those public bodies to set and publish objectives designed to maximise their contribution to the seven national well-being goals. They are also required to take all reasonable steps to meet those objectives. This item will provide the Committee with an opportunity to consider and comment on the Council's proposed objectives for 2017/18.
Q3 Performance Monitoring 2016/17	This is a standard 6-monthly report which allows members to undertake their monitoring role in relation to the department's services. The report also includes details of the compliments and complaints received by the department. Following agreement by the Scrutiny Chairs & Vice-Chairs Forum, the performance monitoring reports will now be presented for Quarter 1 and Quarter 3 with the standard Annual Report and Improvement Plan item now providing an end of year overview.
Actions & Referrals Update	These quarterly update reports outline the progress being made in relation to any actions and referrals resulting from discussions at the Committee's meetings.

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Community Scrutiny Committee 30 January 2017

ANNUAL PERFORMANCE REPORT 2016 (PLANNING)

To consider and comment on the following issues:

The Authority's second Annual Performance Report for Planning, as required for submission to Welsh Government by 31 October each year.

Reasons:

For the Committee's Information

To be referred to the Executive Board / Council for decision: NO

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:-

Directorate

Environment

Name of Head of Service:

Llinos Quelch

Report Author:

Nia Stokes

Designations:

Head of Planning

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Community Scrutiny Committee
30 January, 2017

Annual Performance Report 2016 (Planning)

As part of the [“Positive Planning” consultation](#) in December 2013, the Welsh Government (WG) consulted on a series of proposals for measuring the performance of key stakeholders in the planning service. The Planning Performance Framework table, which was adopted in November 2014, reports the performance of local planning authorities (LPAs) against indicators and targets set by the WG. It categorises the LPA’s performance against them into one of three performance bands of: Improve (red)/ Fair (amber)/Good (green).

It is a requirement to submit APRs by 31 October annually to the WG.

The second round of APRs are due for submission to the WG by 31 October 2016.

Some of the indicators set out in the Framework by WG are not currently subject to specific targets – these remain to be set by WG in the coming year. Where this is the case, the target is described as “to be benchmarked”. These targets will be set by WG in the coming year. Additionally other targets and indicators could also be the subject of review prior to the 2016/17 Review.

A draft of the APR is attached for information.

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: Llinos Quelch Head of Planning

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

2. Legal

Following adoption of the Performance Framework indicators by Welsh Government in November 2014, Local Authorities are required to submit an annual Performance Report every October. The second reports are due for submission by 31 October 2016.

CONSULTATIONS

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

Signed: Llinos Quelch Head of Planning

1. Local Member(s)

Not applicable.

2. Community / Town Council

Not applicable.

3. Relevant Partners

Not applicable.

4. Staff Side Representatives and other Organisations

Not applicable.

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

THERE ARE NONE

Title of Document	File Ref No.	Locations that the papers are available for public inspection

Carmarthenshire Local Planning Authority

PLANNING ANNUAL PERFORMANCE REPORT 2016

(Reporting period April 2015 – March 2016)



PREFACE

I am delighted to introduce the second Annual Performance Report for Carmarthenshire County Council's Planning Service, a service which plays a key role in delivering Council priorities, which will cover every aspect of people's lives. I fully welcome the Planning Annual Performance Report (APR), as it captures the ongoing work being carried out on improving performance and will form a basis for year-on-year analysis.

Good planning is at the heart of what we are about as a Council, making good, safe places for our residents to live, work and enjoy their leisure time in. The planning service can help in delivering these aims whilst generating growth in the economy and protecting our natural habitats. With the adoption of the Planning (Wales) Act in July 2015, and the introduction of the numerous and significant pieces of secondary legislation that follows, this is a landmark year for Planning in Wales and this Council will be embracing the move towards positive planning that the Act prescribes.



Councillor Mair Stephens
Executive Board Member for HR, Efficiencies and Collaboration

CONTEXT

Introduction

The purpose of this Annual Performance Report is to set out the planning context within which the Local Planning Authority within Carmarthenshire operates, both corporately and in terms of Carmarthenshire as a county, for 2015/16. The report excludes parts of the County covered by Brecon Beacons National Park Authority, as they have their own Development Management function and Local Development Plan, and will have prepared their own Annual Performance Report for the same period.

The County

Carmarthenshire is a diverse County with the agricultural economy and landscape of the rural areas sitting side by side with the urban and industrial south-eastern area. However, as a primarily rural County, the population density is low at 75.7 persons per sq. kilometre, compared with 140 persons per sq. kilometre for Wales as a whole. This scarcity of population is more apparent in rural Carmarthenshire than it is in the south and east of the County where 65% of the population reside on 35% of the land.

The main urban centres of the County include Llanelli, Ammanford/Cross Hands and Carmarthen with the former representing historically important industrial centres within the South eastern area. The historic market town of Carmarthen, sitting at the gateway to west Wales and due to its central geographic location, typically serves the needs of the County's rural hinterland and beyond. The County's other large settlements vary in size and many of them make notable contributions to the needs and requirements of their community and the surrounding area. These are supplemented by a number of rural villages and settlements which are self-sufficient in terms of facilities and services; however, many other smaller settlements lack services and facilities. The needs of residents in these latter areas are typically met by neighbouring settlements.

The adopted Local Development Plan (LDP) builds upon the spatial characteristics and diversity of the County and its communities and seeks to consolidate the existing spatial settlement pattern and previous development plan frameworks, whilst continuing to reflect and promote sustainability. It seeks to implement a land use framework which reflects and promotes accessibility to essential services and facilities, thus reducing the need to travel and improving social inclusion. It represents a plan-led approach based firmly upon the existing spatial context aimed at achieving viable, self-supporting settlements and sustainable rural communities. This allows for the potential consolidation of existing facilities and provides for the support, retention and continued provision of viable facilities, services and employment opportunities at accessible and appropriate locations. It also enables the further development of sustainable local economies and facilitates regeneration opportunities.

The County's strategic importance is confirmed by the fact that it is situated within three areas identified in the Wales Spatial Plan (WSP):

- Pembrokeshire - The Haven;
- Swansea Bay - Waterfront and the Western Valleys; and
- Central Wales.

The Swansea Bay City Region encompasses the Council 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. The LDP, in recognising the role of Carmarthenshire, makes provision through its policies and proposals for employment development (including regeneration), with the economy an important component of the Plan's Strategy. The emerging role of the City Region will be a consideration to ensuring the continued compatibility of the approaches in each County in terms of the strategic context of the Region.

Planning background

The Carmarthenshire Local Development Plan (LDP) was adopted on 10 December 2014, and sets out the spatial vision for the future of Carmarthenshire (excluding that area within the Brecon Beacons National Park which has its own LDP), along with a framework for the distribution and delivery of growth and development. It sets out land-use planning policies and proposals for the future across Carmarthenshire and forms the basis for the determination of planning applications and in guiding future opportunities for investment and growth.

LDP policies include land-use allocations for different types of development (i.e. housing, employment, retailing, education, open space, built and natural environment etc.) as well as criteria for assessing individual proposals. The LDP 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. The LDP will guide development up to 2021, and will be monitored in accordance with the monitoring framework set out in that Plan and reviewed, as required.

The first Annual Monitoring Report (AMR) on the LDP is being prepared to see how the LDP is actually working in practice. This first report will be submitted to the Welsh Government and published on the Carmarthenshire County Council website by 31 October 2016. This process will be repeated from now on and submitted to Welsh Government in October of each year. By the second and third year AMR's, trends and patterns should start to appear in the information collected which will assist the Council in deciding whether any changes to the Plan are necessary and if so when such changes should be pursued.

Planning and the community strategy and wider strategic and operational activity of the Council

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.”**

The ICS sets out strategic outcomes that communicate drivers and aspirations for Carmarthenshire, thus:

- People in Carmarthenshire are healthier;
- People in Carmarthenshire fulfil their learning potential;
- People who live, work and visit Carmarthenshire are safe and feel safer;
- Carmarthenshire's communities and environment are sustainable; and,
- Carmarthenshire has a stronger and more prosperous economy.

There is a synergy between the LDP and the ICS. The Vision of the LDP is closely aligned to that of the ICS, with the LDP vision providing the spatial dimension of that common vision. The synergy between the documents is exemplified through the commitment in both to a sustainable Carmarthenshire with the LDP providing a land use expression to this objective.

The emergence and implications of the Wellbeing and Future Generations (Wales) Act 2015 will need to 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.

Over the next few years, Wellbeing Plans will replace the ICS and will provide part of the evidence base and context for future LDPs and any Strategic Development Plans. The LDP will remain a key tool to deliver Wellbeing Plans and there are clear advantages in terms of efficiency, engagement and outcomes to undertake both processes together. The progression towards Wellbeing Plans and the recent transfer from the Local Service Board to Public Service Board will be considered within subsequent AMRs to ensure the continued alignment of these two core Plans.

The LDP also works hand in hand with other corporate plans and strategies to achieve sustainable outcomes. Many of these strategies have a common sustainability agenda. Some of these strategies include:

- Carmarthenshire Housing Strategy: People Homes and Communities;
- Transformations: Strategic Regeneration Plan for Carmarthenshire: 2015-2030;
- Carmarthenshire Local Biodiversity Action Plan (LBAP) and Review;
- Joint Transport Plan for South West Wales: 2015 - 2020;
- South Wales Regional Aggregates Working Party - Regional Technical Statement;
- Open All Year – A Tourism Strategy for South West Wales;
- Carmarthenshire Rural Development Plan;
- Gypsy and Traveller Community Strategy for Carmarthenshire County Council;
- Local Housing Market Assessment, Carmarthenshire County Council;
- County Council Corporate Plan 2014-2017.

In addition to working with partners within the County, liaison with neighbouring authorities has and remains a key feature across the South West Wales region playing an important role

in the LDP's preparatory process and also in taking forward the many new implications emerging from the Planning Act (Wales) 2015. The Council has had regular contact with neighbouring authorities, both individually and collectively at regional level (through the South West Wales Regional Planning Group, which include Brecon Beacons National Park Authority, City and County of Swansea, Pembrokeshire, Ceredigion, Powys and Neath Port Talbot), to ensure alignment between respective LDPs. Certain factors preclude complete conformity, but constructive discussions and shared information and experience has minimised the risk of conflicting policies, and ensured an appropriate level of integration.

Work is ongoing on assessing the feasibility of introducing a Community Infrastructure Levy (CIL); the Planning Act 2008 and the CIL Regulations 2010 have introduced the opportunity to implement this new regime for funding infrastructure to support new development.

Introduction of CIL is not a mandatory requirement for Local Authorities. However, the new legislation effectively scales back the scope of Section 106 legal agreements, limiting them to affordable housing and 'on site' mitigation measures only. Therefore, if Carmarthenshire does not implement CIL, the Council will potentially lose out on collecting contributions from developers to fund vital infrastructure.

The District Valuers Service (DVS) have been commissioned to undertake a viability study to inform the deliberations of adopting a CIL Charging Schedule. The study will provide an evidence base of land, sales and rental values, construction costs and development viability for a range of land uses across Carmarthenshire (excluding the Brecon Beacons National Park area). This will form key evidence in informing the Council in considering whether the introduction of CIL would be viable in Carmarthenshire. The viability assessment is a central element of the CIL evidence base and will inform further evidence including an infrastructure delivery plan and the Preliminary and Draft Charging Schedule. Consultation on the Preliminary and Draft Schedule, Viability Report and Infrastructure evidence is taking place during Autumn 2016, with reporting back to Council to occur later in the year.

Existing and previous major influences on land use

The County is characterised by a rural and urban split which typifies the variability within settlements and their historic and future roles. This is exemplified by the predominately 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 changes within 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. In this respect the distribution of opportunities for growth based on its position within the LDP hierarchy could not be predicated on a simplistic interpretation of distribution where growth is provided, for example across all tier 3 settlements (as defined by the LDP) on an equal basis. Indeed this equally applies within the Growth Areas (as defined by the LDP) where each has manifestly different issues and considerations underpinning potential for growth but within the context of their importance in strategic terms and the function they perform.

There are a number of considerations that affect the suitability of land for development across the County, notably flooding (many of the larger towns are situated adjacent to the sea and/or rivers) and nature conservation and designations (notably Llanelli/Burry Port and Cross

Hands). Furthermore, there are a number of social considerations including areas of linguistic interest in terms of the Welsh language – notably within the Gwendraeth and Amman Valleys which need to be taken into account in looking at the suitability of developments being proposed and their potential impacts.

The significance of addressing the challenges of location and sustainability facing certain rural communities has been recognised through the LDP and its suitable settlement hierarchy. The various exceptions policies included in the LDP seek to ensure that organic and sustainable growth in such rural areas is where appropriate achievable.

Historic/landscape setting of the area, including Sites of Special Scientific Interest, conservation areas etc.

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 sympathetic 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 designated within its settlements, 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 (Burry Inlet), 82 Sites of Special Scientific Interest, 5 National Nature Reserves, 5 Local Nature Reserves and 7 registered landscapes.

Population change and influence on Planning matters

The 2011 Census identified the population of Carmarthenshire at 183,777 with 78,829 households.

Between the 2001 and 2011 Censuses, Carmarthenshire saw an increase of 11,070 in its population and an increase in households of 5,781. During the same period the housing stock rose by 6,969 dwellings. The current spread of population and households across the County broadly reflects the current urban form and established communities,

In preparing its LDP, the Council developed a revised scenario for population and household change. This used up dated evidence to derive the assumptions on future migration streams, but struck a balance between the very high net migration experienced mid-decade, the situation in 2009, which recorded the lowest net-migration to Carmarthenshire since 1993, along with all available and published data sources since the Welsh Government 2008-based projections. Consideration was given to the implications of the Welsh Government 2011-based Local Authority household projections and the projected reduction outlined within the 2011-based household projections against the strategic context of the LDP and its objectives. The Plan consequently is based on growth aspirations with an identified housing requirement of 15,197 dwellings over the plan period.

PLANNING SERVICE

The Service and its location within the Council

Carmarthenshire County Council consists of six Departments who report directly to the Chief Executive. Each Department is responsible for a number of Services, with each service area having a Head of Service.

The Corporate structure for Carmarthenshire County Council can be seen in Figure 1.

The Planning Service relocated to the Environment Department on 1 April 2015, with both a new Director of Environment and Head of Planning appointed during the 2015/2016 financial year. The relocation of the Planning Service means that it is now within the same Department as Highways and Transport, Property and Waste & Environmental Services. The Head of Planning reports directly to the Director of Environment.

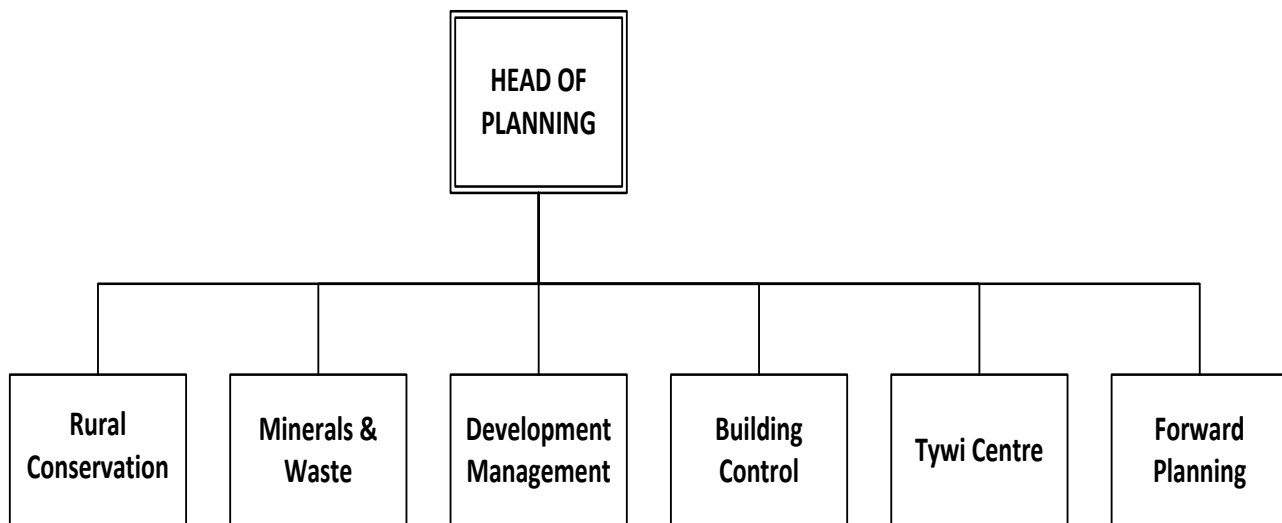
Further changes to the structure of the Environment Department will be undertaken within 2016/17, with realignments between the services with regard to some function. These changes will not have a direct effect on the Planning Service.

Figure 2 below sets out the structure of the Planning Service. As can be seen the Service is split into six separate functions (business units), each with a Business Manager and all reporting directly to the Head of Planning.

Figure 1: Carmarthenshire County Council Corporate Structure

Chief Executive					
Administration & Law					
Information Technology					
Assistant Chief Executive (Regeneration & Policy)	Assistant Chief Executive (People Management & Performance)	Director of Resources	Director of Education & Children	Director of Community Services	Director of Environment
Customer Services	Fitness for Work	Corporate Property	Education	Leisure & Sport	Property
Complaints	HR	Financial Services	Children's Services	Mental Health & Learning Disabilities	Waste & Environmental Services
Electoral Services	Translation	Audit, Risk & Procurement	Strategic Development	Regional Collaboration	Highways & Transport
Communications				Public Protection & Housing	Planning
Corporate Policy & Partnership					
Performance & Information Management					
Community Safety					
Press					
Regeneration					

Figure 2: Planning Service Structure



The Planning Service is located at Carmarthen, Llanelli and Llandeilo, occupying six separate sites in total as follows:

Head of Planning

The Head of Planning, plus 2 support staff, is located at Spilman Street, Carmarthen.

Rural Conservation

The Rural Conservation Team is primarily based at Carmarthen (Spilman Street) and Llandeilo (Civic Offices). The Team also has representation near Cross Hands in terms of the Management of the Caeau Mynydd Mawr project. One officer is also currently based at the Llanelli Office at least part of the week.

Minerals and Waste

The Minerals and Waste Team have their base at Llandeilo, within the Civic Offices - although they are largely site based due to the nature of their duties which includes undertaking the Minerals and Waste function for a number of South West Wales LPAs.

Development Management

Development Management, which includes Planning Enforcement, Ecology and Built Conservation, currently have three separate teams. These teams are located at Ty Elwyn, Llanelli as well as Spilman Street, Carmarthen and Civic Offices, Llandeilo. This means that the County is currently split into East, South and West teams. The administrative hub for the registration of all planning applications and data management is undertaken at Civic Offices, Llandeilo. Although all three Teams have Development Management Officers and Enforcement Officers the Teams share between them the services of one Built Conservation Officer and one Ecologist.

Building Control

Building Control also have presence in three locations, which are Ty Elwyn, Llanelli, Civic Offices, Llandeilo and St David's Park, Carmarthen, with St David's Park being the base for plan vetting and all administrative functions. The advantages of co-locating Building Control

and the Development Management Teams is widely acknowledged by the Llanelli and Llandeilo Officers. Discussions are therefore now underway to relocate the Officers based at St David's Park to Spilman Street. The discussion also extends to the Team's support staff with Spilman Street or Civic Offices, Llandeilo currently being looked at in terms of a relocation for later this year.

Canolfan Tywi Centre

The Canolfan Tywi Centre promotes Bulit Heritage, and its vision is to create a future where the land, buildings and culture of West Wales are better understood, enjoyed and sensitively maintained. The Canolfan Tywi Centre project's aim is to work to make the County's heritage more understandable, more accessible and fully integrated into people's daily lives. The team of 4 staff are based at the National Trust Offices, Dinefwr Farm, Llandeilo.

Forward Planning

Forward Planning is the only function entirely located at Spilman Street, Carmarthen.

Wider organisational activities impacting on the service

The Service has identified Priority Based Budgeting (PBB) savings for a three year period of some £200,000 for the next three years (2016 – 2019), having already made savings over the period 2013/15 with 8 FTE staff being lost as a result of severance.

The Development Management Unit underwent an internal review process in 2015, with an emphasis of challenge being introduced through Systems Thinking. This has resulted in a redesigned service/system delivery, and is now being rolled out to other areas within the Service - Minerals and Waste. This review process includes the capacity for challenge and further examination on a regular basis, to ensure that the system and service remain up to date and relevant. The general principles underlying this include the need for early engagement and stress the importance of building quality into submissions at as early a stage as possible. It is noted that this resonates with some of the basic tenets of the Positive Planning agenda of Welsh Government. The service area is also developing its own suite of monitoring measures, with a view to better evidencing quality in the process and being able to understand the customer 'end to end' experience. In addition to the above qualitative aspects, it is anticipated that this will realise further financial savings. Some of the savings to date have been achieved through changes such as a move to a more paperless way of working which has reduced printing and copying costs. The full impact will be evaluated as the new systems roll out further.

The Minerals and Waste team has, for a number of years now, established service level agreements with several other Local Authorities (LAs) in West Wales. The Local Authorities are:

- Pembrokeshire Coast National Park Authority;
- Pembrokeshire County Council;
- Brecon Beacons National Park Authority;
- Powys County Council;
- Merthyr Tydfil County Borough Council;

- Vale of Glamorgan Council; and
- Neath Port Talbot County Borough Council

These vary in format but include all of, or a combination of those LAs monitoring, planning applications and enforcement needs in relation to Minerals and Waste matters.

In addition, the Development Management enforcement function has also been subject of an internal review, in the form of a Member-led Scrutiny Committee Review. This resulted in numerous recommendations being made in terms of how the County Council operates its Planning Enforcement function, particularly in areas where there is a potential overlap with regulatory powers under other legislation. A multi-disciplinary group has now been set up which meets quarterly and is chaired with the Executive Board Member who has responsibility regarding all enforcement matters.

The Planning Service has procured and recently appointed a provider for the development of a new 'back office' system that is cloud based. This new system should provide greater flexibility and provide opportunities for bespoke development to be undertaken in-house. The system also offers a more focussed opportunity for performance measurement. This new system should be in place by 2017/2018.

Additionally, the County Council's electronic data management system (EDMS), known as Information@Work, is being reviewed with greater opportunity being provided for the sharing of information on a cross departmental basis. This would better inform and support the Development Team approach to dealing with major development proposals that are being introduced within the County. The intention is, subject to safeguards, to extend this to external agencies such as Natural Resources Wales, with a view to, for example, better informing consideration of development proposals.

October 2015 saw the first fee increase in relation to planning applications in Wales for a number of years – however the fees only go part way to cost recovery.

On 16 March 2016, fees were introduced for Pre-application advice across Wales; the fees vary depending on the size and scale of the proposed development. Further details can be found at http://www.carmarthenshire.gov.wales/home/residents/planning/planning-applications/pre-application-service/#.V6xZcU2V_IU. The impact of these new pre application fees on the application process will need to be monitored during 2016/17. Only larger planning applications are required to go down the pre application process, though others can also chose to do so if they so wish. The Council has political support for introducing a charging schedule for a discretionary pre-application service, and this will be further considered during 2016/17, with an additional charging schedule for Developments of National Significance currently being progressed.

New Building Control fees for Carmarthenshire will also be introduced during 2016/2017, to enable fairer and more transparent setting of charges based upon the principle of cost recovery. By relating charges to estimates of actual work, and the cost of providing the services, through professional and administrative staff, the fee schedule will be able to more closely follow commercial models for estimating and charging for services which should improve the competitiveness of the Local Authority Building Control in the marketplace and provide more direct competition with approved inspectors.

2015/2016 also saw the passing of a large number of secondary legislations to support the new Planning Act (Wales) by Welsh Government (WG) which was introduced in 2015. The 'package' as a whole is geared towards changing the culture of Local Planning Authorities to being perceived as enabling organisations that are able to produce positive and pragmatic decisions in a timely manner. A key element of this is the role played by colleague departments within the County Council, with an emphasis placed on early involvement of the Planning Service, and also ensuring that consultations on planning applications are providing a positive and substantive response within a specified timescale. Officers have been engaged in disseminating the current understanding in relation to these new requirements both within the Council (colleagues and Local Members) and also externally with agents and developers. The full impact of these changes is yet to be understood with most changes having only been introduced during March 2016.

Operating budget:

The actual Planning Application fee income against that budgeted is indicated Table 1 below. The Planning Service retains its fee income, although, as the figures below show, there is a discrepancy between the budgeted income and the actual. This is a key factor when setting the annual operating budget.

Table 1: Budgeted and Actual Income re: Planning Fees

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Budgeted income					£1,194,630	
Actual Income	£1,375,178	£869,096	£965,491	£830,881	£876,801	

Further comments to be inserted by Head of Planning, as well as confirmation of income figures.

Staffing:

The **Development Management** (DM) Unit within the Planning Service is managed by a Development Management Manager, who has direct line management responsibility for three Senior Development Management Officers (SDMO). The Unit currently operates out of three office locations - Carmarthen, Llanelli, and Llandeilo - with the SDMOs leading the teams in these areas. In total, the teams have 10 Development Management Officers (DMO), in addition to 2 Development Management Assistants (DMA) (one DMA post is currently vacant and the other is currently working within the Minerals and Waste Team). The DMA posts are fixed term appointments where the Council provide training (normally post graduate) opportunities. These are posts that have been operated for a number of years, and three of the current DMOs have graduated up from these DMA positions.

There is a full time Ecologist who spends the majority of their time commenting on planning applications and inputting to planning policy. The Ecologist is based in Spilman Street, Carmarthen.

The Development Management Manager also has responsibility for an Enforcement team of four officers, and also has one Conservation Officer (previously having been 3) and one Conservation Enforcement Officer.

The DM function is given technical support by a team headed by the Information Management Officer (IMO). This support is in the form of registration of applications, updating of databases/GIS, scanning of information/plans, in addition to them undertaking Land Searches. The team is also responsible for all Planning-related IT development and website maintenance and updating. Under the IMO there are 5 Registration/Searches Officers, in addition to 2.6 FTE Data Support Assistants.

The DM team currently receives administrative support from 3 Administration Assistants whilst there is also a part time Appeals Administration Assistant.

The **Forward Planning** Team currently consists of a Forward Planning Manager along with four Forward Planning Officers covering all aspects of Planning Policy including the development plan policy, Supplementary Planning Guidance, site delivery initiatives and monitoring including the AMR, Regional Waste and Joint Housing Land Availability.

In addition there is a Contributions Officer (a post occupied by a seconded Forward Planning Officer) who has a specific remit for Section 106 matters and the consideration of a Community Infrastructure Levy for the County. The Team are supported by a specialist Graphic Design Officer and two technical assistants. The team has one vacant Forward Planning Officer post (the officer currently seconded to Contributions Officer), together with a further vacant post on the structure.

It is acknowledged that staff development and broadening its remit, whilst prioritising its statutory functions is key to the portfolio's future success. In this respect the Forward Planning team established an internal planning consultancy role during 2014/15, to assist in maximising delivery opportunities on Council owned sites and to ensure there is clarity in relation to future development opportunities. This has resultant revenue benefits and reduces the financial burden to the Council through unnecessary use of external consultants. It is also an approach which is key to staff retention through financial income and a fresh and stimulating workload.

There are seven staff currently working in the **Minerals and Waste** Unit; no vacancies are being carried. The Unit provides minerals and waste planning services for Carmarthenshire and for seven other Local Planning Authorities under Service Level Agreements, which have already been listed previously.

Loss of skilled personnel within the Minerals/Waste team has been identified as a significant risk which would result in the inability to provide a minerals and waste service at current levels. In addition, it is anticipated that demand for Minerals and Waste services will increase due to loss of key personnel in other Authorities which is adding pressure on existing staff resources.

A Development Management Assistant has been appointed as an additional post within the Minerals and Waste Unit. The post holder has been enrolled on a Masters Course in Planning in order to develop planning skills. Four members of the Unit have also been enrolled on an Institute of Quarrying distance learning course in order to develop their skills. Further appointments/transfers may be required in order to fully address succession planning in the short/medium term with the potential for this to be funded through additional income streams.

The Business Manager is therefore currently looking at succession planning and any structural changes that may be needed to ensure the Team remains resilient.

The Planning Service also draws heavily on the expertise and input of the **Rural Conservation Team** – who are located within the Planning Service (9 Officers in total, not all full time). Much of the Landscape Officer's time is taken up with planning matters – particularly those relating to wind turbines. Other Officers who make up part of the team also contribute significantly to the planning process.

The potential loss of skilled personnel within the **Building Control** team has been identified as a risk which would result in the inability to provide a service at current levels. The management of the Business unit has for the past year or so been undertaken on a temporary basis jointly by the Principle Officers. The Head of Service is looking at revising this to ensure the Unit had one point of contact and responsibility with regard to management matters. The Head of Service is also working with the two Principles on succession planning to identify whether changes are needed to the current structure to improve resilience but also opportunities for junior staff to progress.

All Business Unit Managers understand the value of, and promote, training opportunities that support the business aims whilst allowing career progression and development. The DMA posts are an established indication of this, although there are other opportunities provided through ILM courses, and internal projects such as the Continuous Improvement Programme and the Future Leaders Programme.

All staff have annual appraisals, and regular one-to-one meetings with managers. Regular internal training seminars are arranged (3 or 4 annually) which count towards Continual Professional Development (CPD). The portfolio also supports and undertakes training and development sessions to other staff, Members and Town and Community Councils building on experiences and lesson learned. The County Council does not pay membership fees of professional institutes.

The Service also operates regular agent seminars, with this being seen as particularly relevant in the more recent times of legislative change. These seminars offer Continued Professional Development (CPD) opportunities for the agents and occur in March and September.

YOUR LOCAL STORY

Workload: Development Management

Carmarthenshire County Council is maintaining a general overall performance that sees it running in the mid 70% for determining all types of Planning applications within 8 weeks. The recent period of internal review has had some impact in terms of people coming to understand new systems and practices. As stated previously, the introduction of pre application fees during March 2016, and their impact on the application process will be monitored during 2016/17.

The numbers of applications that the Council has dealt with is indicated in the table overleaf:

Table 2: Planning applications dealt with annually

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Application Numbers	1828	1788	1627	1905	1907	1663

The numbers of applications per officer will, at a very general level, be in the region of 150 per officer. That figure is predicted on a full caseload being undertaken by the three team leaders (SDMOs) although the supervisory and mentoring reality is that this will not be the case. The 10 DMOs could expect to deal with in the region of **180** applications.

The Development Management service reflects the diverse nature of Carmarthenshire in terms of its rurality in the north and west, the numerous historic market towns interspersed throughout, and the post-industrial areas of the south and east with the former coal mines and steel works. This diversity, which generates the third highest number of applications across Local Planning Authorities (LPAs) in Wales, is framed within a wide geographical context, with the County's administrative area being the third largest, accommodating the 4th largest population in Wales. Whilst the DM function deals with high numbers of Planning applications, its percentage of householder applications is relatively low (just over 20% in the last two years), reflecting the higher number of minor applications that are dealt with in the rural areas, in addition to the more major development proposals on the regionally important Strategic Sites of Carmarthen, Cross Hands, and Llanelli, as identified in the adopted LDP.

The Council is committed to understanding the impacts of its service delivery upon residents, and, as mentioned, is looking at alternative ways of measuring such, insomuch as it is seeking to better understand and measure the customer end-to-end time. There is a commitment to reducing the numbers of incomplete and unsuccessful applications, and to ensuring a consistently positive and pragmatic approach to service delivery and outcomes. This is reflected in the customer surveys that see Carmarthenshire scoring above the Welsh average in areas such as availability of planning officers to discuss issues prior to submission of an application, having opportunities to amend proposals prior to determination, and an understanding of what information is required.

The service area is in a period of change, and is seeking to adjust to that in terms of systems and processes, and promoting a behavioural change to facilitate economic development and regeneration where appropriate. There remain concerns that the positive actions the LPA is undertaking in this regard will be unreasonably challenged by budgetary pressures in the coming years. A three year programme has been identified in terms of savings and efficiencies, and the service review, whilst being framed to some extent by this, is also enabling these efficiencies to be introduced and realised. Changes to this framework have the capacity to impact significantly and negatively on the performance agenda being pursued.

Workload: Forward Planning

Recognising the need to maximise the opportunities for delivery, and the necessity to work within a financially restrictive environment the Forward Planning team provides a responsive service to other service areas to assist in bringing sites forward and for their disposal on the open market. The production of policy notes and site specific briefs and assistance with preparing and submitting planning applications is a proactive and positive approach developing collaborative working arrangements. The resultant revenue benefits, and the

reduction of use of external consultants are becoming apparent, however the necessity to manage staff resources effectively to ensure core responsibilities are maintained make the role vulnerable to loss of staffing numbers. Whilst these risks are noted the benefits highlighted along with broadening staff skill sets is recognised as an ongoing opportunity. The Forward Planning Manager is currently exploring further opportunities in relation to assisting other Divisions in bringing forward Council sites for development – this consideration includes how to continue with this work when work on LDP review commences and becomes priority.

The recruitment of a Contributions Officer forms part of a process to consider the potential of adopting a CIL charge for Carmarthenshire. The preparation of evidence and the identification of a clear timetable is ongoing. The progression of CIL presents financial and workload pressures, and whilst provision has however been made for staffing, examination and some evidential costs, time and resource management is key to its effective development. A report considering the progressing CIL was presented to County Council in [January 2016](#) (agenda item 10). The Council resolved to progress a CIL for Carmarthenshire, and authorised the production of a Preliminary Draft Charging Schedule, which will identify the amount of CIL sought from each qualifying development, and to conduct a formal consultation on its content along with the associated evidence base.

Ongoing requirements in relation to the maintenance of an up to date portfolio of evidence is paramount not only from a Forward Planning and LDP perspective, but also in ensuring DM decision making and requirements from applicants/developers is fully informed. The recent completion of the Carmarthenshire Retail Study 2015 Update is an example of a policy area where specialist input is required, and where prevailing circumstances in relation to factors such as market conditions are in a state of constant change. Consequently there is an ongoing requirement to review, interpret and prepare core evidence, and to ensure they are robust and stand up to scrutiny. The current high level of retail interest being exhibited in the County also requires specialist skills in responding to retail impact assessments and the need to utilise such expertise ensuring the broader impacts of development proposals are understood raises challenges from a policy and DM perspective. The need to employee consultant expertise will in some form remain despite the Service undertaking as much of the evidence work as possible in-house.

Further Supplementary Guidance (SPG) have been prepared in accordance with the commitments given within the LDP. Consultation on the following five draft SPGs concluded on 8th April 2016:

- Placemaking and Design
- Archaeology and Development;
- Leisure & Open Space Requirements for New Developments;
- Natural Environment and Biodiversity; and
- Rural Development.

Work on completing Supplementary Planning Guidance through to adoption, to include minor amendments to reflect some observations received during the consultation period, will continue to 2016/2017.

For the APR and AMR period, the Council undertook the Joint Housing Land Availability Study (JHLAS) for the Carmarthenshire area, excluding the area that falls within the Brecon

Beacons National Park. This is a statutory requirement and the 2015 study showed that Carmarthenshire had a housing land supply of **3.7** years. Early indications are that the 2016 study showed that Carmarthenshire had a housing land supply of 4.2 years.

Workload: Minerals and Waste

Demand for Minerals and Waste services is increasing due to loss of key personnel in other Authorities which is adding pressure on Carmarthenshire's existing staff resources within the Minerals and Waste Unit. A Service Level Agreement (SLA) with Neath Port Talbot County Borough Council was entered into in June 2015 and a SLA with the Vale of Glamorgan Council was entered into in October 2015. These are in addition to the ones already held by the Unit.

The Unit provides the Secretariat for the South Wales Regional Aggregates Working Party in accordance with Welsh Government (WG) requirements, which is grant funded from WG. The Unit also acts as the Lead Authority for waste monitoring in the South West Wales Region in accordance with WG requirements. An Interim Report for 2015/16 has been produced and submitted to the Welsh Government during March 2016. Work on the production of the 2016/17 has started.

In order to increase efficiency given the additional workload the Unit is trialling different agile working options which will reduce travel time, reduce wastage and reduce office space requirements. This will require investment in digitising data and in agile working software which integrates with current back office systems.

Workload: Rural Conservation

Carmarthenshire's landscapes and its habitats and species are some of the county's most important natural resources. They make up the green infrastructure which provides a framework for our social, economic and environmental health. The Unit promotes the understanding, conservation, enhancement, and responsible management of these resources, consistent with Carmarthenshire's Integrated Community Strategy and Carmarthenshire County Council's core values.

The Unit provides advice to development management, other Council departments and the general public on landscape, trees, woodlands, hedgerows, biodiversity, Common Land and on development within the Caeau Mynydd Mawr SPG area. It is also instrumental in ensuring that approved developments and other projects comply with relevant legislation and LDP policies relating to the natural environment.

The Rural Conservation Business Unit carries out the following statutory functions:

- Tree Preservation Orders - Town and Country Planning (Trees) Regulations 1999;
- Hedgerow Regulations 1997; and
- Commons Registration Act 1965.

It also works to ensure that the Council's operations are compliant under the Natural Environment and Rural Communities (NERC) Act 2006 and Environment (Wales) Act 2016.

Workload: Building Control

The Unit has maintained its position as a CIOB Chartered Building Consultancy and has established a network of more than [70 local partners](#) including agents, consultants and other construction professionals to ensure the delivery of a high standard of service. In conjunction with Coleg Sir Gar, regular training seminars/workshops are hosted for the benefit of customers to provide advice and assistance in understanding and interpreting existing and proposed changes to legislation.

Annual [Building Excellence Awards](#) were also held, the aim is to celebrate the success of design and construction teams that have produced outstanding buildings within the County as part of a National initiative that rewards good building practice. Two schemes from the [Carmarthenshire Building Control Awards](#) (Charles Church – Machynys and TRJ – Ffwrnes) went forward to the Wales LABC Awards held at the Millennium Centre, Cardiff during the autumn of 2015. These two schemes then went on to represent Carmarthenshire at the National LABC Awards in London during November 2015, receiving national recognition. The Awards scheme whether it's County, regional or nationally is a prized marketing tool for the department and the long standing membership with the LABC has been invaluable in terms of promoting the Unit.

The Unit also provides a technical resource, a common interpretation and a voice in National Government.

Workload: Tywi Centre

The Unit is based in Llandeilo and since it was founded in 2008 has received funding from the Heritage Lottery Fund, the Rural Development Plan (RDP) for Wales 2007-2013 which is funded by the Welsh Government and the European Fund for Rural Development, Natural Resources Wales, the National Trust, the Construction Industry Training Board (CITB) and Cadw. It also generates some income from provision of consultancy and training services.

[Building our Heritage Bursary Programme](#) is a specific programme managed by the Unit which has taken heritage building skills training across Wales. Working in partnership with the Natural Building Centre in Llanrwst, 30 students will have been trained over 2 years, following the same training model as the previous Foundations in Heritage programme. In addition, an intensive introductory programme for 10 women was been designed and delivered, to promote greater equality within the construction sector. This project will be completed in March 2017.

[Consultancy and Training Services](#) are also provided by the Unit. The success of the RDP funded Traditional Skills Training and Information Project, which ended in March 2014, and the reputation for delivering high quality training in the Heritage sector, has provided the Centre with opportunity to investigate developing a sustainable heritage skills training and information centre. Developing the capacity of the Centre through training skills assessors and trainers, identifying mechanisms for setting up as an accredited training centre, and investigating closer cooperative working with Coleg Sir Gâr, CITB and The Welsh Traditional Buildings Forum will be the focus over the forthcoming year.

The Team and projects have existed to date predominantly as a result of various funding streams. The future form of the Centre is currently being considered, with the

aim being to make the Team self sufficient and less dependant on grant funding. The Tywi Centre Business Plan will be completed by late 2016/early 2017. The Plan will identify mechanisms to ensure the long term sustainability of the Tywi Centre, for example income generation through training and information provision. Different delivery mechanisms, such as Special Purpose Vehicle, will be investigated as part of the Plan.

Current projects

The sections above have referred to the Service reviews the LPA has been carrying out over the recent years, this being part of an ongoing, rolling programme of check, plan, review. The impacts of this have been significant in terms of improving how information is processed and shared, and also understanding what the customer expects in terms of timeliness and quality of service delivery and decision making.

As part of the ongoing reviews, the LPA has considered how it best engages with stakeholders and consultees, with a particular emphasis at the moment being the nature and timeliness of internal/external consultation responses. As outlined, this is being achieved, to some degree, by involving relevant parties as soon as possible in the pre-application process, and the intention is to formalise this (in line with a charging schedule) into a cross departmental/agency approach under the Development Team banner.

This has happened to some degree (not formalised) to help deliver a major strategic site on the western edge of Carmarthen, this being the subject of an adopted SPG in the form of a Planning and Development Brief that will see the delivery of 1100+ dwellings and a new school, as well as the provision of a major road infrastructure improvement. This will also benefit the aspirations of University of Wales Trinity St David's, as well as the proposed S4C Headquarter development.

The Council is currently giving thought to the delivery of its enforcement roles and activities. This will seek to understand best practice across the field, and will look at how resource can be best channelled into this area. This has been flagged by Members as a concern, and whilst there may be a drive to consolidate simpler enforcement practices into one area, the County Council has acknowledged that Planning Enforcement presents particular and specific challenges and remains as an area to be addressed on an individual basis. This includes having the capacity and ability to ensure that the staffing structure and base is best mobilised to effectively address pressure areas, and to remain fluid in doing so across the wider Carmarthenshire area.

Alongside its ongoing statutory function and delivering on other ongoing commitments, the Forward Planning team has established an internal planning consultancy to assist in maximising delivery opportunities on Council owned sites, and to ensure there is clarity in relation to future development opportunities. This represents an important step in maximising links and co-operation across service areas ensuring cost effective delivery with resultant revenue benefits and reducing use of external consultants thus offering best value in delivering the Council's objectives. In providing this service the Forward Planning team has agreed to a 3 year work programme with Council's Corporate Property team which includes production of site planning briefs and policy guidance. This supports the move towards enhanced fee income generation for the Unit and reductions in expenditure for the Council overall. Instructions have also been received from Council Regeneration and Tourism

Officers in relation to a number of briefs to maximise and facilitate economic development and tourism opportunities. There are also initial discussions with the Property Design and Projects Unit with a view to offering additional value.

The Planning Service is advising as part of the of a multi service Task Force created to consider matters relating to Llanelli Town Centre, including consideration on the potential for an Local Development Order to deal with specific issues within the town centre.

As has been alluded to, the Service has strong links to the Council's regeneration strategy and the regeneration team. This close working relationship will ensure that proposals are delivered in a consistent and co-ordinated manner which are in accordance with sound planning principles, and national and local planning policies.

The Service is undertaking the trial of tablet computers with the emphasis on trying to establish a better communications route to site based officers and where necessary advise on improvements to the system allowing the system to be tailored to how the department operates. It is hoped to reduce the amount of paper and documents produced to form a conventional paper file. This runs alongside, and is complementary to, the County Council's agile working strategy, and is seen as a key element in maintaining an effective delivery of service across the large geographical area of Carmarthenshire.

The Cross Hands area has been designated as one of the three growth centres in Carmarthenshire's LDP. The area is also suitable habitat for the Marsh Fritillary butterfly which is a feature of the Caeau Mynydd Mawr Special Area of Conservation (SAC). In implementing the project the Conservation Project Officer assists in the delivery of key economic objectives while ensuring that development is compliant with EU legislation The post is funded by receipts secured through Section 106 agreements, with receipts from development are in place to cover the salary of the project officer up until 2021, consistent with the LDP period.

During the year, the project has achieved the following:

- Installation of 1435m of fencing to allow grazing on neglected sites or better management of sites which are already grazed;
- Reintroduction of grazing by cattle or horses on 5 sites and better management of grazing on 1 site;
- Provision of water for stock on 3 sites;
- Stock handling and access facilities on 4 sites;
- Improving access to 2 sites to facilitate management works and to give access for grazing stock;
- Scrub clearance and removal of scrub trees to open up and restore grassland at 4 sites.

There are currently 16 management agreements in place, which includes 75.13ha of habitat suitable for breeding marsh fritillary.

The Common Land Officer and Rural Conservation Manager are continuing to work with the Biodiversity Officer in delivering the Heritage Lottery funded Carmarthenshire Bogs Project that is attracting £43,000 of grant aid. All six sites covered by this project are areas of common

land with no known owners: as such the Council is expected to protect these sites from illegal activities (scheme runs until December 2016). With this grant the Council is working to improve the conservation status of these commons.

Staff continue to facilitate the Carmarthenshire Biodiversity Action Plan (LBAP) Partnership, which draws together all the organisations involved in nature conservation in the County. Practical projects are supported by Natural Resources Wales and the Biodiversity Officer delivered 12 projects across the county, some involve practical conservation, while others raised awareness of biodiversity issues and developed biodiversity best practice within other CCC departments consistent with CCC's NERC Act 2006 duty, and new duties set out in the Well Being of Future Generations (Wales) Act 2015.

The Minerals and Waste Unit have undertaken a 3 day review of the current process using the Vanguard/Systems Thinking approach. This provided the team with the opportunity to experience the service from the 'customer perspective', to identify what issues were impacting upon current performance, and what within the current system was causing this to happen. The re-design stage of the review was due commence in October 2015, however with the additional SLAs taken on during that period, this has been delayed and is now being rescheduled to commence during Autumn of 2016.

Local pressures

The Council has, in recent years, also had to deal with major renewable energy projects, particularly with regard to Wind Farm developments within Strategic Search Areas as defined in TAN 8. These have been relatively disproportionate in terms of the impacts upon officer time, and resource required to process, particularly where an Inquiry is involved.

On 24th June 2015 Western Power Distribution had their application for a 132kv electricity distribution line connection between Brechfa Forest West Wind Farm to an existing connection point west of Llandyfaelog (10km south of Carmarthen) accepted for consideration by the Planning Inspectorate (PINS). RWE Innogy UK Ltd (RWE), the developer of the wind farm has decided to defer the connection between Brechfa Forest East and Brechfa Forest West wind farms.

To inform the Planning Inspectorate's assessment of the application the Head of Planning presented a Local Impact Report (LIR) to [Planning Committee](#) on 5th November 2015. The purpose of the LIR was for the Council to advise PINS on what local impacts it considers the proposed development would have on the local area by reference to specific issues. The LIR was a technical, evidence based document that PINS and Secretary of State must have regard to when assessing the application. The Local Authority also submitted a Written Representation setting out the views of the Council – this was in addition to the LIR and was at the request of the Planning Committee and was in response to the Council passed the following motion on 10th July 2013.

'That Carmarthenshire County Council finds it totally unacceptable that the proposed Brechfa Forest wind farm(s) National Grid connection should be made via an overhead line supported by wooden pylons. As the Council itself has no statutory power in this matter, we ask the UK Energy Secretary to ensure that the connection cable is laid underground for its entire length'.

The Examination stage of the process commenced on 7th October 2015 and ended on the 6th April 2016. PINS submitted its recommendation to the Secretary of State for Energy and Climate Change on 6th July 2016 (<https://infrastructure.planninginspectorate.gov.uk/projects/Wales/Brechfa-Forest-Connection/>) who will have three months to make the decision. A decision is pending.

A recent source of pressure for the DM Unit has been the impacts of the requirement for financial contributions to be made towards the provision of Affordable Housing within the County. This requirement extends to single dwelling and has presented challenges in terms of perceptions of this, and how this is best secured through legal agreement. There has been a pressure on the Council's legal service as a result, although they have been the subject of a reduction in staffing. Work is now underway to assist DMO to deal with Unilateral Undertakings (UUs) in order that legal can concentrate on Section 106 applications. Legal support remains available to DMOs throughout as it is recognised that some UUs won't be straightforward. The benefits of this new approach should be experienced from late 2016 onwards. It is an area that agents have consistently asked for improvement in terms of timescales and clarity.

The 'lag' following LDP adoption with new allocated sites and them being brought forward presents challenges in relation to a 5 year supply particularly during early stages post adoption. This may have the effect of distorting a 'true' picture of land supply and of the availability of genuinely deliverable sites during initial years following adoption. The implementation of TAN1 and its methodology with the use of the residual method may as a consequence precipitate an increase in speculative applications based on an artificially suppressed 5 year land supply figure. The land supply position will be monitored closely through the JHLAS and the LDP AMR (3.7 years at 2016).

The introduction of the Community Infrastructure Levy Regulations on 1st April 2015 has through its provisions changed the way in which planning obligations can be sought through Section 106 Agreements. In this respect the scope for requiring planning obligations has been significantly scaled back. The CIL Regulations establish a far more limited approach to planning obligations via Section 106 Agreements.

As a result of this change, the tests for requiring planning obligations are being tested far more rigorously, and have required the adoption of a case by case based approach to determining contributions sought and will require the regular review of the evidence base in determining future requirements.

In addition, the CIL Regulations place a limit on the Local Planning Authority to pool Section 106 contributions. Since 6th April 2015, no more than 5 separate planning obligations can be used to provide funding for a single specific infrastructure project. This has had implications for those obligations which are based on cumulative impact and require pooled contributions for their delivery. The effect of this provision is in essence that the Local Planning Authority is no longer able to secure a planning obligation which contributes to, or funds any infrastructure project or type of infrastructure if 5 planning obligations have already been entered into which contribute to or fund the same project or infrastructure type. This limitation is back-dated and takes into consideration all planning obligations entered into since 6th April 2010.

Section 106 Agreements have traditionally been more generic in nature, typically specifying a general area within which funds should be spent. However, in order to ensure that the threshold of 5 pooled contributions is not exceeded, the Council are seeking planning obligations for specific identified infrastructure to ensure they comply with the tests set out in Reg. 122. These challenges are notable not only from a financial aspect but also from the perspective of project delivery. Supplementary Planning Guidance (SPG) has been produced in relation to Leisure and Open Space requirements for new developments, which seeks to provide further clarity in relation to compliance with the provisions of the CIL Regulations. Further SPG will be published in due course.

WHAT SERVICE USERS THINK

Customer satisfaction survey

In 2015-16 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year. The survey is undertaken by all LPAs at the same time, asking the same questions. This joined up approach allows comparisons to be drawn across LPA areas.

The survey was sent to 769 people in Carmarthenshire, 11% of whom submitted a whole or partial response. The majority of responses (48%) were from members of the public. 10% of respondents had their most recent planning application refused.

We asked respondents whether they agreed or disagreed with a series of statements about the planning service. They were given the following answer options:

- Strongly agree;
- Tend to agree;
- Neither agree nor disagree;
- Tend to disagree; and
- Strongly disagree.

Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both Carmarthenshire and Wales.

Table 1: Percentage of respondents who agreed with each statement, 2015-16

Percentage of respondents who agreed that:	%	
	Carmarthenshire LPA	Wales
The LPA enforces its planning rules fairly and consistently	55	47
The LPA gave good advice to help them make a successful application	64	58
The LPA gives help throughout, including with conditions	55	49
The LPA responded promptly when they had questions	66	58
They were listened to about their application	65	57
They were kept informed about their application	65	49
They were satisfied overall with how the LPA handled their application	66	61

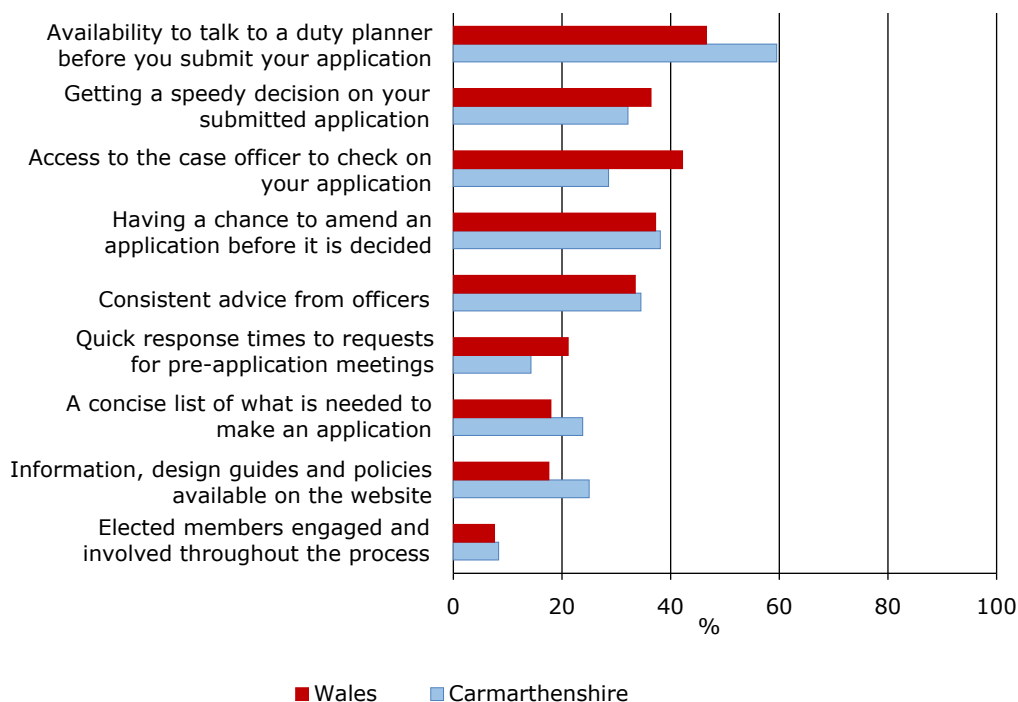
As can be seen from Table 1 above, Carmarthenshire's survey results exceed the Welsh average in every category, and it can be concluded that the service is considered to be performing well overall.

We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows how often each characteristic was selected as a percentage of the total number of selections. For

Carmarthenshire, 'the availability to talk to a duty planner before submitting an application' was the most popular choice.

The lowest percentage for both Carmarthenshire and indeed Wales as a whole would appear to apply to the issue of consistency regarding planning advice and decisions. The survey was undertaken during the year in which the LDP was starting to be implemented and the LPA acknowledge that interpretation of new LDP policy needs to be consistent. Regular Team meetings have now been set up to allow discussion around new cases and application of planning policy. Matters are also being discussed at staff training days along with Forward Planning Officers attending individual Team meetings periodically to assist with interpretation of LDP policy. Discussion is also occurring in relation to the application of new secondary legislation which is emerging as a direct result if the Planning Act (Wales) 2015. It is therefore acknowledged that there have been a number of new challenges over the last year or so and that the importance of Team meetings and Staff Training days is emphasised.

Figure 1: Characteristics of a good planning service, Carmarthenshire LPA, 2015-16



Comments received include:

In my experience all the officers concerned with the planning process were helpful, communicative, co-operative, friendly and fair.

I found the planing service to be very fair and professionally handled. The case officer I had was very helpful and effitiant. [sic]

Officers are often not available on the phone, and often do not acknowledge or reply to emails or voicemail messages.

This snap shot of comments show there were negative as well as positive comments and the LPA must further consider those areas where criticism has been directed and if appropriate look at ways of improving those elements. For example in relation to the comment regarding phones, work is underway to identify the magnitude of the problem and what solutions to best apply.

The Authority also received feedback in relation to the performance of the service from the Agents meeting it held in March 2016. This was the first Agent's seminar to be held for a number of years. The meeting was chaired by the Chief Executive, with attendance from the Leader of the Council, Director of the Environment Department, The Head of Service for Planning along with Head of Service for Highways and a number of officers from the Planning Service and others who have an input into the planning process. Just over 30 agents attended the afternoon. At the seminar Officers reiterated the importance of working together. Short updates were provided in relation to legislative changes nationally and also work being undertaken locally. The main focus of the afternoon was however to discuss a few topics in small groups – each group facilitated by an Officer. Discussion focused around the themes: Pre application process, application process, highway matters, s106 issues and a general session for any other matters.

Agents were asked whether they had found the session useful. Officers took back the comments raised during the day. As a result the second Seminar was held in Autumn 2016 and it is intended to continue the seminar twice yearly.

Also over the course of the year The Head of Service for Planning, Development Management Officer and Head of Service for Highways have met on a 1:1 with some agents to explore their concerns regarding specific cases. These meetings have also been a useful aid to understand any areas for improvement.

OUR PERFORMANCE 2015-16

This section details our performance in 2015-16. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

Plan making

As at 31 March 2016, we were one of 22 LPAs that had a current development plan in place. Since December 2014 Carmarthenshire has its own adopted LDP – which means not only does the LA have an adopted plan but it is also an up to date development plan.

During the APR period we had 3.7 years of housing land supply identified, making us one of 17 Welsh LPAs without the required 5 years supply. It is noted that TAN1 sets out how a Council should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part. It is however considered that as the LDP has so recently been adopted (15 months as at March 2016), these additional units catered for through the LDP will begin to filter through the system and will contribute to the housing land supply in the coming years. The report can be viewed at: <http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/?lang=en>

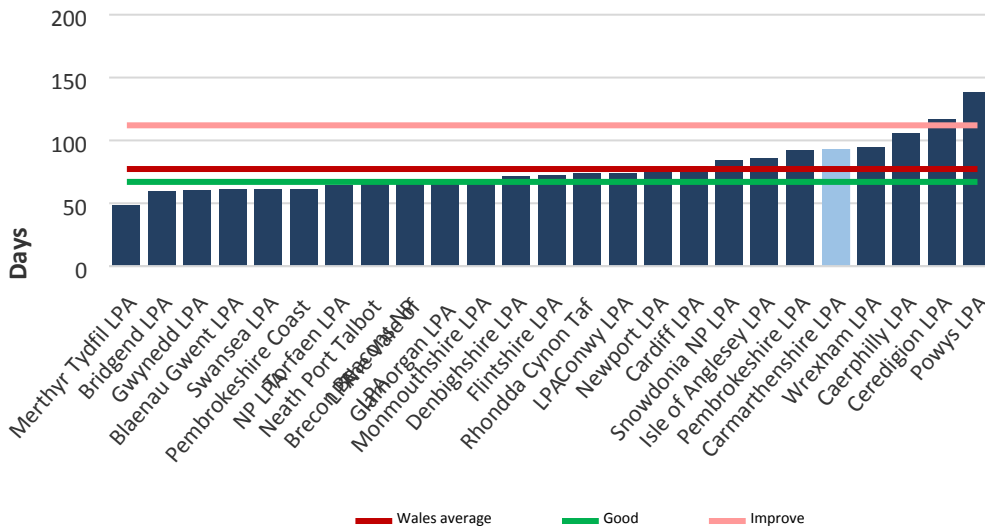
For those few applications that have been permitted to date it is too soon to have expected them to be completed and many applications are still in the system for larger more complicated sites. For this reason, it is not considered appropriate to undertake further measures to increase supply at this point in time.

Action: Continue to monitor. No other action appropriate at this time.

Efficiency

In 2015-16 we determined 1461 planning applications, each taking, on average, 93 days (13 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year. The period 2015/16 has seen Carmarthenshire fill vacant DMO posts within its structure, whilst there have been periods of sickness absence and one Officer working more or less full time on the Brechfa wind farm applications. Given the number of DM Officers as outlined above, with there being no current vacancies, the LPA is committed to improving this area of performance, allied to the commentary below on the ongoing review of service delivery.

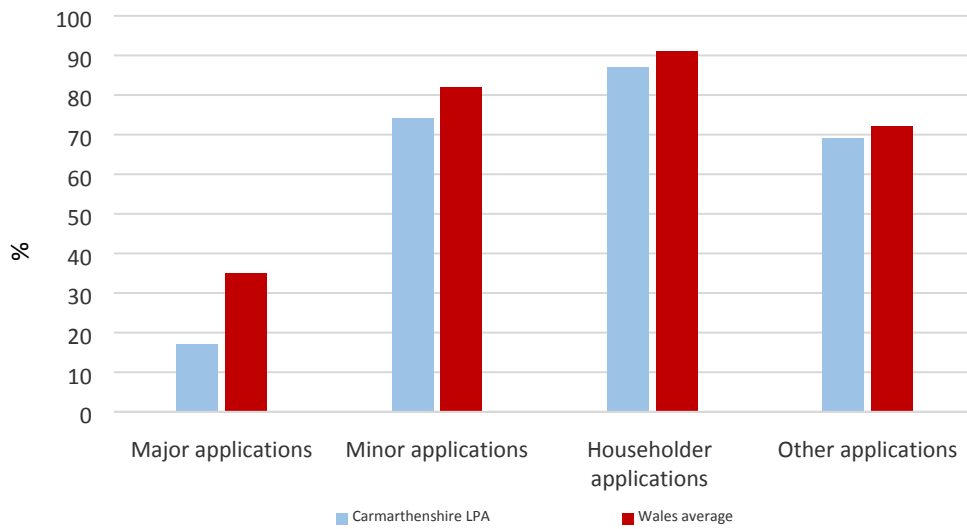
Figure 2: Average time taken (days) to determine applications, 2015-16



70% of all planning applications were determined within the required timescales. This was the fifth lowest percentage in Wales and was below the 80% target. Only 8 out of 25 LPAs met the 80% target. The figure for Carmarthenshire is slightly lower than previous years, this has been down to a change of systems and processes in how applications are dealt with. It is however noted that the average time taken to deal with applications is low, and this reflects the improvements needed and which are being made in this area. This has now been rolled out across the whole DM Unit, and this should see the determination period for applications moving closer towards the 80% figure. Based on this on-going commitment for improvement no further action is therefore considered necessary at this stage over and above that which will naturally occur as a result of the Service Review that has been taking place over the past year.

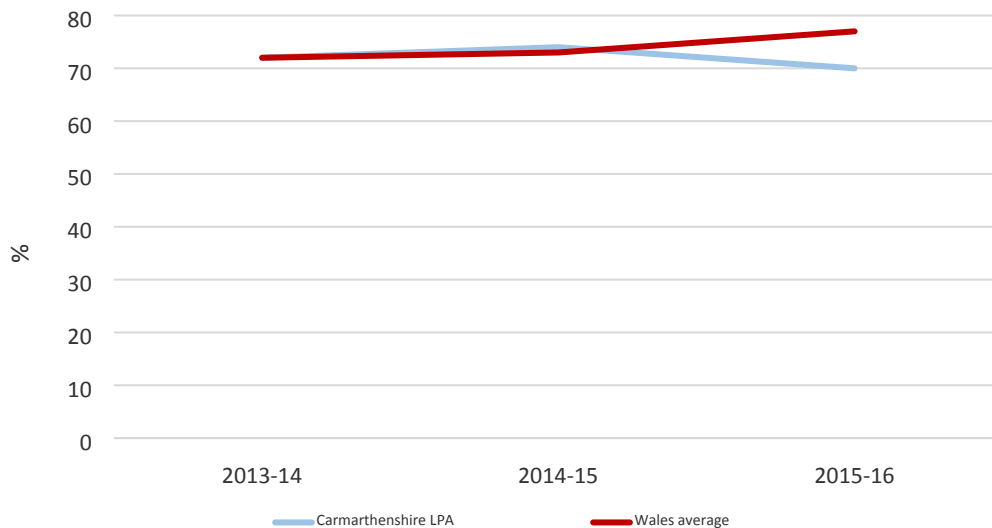
Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 87% of householder applications within the required timescales.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2015-16



Between 2014-15 and 2015-16, as Figure 4 shows, the percentage of planning applications we determined within the required timescales decreased from 74%. Wales saw an increase this year.

Figure 4: Percentage of planning applications determined within the required timescales



Over the same period:

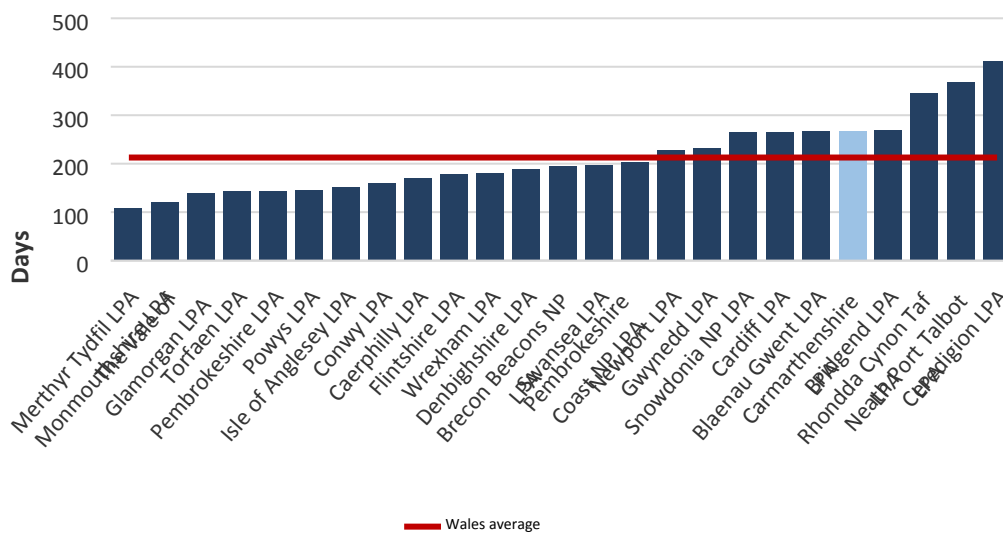
- The number of applications we received decreased;
- The number of applications we determined decreased; and
- The number of applications we approved decreased.

Major applications

We determined 52 major planning applications in 2015-16, 4% (2 applications) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 268 days (38 weeks) to determine. As Figure 5 shows, this was the fifth longest average time taken of all Welsh LPAs.

The Service is currently considering how it aligns its staffing structure to meet pressures arising from having to deal with major applications, as the average number per officer amounts to no more than 5 per year. There is also a focus on closer, and earlier, liaison with planning application consultees to seek to ensure that there are no delays arising from the formal consultation process as has been the case in the past. As the LPA develops its pre-application roles, including reference to the more formal Development Team approach, it is acknowledged that the statutory pre-application consultation requirements should drive improvements in this area in terms of overall timescales.

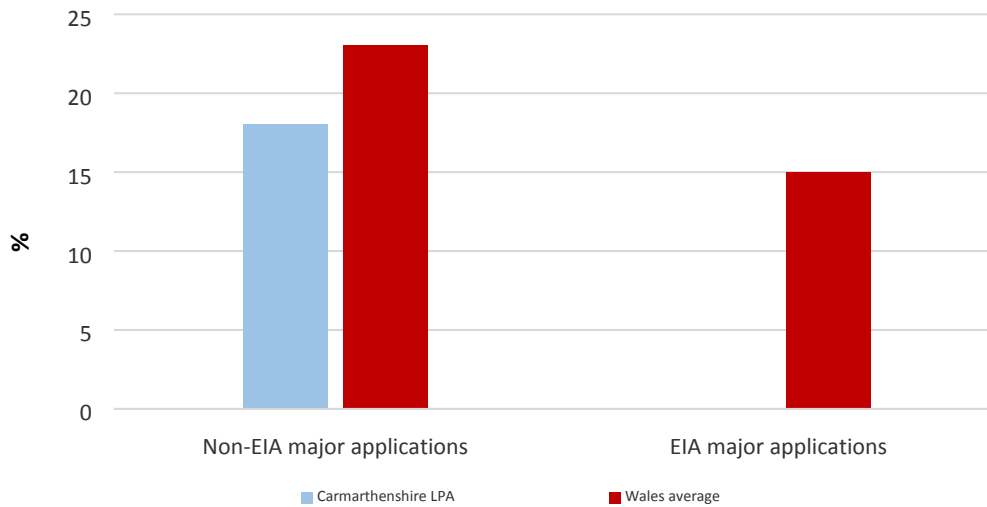
Figure 5: Average time (days) taken to determine a major application, 2015-16



17% of these major applications were determined within the required timescales, compared to 35% across Wales.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 18% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

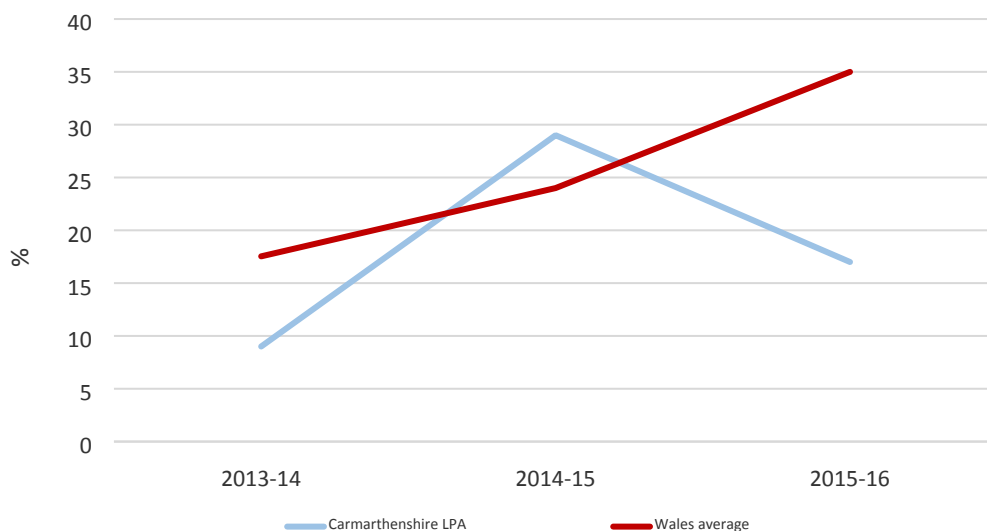
Figure 6: Percentage of Major applications determined within the required timescales during the year, by type, 2015-16



Since 2014-15 the percentage of major applications determined within the required timescales had decreased from 29%. In contrast, the number of major applications determined increased while the number of applications subject to an EIA determined during the year decreased.

Figure 7 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

Figure 7: Percentage of major planning applications determined within the required timescales



Over the same period:

- The percentage of minor applications determined within the required timescales stayed the same at 74%;
- The percentage of householder applications determined within the required timescales decreased from 88% to 87%; and

- The percentage of other applications determined within required timescales decreased from 77% to 69%.

The figures in this section relating to Efficiency show that the time taken to consider planning applications in Carmarthenshire needs to be improved. As has been acknowledged above the reduction in performance from that of previous years is has been the result of a number of factors including the systems review work which has resulted in rolling out new ways of working, absence (sickness) and a few large time consuming applications in relation to energy. It was also the first full year that the LDP had been adopted and Officers were therefore applying and interoperating policies for the first time. The Service is currently considering how it aligns its staffing structure to meet pressures arising from having to deal with major applications (charging for work in relation to Developments of National Significance being one option). The Development Management Manager is revisiting some of the system changes that have been implemented since the system Review, and to progress this work the Manager is setting up an Officer Improvement Board to take that work forward and to monitor future progress. In terms of the LDP implementation Officers from Forward Planning and Development Management are working together to assist with timely implementation – this extends to colleagues in other section e.g. Legal.

Based on this on-going commitment for improvement no further action is therefore considered necessary at this stage over and above that which will naturally occur as a result of re-visit of the Service Review that is due to be implemented in Autumn 2016.

- Action: Continue to monitor. No other action appropriate at this time.

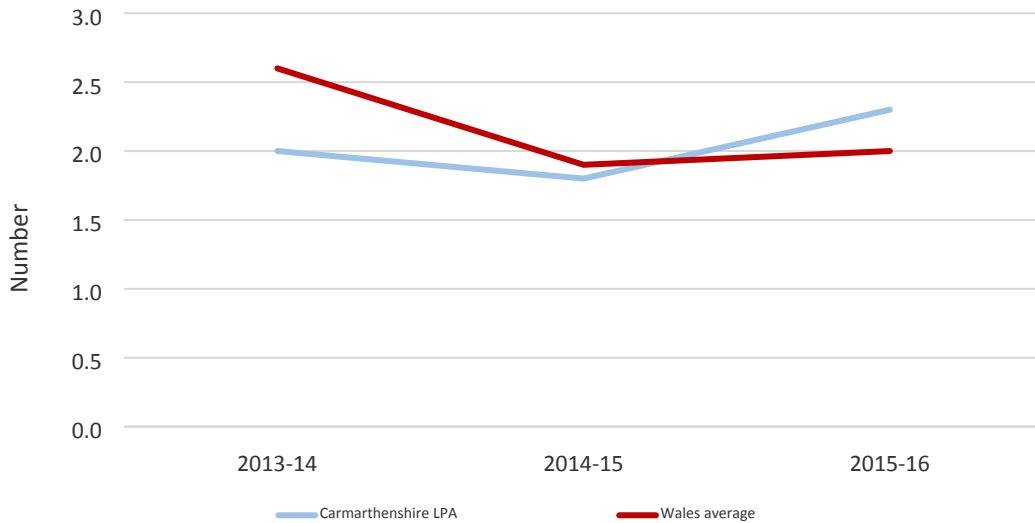
Quality

In 2015-16, our Planning Committee made 86 planning application decisions during the year, which equated to 6% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee. This compares with 59 planning application decisions made by Planning Committee in the last two quarters of 2014/15, equating to 7% of all planning applications determined.

10% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0.6% of all planning application decisions going against officer advice; 0.6% across Wales. For 2014/15, 14% of the decision made at Committee went against officer advice in Carmarthenshire.

In 2015-16 we received 28 appeals against our planning decisions (32 were received during 2014/15), which equated to 2.3 appeals for every 100 applications received. Across Wales 2.0 appeals were received for every 100 applications. Figure 8 shows how the volume of appeals received has changed since 2014-15 and how this compares to Wales.

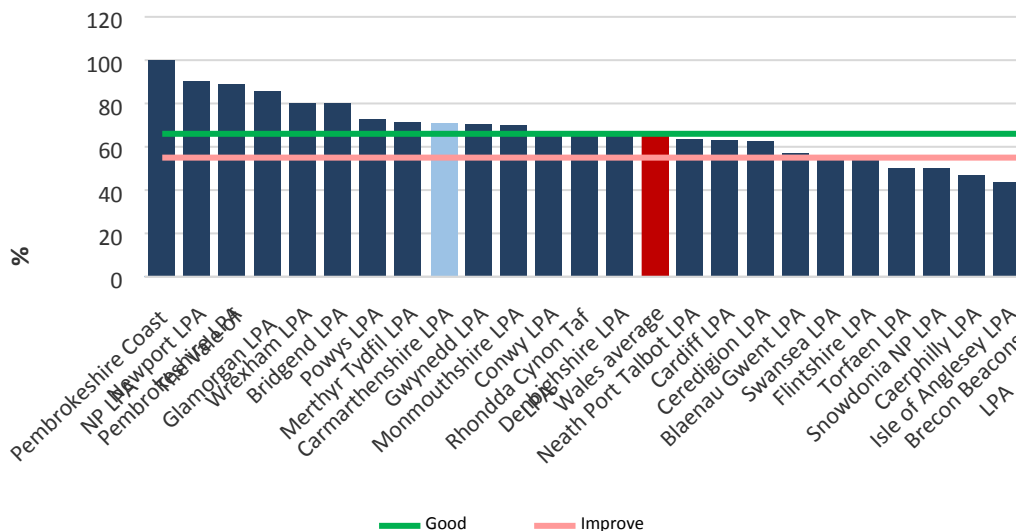
Figure 8: Number of appeals received per 100 planning applications



Over the same period the percentage of planning applications approved stayed the same at 93%.

Of the 24 appeals that were decided during the year, 71% were dismissed. As Figure 9 shows, this was higher than the percentage of appeals dismissed across Wales as a whole and we were one of 14 LPAs that reached or exceeded the 66% target.

Figure 9: Percentage of appeals dismissed, 2015-16



During 2015-16 we had no applications for costs at a section 78 appeal upheld.

- **Action:** The LPA is performing well and no further action is needed at present over and above that which will naturally occur as a result of the Service Review that has been taking place over the past year. This is a situation that will remain under constant scrutiny.

Engagement

We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee; and
- one of 20 LPAs that had an online register of planning applications.

As Table 2 shows, 64% of respondents to our 2015-16 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

Table 2: Feedback from our 2015-16 customer satisfaction survey

Percentage of respondents who agreed that:	%	
	Carmarthenshire LPA	Wales
The LPA gave good advice to help them make a successful application	64	58
They were listened to about their application	65	57

- Action: The LPA is performing well and no further action is needed at present over and above that which will naturally occur as a result of the Service Review that remains on-going.

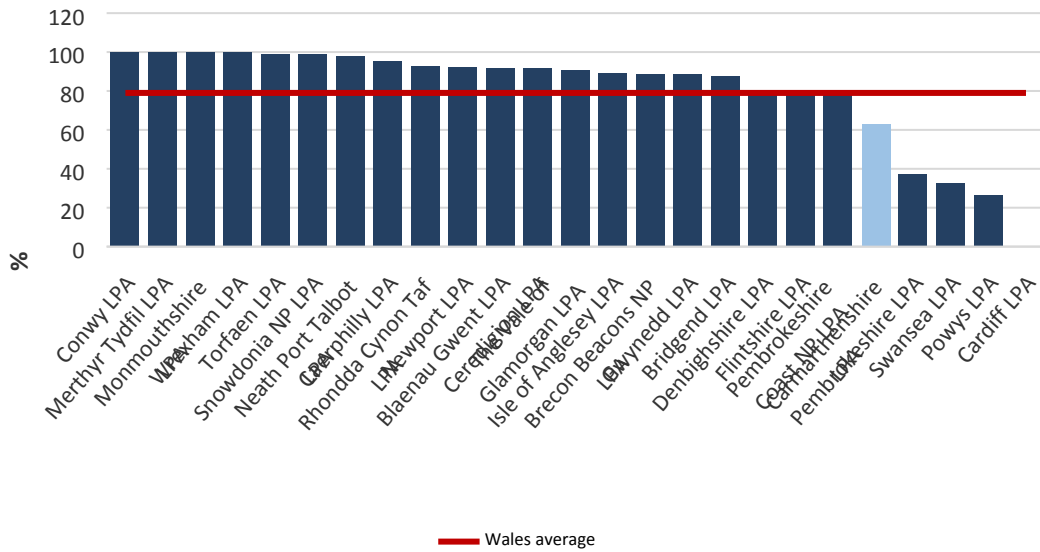
Enforcement

In 2015-16 we investigated 494 enforcement cases, which equated to 2.7 per 1,000 population. This compared to 1.9 enforcement cases investigated per 1,000 population across Wales. We took, on average, 143 days to investigate each enforcement case.

We investigated 63% of these enforcement cases within 84 days. Across Wales 79% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

The LPA sought to deal with a number of historically outstanding cases and this has impacted upon performance under this measure. Additionally, following recent Scrutiny reviews, an improved prioritisation protocol has been introduced that is ensuring earlier site visits and will seek to help improve performance. It is also acknowledged that the Enforcement section needs to be aligned more closely to the pressure areas such that it would increase the robustness and capacity to deal with those areas where there is greater demand.

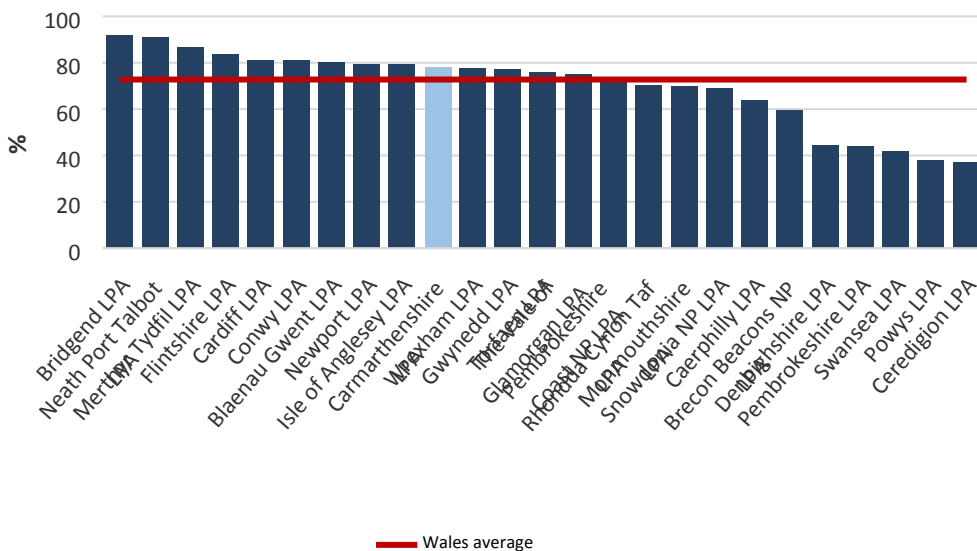
Figure 10: Percentage of enforcement cases investigated within 84 days, 2015-16



Over the same period, we resolved 468 enforcement cases, taking, on average, 142 days to resolve each case.

78% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this compared to 73% of enforcement cases resolved within 180 days across Wales.

Figure 11: Percentage of enforcement cases resolved in 180 days, 2015-16



It would appear from the above figures that Carmarthenshire are investigating a higher number of cases than the Welsh average per head of population. Improvements are needed and are being discussed as part of the overall service review work. Figures are also monitored twice yearly by Scrutiny Panel. This Scrutiny coupled with the on-going review work should over time see an improvement in the monitoring figures.

Action: The LPA is performing well and no further action is needed at present over and above that which will naturally occur as a result of the Service Review that has been taking place over the past year and continues into 2016/17.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE
Plan making			
Is there a current Development Plan in place that is within the plan period?	Yes		No
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+
Annual Monitoring Reports produced following LDP adoption	Yes		No
The local planning authority's current housing land supply in years	>5		<5
Efficiency			
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set
Average time taken to determine "major" applications in days	Not set	Not set	Not set
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60
Average time taken to determine all applications in days	<67	67-111	112+
Quality			
Percentage of Member made decisions against officer advice	<5	5-9	9+
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+
Engagement			
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No

WALES AVERAGE	CARMARTHE NSHIRE LAST YEAR	CARMARTHE NSHIRE THIS YEAR
Yes	YES	YES
47	n/a	n/a
Yes	n/a	n/a
3.9	3.7	4.1
35	29	17
213	104	268
77	74	70
77	38	93
9	14	10
67	65	71
0	0	0
Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	Not set	Not set	Not set
Average time taken to investigate enforcement cases	Not set	Not set	Not set
Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)?	Not set	Not set	Not set
Average time taken to take enforcement action	Not set	Not set	Not set

WALES AVERAGE	CARMARTHE NSHIRE LAST YEAR	CARMARTHE NSHIRE THIS YEAR
Yes	Yes	Yes
Yes	Yes	Yes
Enforcement		
79	70	63
88	No data	143
73	85	78
210	64.5	142

SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
"Good"	"Fair"	"Improvement needed"
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

Authority's performance	Good
The LDP was adopted on 10 December 2014, and provides an up to date and robust land use framework.	

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
"Good"	"Fair"	"Improvement needed"
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority's performance	Not Applicable
The LDP was adopted on 10 December 2014.	

Indicator	03. Annual Monitoring Reports produced following LDP adoption	
"Good"	"Fair"	"Improvement needed"
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

Authority's performance	Good
The first AMR will be produced and submitted to the Welsh Government by 31 October 2016.	

Indicator	04. The local planning authority's current housing land supply in years	
"Good"		"Improvement needed"
The authority has a housing land supply of more than 5 years		The authority has a housing land supply of less than 5 years

Authority's performance	3.7 - Improvement needed
<p>Using the residual method of calculating housing land supply, the 2015 Joint Housing Land Availability Study Carmarthenshire, covering the period 1 April 2014 to 31 March 2015, has a 3.7 year housing land supply stock.</p> <p>It is noted that TAN1 sets out how an authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part. It is however considered that as the LDP has so recently been adopted, these additional units will begin to filter through the system and will contribute to the housing land supply in the coming years. To set matters in context, it generally takes much longer than 15 months for a development to be commenced and completed from the time of the initial application. For this reason, it is not considered necessary to undertake further measures to increase supply at this point in time.</p>	

SECTION 2 - EFFICIENCY

Indicator	05. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	17%
<p>No Benchmark has been set to date for this Indicator by WG to date.</p> <p>The Service has undergone an internal review of its processes and systems, and has sought to 'redesign' the way in which it deals with all applications. This is manifest in this figure and should drive further improvement in this area.</p>	

Indicator	06. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	268 days
No Benchmark has been set to date for this Indicator by WG to date.	
The Service has undergone an internal review of its processes and systems, and has sought to 'redesign' the way in which it deals with all applications. This is manifest in this figure and should drive further improvement in this area.	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 60% and 80% of applications are determined within the statutory time period	Less than 60% of applications are determined within the statutory time period

Authority's performance	70% - Fair
Performance is slightly below the Wales average of 76.7% and remains under the target for 80%.	
The Service has undergone an internal review of its processes and systems, and has sought to 'redesign' the way in which it deals with all applications. This is manifest in this figure and should drive further improvement in this area.	

Indicator	08. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
Less than 67 days	Between 67 and 111 days	112 days or more

Authority's performance	93 days - Fair
Performance is higher than the Wales average of 77.2 days	
The Service has undergone an internal review of its processes and systems, and has sought to 'redesign' the way in which it deals with all applications. This is manifest in this figure and should drive further improvement in this area.	

SECTION 3 - QUALITY

Indicator	09. Percentage of Member made decisions against officer advice	
“Good”	“Fair”	“Improvement needed”
Less than 5% of decisions	Between 5% and 9% of decisions	9% or more of decisions

Authority’s performance	10% - Improvement needed
<p>Performance shows that improvement is needed. However, where Planning Committee go against Officer recommendation, the reasons for which (including policy basis) are included in the Council’s minutes.</p> <p>The LPA is making greater use of the allocated Member training events to increase awareness in relation to the Committee decision making, and is also refining its training for new Members.</p>	

Indicator	10. Percentage of appeals dismissed	
“Good”	“Fair”	“Improvement needed”
More than 66% (two thirds) of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority’s performance	71% - Good
<p>Given the relatively low numbers involved in these figures, the results get impacted upon by small margins. This result needs to be considered alongside the number of decisions made against officer recommendation (see above).</p> <p>This remains an area of focus.</p>	

Indicator	11. Applications for costs at Section 78 appeal upheld in the reporting period	
“Good”	“Fair”	“Improvement needed”
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

Authority’s performance	0 - Good

SECTION 4 – ENGAGEMENT

Indicator	12. Does the local planning authority allow members of the public to address the Planning Committee?	
“Good”		“Improvement needed”
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

Authority’s performance	Good	
Carmarthenshire LPA allows members of the public to address the Planning Committee.		

Indicator	13. Does the local planning authority have an officer on duty to provide advice to members of the public?	
“Good”		“Improvement needed”
Members of the public can seek advice from a duty planning officer		There is no duty planning officer available

Authority’s performance	Good	
Whilst not having a formal “duty officer” system, officers are available to deal with general public queries. As a result, the LPA would argue that it should not be categorised as in need of improvement, when a local review process has identified the current approach to be better accepted and more efficient than the previous duty officer system existed.		

Indicator	14. Does the local planning authority’s web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?	
“Good”	“Fair”	“Improvement needed”
All documents are available online	Only the planning application details are available online, and access to other documents must be sought directly	No planning application information is published online

Authority’s performance	Good	
The LPA publish all details relating to a Planning application on the website for Carmarthenshire County Council.		

SECTION 5 – ENFORCEMENT

Indicator	15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	63
<p>No benchmark has been set to date for this Indicator.</p> <p>A Task and Finish Review of Planning Enforcement, made up of members of the Community Scrutiny and Planning Committees completed its report and the recommendations (23) were accepted by the Executive Board. It has been noted that significant progress has been made in certain areas, although there were still other areas of clarity and progress needed.</p> <p>A Multi-Disciplinary Enforcement Group has been set up, chaired by the Executive Board Member with responsibility for all areas of Enforcement, to bring together the various strands of enforcement authority-wide. The group has met on a number of occasions since late 2015, and provides opportunities for collaboration and identification of effective enforcement solutions.</p>	

Indicator	16. Average time taken to investigate enforcement cases	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	143 days (data only available for quarters 2 to 4)
<p>No benchmark has been set to date for this Indicator, but is above the Wales average of 88.1 days.</p> <p>Data is only available to for quarters 2 to 4. However, the LPA is procuring a new back office system that will provide greater flexibility and functionality to be able to record and measure this in the future.</p>	

Indicator	17. Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	78%
No benchmark has been set to date for this Indicator.	
The percentage for Carmarthenshire is above the Wales average of 72.9%.	

Indicator	18. Average time taken to take enforcement action	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	142 days
No benchmark has been set to date for this Indicator.	
The number of days taken to take enforcement action in Carmarthenshire is significantly lower than the Wales average (209.7 days). Carmarthenshire is therefore performing far better than most LAs in Wales in relation to the time taken to undertake Enforcement action.	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

Authority's returns	<p>In quarter 1 - data returned in part (see individual SD below)</p> <p>In quarter 2 - data returned in part (see individual SD below)</p> <p>In quarter 3 - data returned in part (see individual SD below)</p> <p>In quarter 4 - data returned in part (see individual SD below)</p>
<p>The Authority has returned on a quarterly basis in part the data sought as part of the SD indicators process.</p> <p>The returns have been as follows:</p> <ol style="list-style-type: none"> 1. Returns part complete. The LPA don't currently have a system in place to monitor refusals in relation to employment uses. 2. Returns complete. 3. Returns complete. 4. Returns complete. 5. Data not returned. The LPA don't currently have a system in place to monitor total land area of brownfield/greenfield developments. 6. Data not returned. The LPA don't currently have a system in place to monitor total area gained/lost in relation to open space. 7. Data not returned. Part A – data is however included in the APR. Part B isn't applicable as the LPA have not adopted CIL. <p>Much of the data specified for collection was not readily available for the following reasons:</p> <ul style="list-style-type: none"> • Data not supplied/required as part of the planning application until very recently: Data required for collection was not necessarily captured in a readily accessible format on the old planning application forms. Since March/April 2015 the WG have updated planning application forms to facilitate the capture of SD data – unfortunately this was not in time to be of use regarding this first APR as most if not all of the applications determined within the year were already in before the new forms were released. It will be the 2016/17 APR therefore before the full benefit of these forms will be achieved. • Time required to update planning application systems: The LPA currently use MIS LGS (specifically the Headway product) to administer its planning application process. The LPA were advised in mid-2014 that MIS LGS was being bought out. At that time the LPA were advised that the Headway product would be discontinued over the course of the next couple of years. The LPA have therefore been working towards a replacement solution. This should be resolved during 2017, with the new product being geared up to dealing with monitoring far more effectively than its predecessor (including SD indicators). In the interim Headway remains the 	

system depended upon by the LPA. It has not been possible for the LPA to acquire or require changes to Headway in the interim – upgrades/modifications were not available due to the product being discontinued. This has therefore affected the logging and collecting of SD and will continue to do so until full migration on to a new system has been successfully completed.

- The LPA acknowledges that as we are now half way through the third APR period (2016/17) that any new system will not be in place to fully capture details for the APR until the fourth APR (2017/18).

The LPA will continue to work with WG and advise on the appropriateness of the various SDs. Any changes to SDs or the introduction of new ones should have a lead in period which allows systems to be updated prior to the commencement of the APR year for which the data is to be reported.

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
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Granted (square metres)	
Authority's data	4989

Refused (square metres)	
Authority's data	No data available

The figure set out above in relation to applications granted is mainly accounted for by 3 large applications:

S/30823 - THE CONSTRUCTION OF A SINGLE STOREY FOOD GRADE INDUSTRIAL BUILDING WITH ASSOCIATED 2 STOREY OFFICE ELEMENT AND EXTERNAL SERVICE YARDS AND CAR PARKING – 4020 sqm (B2) at Cross Hands, Llanelli;

E/31416 - TO CONSTRUCT AN INDUSTRIAL UNIT TO PROVIDE OFFICES, STORAGE, TRAINING AND WELFARE FACILITIES FOR A LOCAL DEVELOPING PEST CONTROL BUSINESS – 246 sqm (B1/B8) at Capel Hendre, Ammanford;

E/33059 - PROPOSED COMMERCIAL BUILDING (B1, B2 AND B8) – 722.50 sqm at Llandeilo.

Data is not available on refusals at present (see explanation as part of introduction to SD Section above).

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
------------------	--

Granted permission (number of applications)	
Authority's data	27

Granted permission (MW energy generation)	
Authority's data	44

The 27 applications permitted are made up of the following:

- 1 Biomass;
- 7 Solar;
- 15 Wind;
- 1 Hydroelectric;
- 3 Anaerobic.

The majority of the MW generation potential can be accounted for by 1 planning application –

19MW Solar (Ferryside – planning application W/32171).

Indicator

SD3. The number of dwellings granted planning permission during the year.

Market housing (number of units)

Authority's data

695

Affordable housing (number of units)

Authority's data

63

Further comments to be inserted

Indicator

SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.

Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission

Authority's data

0 residential units (0ha non-residential units)

Number of residential units (and also hectares of non-residential units) that did not meet all TAN 15 tests which were REFUSED permission on flood risk grounds

Authority's data

16 residential units -

Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission

Authority's data

34 residential units - 30 residential units

No specific explanation needed with regards to the above. The results show that TAN 15 has been applied in an appropriate manner by the Carmarthenshire County Council.

Indicator

SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land

	during the year.
--	------------------

Previously developed land (hectares)	
Authority's data	Data not available.

Greenfield land (hectares)	
Authority's data	Data not available.

Data not available. See explanation as part of introduction to SD Section above.

Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
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Open space lost (hectares)	
Authority's data	Data not available.

Open space gained (hectares)	
Authority's data	Data not available.

Data not available. See explanation as part of introduction to SD Section above.

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
------------------	---

Gained via Section 106 agreements (£)	
Authority's data	£3,575,074

Gained via Community Infrastructure Levy (£)	
Authority's data	Not applicable.

Gained via Section 106 agreements: Although data has not been submitted to WG as part of the quarterly returns to date it is now possible to collect this information and therefore it has been included in this APR.

Community Infrastructure Levy: The LA do not currently operate a CIL regime. The second part of SD7 is therefore not applicable.

Community Scrutiny Committee 30th January 2017

Annual Monitoring Report 2015/16 Carmarthenshire Local Development Plan

To consider and comment on the following issues:

To further consider the Authority's first Annual Monitoring Report for the Carmarthenshire Local Development Plan – as reported previously on the 3rd November 2016 and submitted to the Welsh Government.

Reasons:

To receive and further consider the content of the report and the appended Annual Monitoring Report 2015/16 as part of the Council's duty to comply with Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005.

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.

Referred to the Executive Board / Council for decision:

YES (EB - 21st November 2016, Council – 14th December 2016)

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:- Cllr L Mair Stephens

Directorate

Environment

Name of Head of Service:

Llinos Quelch

Report Author:

Ian R Llewellyn

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EXECUTIVE SUMMARY

30th January 2017

Annual Monitoring Report 2015/16 Carmarthenshire Local Development Plan

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

- 1.1 This Report follows the adoption of the Carmarthenshire Local Development Plan and presents its first 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.
- 1.2 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.
- 1.3 This report follows the previous report on the content of the AMR to Community Scrutiny Committee on the 3rd November 2016. At this meeting members resolved to accept its content, but requested that it be further reported to allow for a fuller discussion on its content. It should also be noted that the AMR has also been reported to Executive Board and Full Council.
- 1.4 A copy of the draft AMR is appended as part of this report.

2. Background

- 2.1 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).
- 2.2 This represents the first AMR following the LDP's formal adoption on the 10th December 2014 and was submitted by 31st October to the Welsh Government. Its preparation an integral component of the statutory development plan process.
- 2.3 Covering the period of 1st April 2015 to 31st March 2016 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 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.

- 2.4 As this represents the first AMR the impacts of the Plan are at this stage largely limited in nature and any conclusions can only be preliminary. The outcomes provide a baseline for future comparative analysis from which successive AMRs will be able to evidence emerging trends.

3. Content and Structure

- 3.1 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.

- 3.2 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.

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

4. LDP Monitoring Framework

- 4.1 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

- 4.2 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 Policy:** Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council will consider modifying the Plan as appropriate.

5. LDP Review

5.1 The Council is required to undertake a 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.

6. Summary of Key Outcomes

6.1 The following provides an overview of the key findings from the first AMR:

- The 2016 Joint Housing Land Study (JHLAS) indicates that 516 new homes were completed during the monitoring period 1st April 2015 to 31st March 2016;
- The 2016 JHLAS indicates that the Council has a housing land supply of 4.1 years. This represent an improvement on the previous study which indicated a land supply of 3.7 years;
- In relation to affordable housing 217 dwellings have been permitted during this first AMR period;
- Planning permission was granted for 4.99 Ha on employment land allocated within the LDP during this first AMR period.
- Vacancy rates within the identified Retail Frontage's are as follows:

Carmarthen	-	7%
Llanelli	-	17%
Ammanford	-	5%

- 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 a Gypsy and Traveller site. This assessment, will on receiving Welsh Government approval, require the local authority to meet any identified need by exercising its powers under Section 56 of the Mobile Homes (Wales) Act 2013, so far as may be necessary to meet those needs;

- In relation to the Welsh language no planning permissions were granted contrary to the provisions of Policy SP18.
- With regard to the Caeau Mynydd Mawr SAC and its relationship with growth requirements, by the end of the AMR period, 32.27ha of land in good condition was being managed on 14 different 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 45.79 MW of renewable energy within the County; and
- Minerals data indicates that the current hard rock landbank for Carmarthenshire is 55 years with a sand and gravel landbank of 18.3 years.

7. AMR Conclusions

7.1 In considering all the available evidence and the outcomes of the monitoring indicators set out within the LDP monitoring framework, it is in general considered that the Plan is moving in the right direction in terms of the achieving its objectives. It is recognised that challenges remain in relation to the delivery of housing growth and housing land supply, with the downturn in the economy having had a significant and lasting effect on house building both nationally and locally.

7.2 Therefore, it is concluded that the LDP Strategy remains sound, albeit delivery is slower than anticipated; however there is no need for intervention at this time, in the form of either a partial or full review.

7.3 At this time the first review remains for late 2018 in accordance with the requirements for such a review 4 years after adoption.

8. Next Steps

8.1 The AMR has in accordance with the Council's statutory duty been submitted to the Welsh Government, and published on the Council's website. This publication has been 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.

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: **Llinos Quelch**

Head of Planning

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

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 and Future Generations Act and the implications for the LDP.

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.

3. Finance

Financial costs are covered through the financial provisions in place - including reserves.

Should an early review of the Plan be required as a result of future AMR's then additional financial provision may be required to meet the ongoing costs associated with legislative requirements arising from its production, including evidence gathering and examination costs

CONSULTATIONS

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

Signed: Llinos Quelch

Head of Planning

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

1. Local Member(s) - None

2. Community / Town Council - None

3. Relevant Partners - None

4. Staff Side Representatives and other Organisations - None

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

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

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Local Development Plan		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/
Annual Monitoring Report 2015/2016		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/annual-monitoring-report/#.WFFbspyLSUk
Evidential and Supporting Documents		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/annual-monitoring-report/#.WFFbspyLSUk
Supplementary Planning Guidance		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/supplementary-planning-guidance/#.V06h-JwrKUK

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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 first 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 2015 to 31st March 2016 and is required to be submitted to Welsh Government by 31st October 2016. Ongoing AMRs will continue to be based on the period 1st April to 31st March.

1.4 The AMR provides the basis for monitoring the effectiveness of the LDP and determines whether any revisions to the Plan are necessary. It aims 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. The AMR also allows the Council to assess 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 plan implementation or review.

1.5 The impacts of the Plan are at this stage largely limited in nature and any conclusions are preliminary at this early stage of plan implementation. This AMR provides a baseline for future comparative analysis from which successive AMRs will be able to evidence emerging trends.

Key Outcomes

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 are considered:

- Planning (Wales) Act 2015
- Well-Being and 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
- Local Development Plan Manual – Edition 2 - August 2015
- Planning Policy Wales (Edition 8) January 2016
- Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015)
- Technical Advice Note (TAN) 12: Design (March 2016)
- Proposed changes to Technical Advice Note 20: Planning and the Welsh Language
- Proposed changes to Planning Policy Wales Chapter 10 and Technical Advice Note 4: Retail Centre Development

1.8 Whilst at a national level some of these identified changes are profound in terms of the future direction of planning within a Welsh context, none have direct and immediate implications for the implementation of the LDP. In this respect, the implications of some of the contextual changes will take place over the longer term, particularly as some of these are just proposals at present. Subsequent AMRs will therefore continue to provide updates on relevant contextual material and give further consideration to any changes which could

affect the Plan's future implementation. Consequently, whilst there will need to be diligence in monitoring currently there is no need for an early review of the Plan.

Regional Context

1.9 Carmarthenshire is part of The Swansea Bay City Region and encompasses the Local Authority areas of Pembrokeshire, City and County of Swansea and Neath Port Talbot and these play a critical regional role. 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.

Local Context

1.10 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.

1.11 The requirement of the Wellbeing and Future Generations Act is for the Council as representative of the Public Service Board to prepare Well-being Plans and it will be monitored to ensure continuity of purpose and content with the LDP.

1.12 The Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015-2030 document sets out the regeneration strategy for Carmarthenshire's which builds on the opportunities for growth and investment that emerge 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.

1.13 The Council's progress in relation to the preparation of a Community Infrastructure Levy will form part of ongoing monitoring. The outcomes of forthcoming consultations and future iterations of the charging schedule will be considered in future monitoring reports.

Local Development Plan - Policy Monitoring

1.14 Chapter 3 considers how the Plan's strategic policies 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 2016 Joint Housing Land Study (JHLAS) indicates that 516 new homes were completed during the monitoring period 1st April 2015 to 31st March 2016;
- The 2016 JHLAS indicates that the Council has a housing land supply of 4.1 years. This represents an improvement on the previous study which indicated a land supply of 3.7 years;
- In relation to affordable housing 217 dwellings have been permitted during this first AMR period;
- Planning permission was granted for 4.99 Ha on employment land allocated within the LDP during this first AMR period.
- Vacancy rates within the identified Retail Frontage's are as follows:

Carmarthen	-	7%
Llanelli	-	17%
Ammanford	-	5%
- 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 a Gypsy and Traveller site. This assessment will, on receiving Welsh Government approval, require the local authority to meet any identified need by exercising its powers under Section 56 of the Mobile Homes (Wales) Act 2013, so far as may be necessary to meet those needs;
- Welsh Language – No applications have been approved within linguistic sensitive areas which have required mitigation to be put in place.
- With regard to the Caeau Mynydd Mawr SAC and its relationship with growth requirements, by the end of the AMR period 32.27ha of land in good condition was being managed on 14 different 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 45.79 MW of renewable energy within the County; and
- Minerals data indicates that the current hard rock landbank for Carmarthenshire is 55 years with a sand and gravel landbank of 18.3 years.

Sustainability Appraisal (SA) Monitoring

1.15 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.

1.16 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.

1.17 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

1.18 This AMR is the first monitoring report prepared since 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 performance in line with the monitoring indicators set out in this AMR. It is considered that the Plan is moving in the right direction in terms of the achieving its objectives. It is recognised that challenges remain in relation to the delivery of housing growth and housing land supply, with the downturn in the economy having had a significant and lasting effect on house building.

1.19 Therefore, it is concluded that the LDP Strategy remains sound, albeit delivery is slower than anticipated; however there is no need for intervention at this time, in the form of either a partial or full review. At this time the first review remains to be looked at in late 2018 in accordance with the requirements for such a review 4 years after adoption.

Chapter 2

Introduction

Background

2.1 The provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005, placed 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. 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** 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 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. 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 the 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 in more extreme cases could 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 supplements the above requirements for monitoring 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 should be noted and as recognised through the LDP Manual that 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 monitoring framework and this 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 the 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 identification of policies in respect of the identified targets and triggers. Includes an assessment of any mitigating circumstances and where appropriate a recommended action to ensure the policies successful implementation.
 - **Sustainability Appraisal Monitoring:** Outline of 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 of 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 the AMR.

2.12 This AMR utilises a traffic light system in monitoring its policies. This allows a readily available visual interpretation on the success, or otherwise, however this should be qualified through an understanding of the accompanying explanatory narrative. In this respect those circumstances where a monitoring indicator has not met its target or where an assessment trigger has been activated this indicator 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.	
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. The 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. 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 will identify whether or not the LPA will be required to change its Development Plan.

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

2.15 The SA-SEA (SA) Report, which accompanies the Adopted LDP, identifies baseline indicators for SA monitoring. Reference should be made to Chapter 3 where the SA monitoring for this AMR is set out.

2.16 It is considered that the SA monitoring can inform the overall analysis of the performance of the LDP. 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 condition of the County in environmental, economic and social condition.

Contextual Information

2.17 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.

2.18 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.

2.19 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

Planning (Wales) Act 2015

2.20 The Planning (Wales) Act 2015 gained Royal Assent on 6 July 2015. 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.

2.21 In terms of the development plan, the 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) 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).

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

National Development Framework

2.23 The NDF once prepared will form the national development plan for Wales and will replace 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.

2.24 The NDF is expected to cover: the key areas of change for housing; economic development and sector growth and implications for places; renewable energy opportunities; areas of significant natural resources; electrification of rail lines, road schemes and connectivity; infrastructure development of national significance; and the Welsh Language.

2.25 Local planning authorities will be required to review their LDP 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 circumstance where an LDP is not shown to be in general conformity, a revision will be required.

2.26 It is anticipated that the WG will look to consult on the Draft NDF in 2017 with approval anticipated in 2019. The implications of this program and the content of any future NDF will be considered in subsequent AMRs.

Strategic Development Plans

2.27 As stated above, the 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 Wales coverage in terms of the designation of SDPs.

2.28 It is anticipated that SDPs will consider specific strategic elements such as housing, employment, transport, Gypsy and Traveller provision, minerals and waste. It should be noted however, that this list is not exhaustive or indeed inclusive in terms of its requirements.

Local Development Plans

2.29 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 a County in part and therefore a more detailed LDP could still be needed for the part not covered by the SDP.

Place Plans

2.30 Local Planning Authorities will be expected to work with those Community and Town Councils 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 however be in conformity with the LDP and may form Supplementary Planning Guidance (SPG) to the Plan. It should be noted that there is no statutory requirement in relation to the preparation of such Plans.

2.31 The Act makes provision to improve resilience. The act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged.

2.32 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.

2.33 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 improving the well-being of Wales as part of carrying out sustainable development. The provision provides a direct link to the requirements to carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 and complements the aims and objectives of that Act.

2.34 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 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 and Future Generations Act 2015

2.35 The Well-Being and Future Generations Act (WFG) 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’.

2.36 The Act puts in place a ‘sustainable development principle’ which directs organisations 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.

2.37 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.

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

2.39 Reference is made to the contextual commentary in relation to the Planning (Wales) Act 2015.

LDP Implications

The requirements emerging from the duties set out in the Act will be developed in 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 be the level of compatibility with the identified Well-being Plan.

Environment (Wales) Act 2016

2.40 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.

2.41 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.

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

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 future AMRs as the requirements become clearer.

Historic Environment (Wales) Act 2016

2.43 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.

2.44 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.

2.45 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 the Draft Technical Advice Note 24: Historic Environment, within 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

2.46 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.

2.47 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.
- Removes the requirement to publicise matters by adverts in the local paper.

2.48 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.

Local Development Plan Manual – Edition 2 - August 2015

2.49 In amending the original version, the 2015 manual proposes a more integrated approach to incorporating sustainability appraisal, explains changes relating to candidate and alternative site procedures and to the tests of soundness, and expands the advice on plan review and revision.

LDP Implications

The content of the revised manual will inform future considerations in relation to the LDP process including requirements for Plan revision and review.

Planning Policy Wales (Edition 8) January 2016

2.50 Revisions to Chapter 2 take account of related amendments to the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, to the guidance in the Local Development Plan Manual (Edition 2, 2015) and to the withdrawal of Local Development Plans Wales: Policy on Preparation of LDPs (2005).

2.51 Chapter 4 has been updated to take into account the Well-being of Future Generations (Wales) Act 2015, including the seven well-being goals and the sustainable development principle. The description of legislative requirements for sustainable development in the planning system has also been updated. Updates also reflect the Welsh language provisions of the Planning (Wales) Act 2015 which strengthen the consideration given to the Welsh language in the planning system.

2.52 The introduction of a new chapter integrating the Welsh Government's planning policies for minerals development previously set out in Minerals Planning Policy Wales (2001), into PPW. No changes to existing policy have been made as part of this integration exercise and Minerals Planning Policy Wales has been cancelled as a result.

LDP Implications

The requirements emerging through the provisions of the Well-being of Future Generations (Wales) Act 2015 will be considered in subsequent AMRs to ensure the continued alignment of the LDP and its provisions. The implications and requirements emerging from the latest Edition of PPW will be considered and discussed in relation to the relevant policy monitoring areas.

Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015)

2.53 Whilst published prior to this monitoring period, this supersedes the cancelled previous TAN (2006) and process Guidance Note (2012) and emerged post LDP adoption (2014). Key revisions in guidance relate to the linking of the Joint Housing Land Availability Study (JHLAS) to the AMR and that land supply should be calculated against the residual requirements of the adopted LDP. The TAN also provides step-by-step guidance on producing a JHLAS and the format of the JHLAS Report itself.

2.54 The TAN advises that: *“Where the AMR identifies a shortfall in the required 5-year housing land supply the local planning authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.”* Matters in relation to the Carmarthenshire JHLAS are considered further within the relevant monitoring areas.

LDP Implications

The requirements of the TAN have been implemented with the Joint Housing Land Supply according with its provisions.

Technical Advice Note (TAN) 12: Design (March 2016)

2.55 The publication of this TAN supersedes the previous TAN12 and circular 16/94: Planning Out Crime, which are consequently cancelled. The TAN sets out advice and information on a number of related areas including: the definition of design for planning purposes, design considerations such as access, local planning authority design policy and advice, the process for preparing design and access statements and information on how to achieve sustainable buildings.

LDP Implications

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

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

2.56 The draft TAN20 was published for consultation within the period for submission of comments closing on the 30th March 2016. It should be noted that the Authority provided a written response in relation to this consultation. 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.

2.57 The Planning (Wales) Act introduces, 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.

2.58 Planning Policy Wales (PPW) has been updated to reflect and take account of the Planning (Wales) Act 2015 with the revised Chapter 4 setting out the Welsh Government's planning policy on the Welsh language.

2.59 The main proposed changes in relation to TAN20 relate to the following matters:

- The link between planning for the Welsh language through land-use planning and community planning. The key driver for Local Planning Authorities (LPA) to consider the Welsh language in their Local Development Plans is now the planning legislative framework – not the Single Integrated Plan (SIP).
- Providing clarification that decision makers may take the language into account where it is material to the application. The Act clarifies that the Welsh language may be a consideration for decision-makers where it is material to the application.
- Allow Language Impact Assessments (LIA) in certain specified circumstances. The TAN acknowledges that the LDP preparation process cannot foresee every development that is proposed, and it is therefore proposed to allow LPAs to

conduct a LIA for certain windfall developments. These circumstances would normally be limited to residential developments of 10 or more dwellings in areas identified in the LDP as being of linguistic sensitivity or significance.

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. A future review of the LDP will consider the approach to the Welsh Language.

2.60 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.

Proposed changes to Planning Policy Wales Chapter 10 and Technical Advice Note 4: Retail Centre Development

2.61 The changes to the above specifically relate to the WG's current national planning policies for retail development and retail centres. The revised policy provisions reflect evidence gathered by the WG and have been influenced by contributions provided through a Technical Advisory Group consisting of representatives from local planning authorities, industry bodies and representative groups.

2.62 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.

2.63 The principal areas of change in PPW relate to the following:

- revised objectives for retail planning policy including the need for flexibility in responding to market changes;

- stronger emphasis on the need for retail policies to be framed by a retail strategy in LDPs which is complemented by masterplans and place plans to assist in the delivery of the strategy;
- the requirement for LDPs to set-out a locally-derived hierarchy of centres;
- clearer guidance on uses subject to the sequential test; and,
- revised policies for dealing with new uses and centres undergoing change and a consistent approach to terminology.

2.64 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 draft of PPW Chapter 10. TAN4 provides further technical advice on the following topic areas:

- retailing objectives;
- centre hierarchies;
- retail strategies, masterplans and place plans;
- retail needs tests;
- the sequential test;
- retail frontages;
- changes of use and development management; and,
- monitoring indicators.

2.65 Both the revised TAN and PPW introduce and provide greater clarity on the use of LDOs in retail and town centre context.

LDP Implications

The content of the final TAN and the revisions to PPW will inform future considerations in relation to the LDP process including requirements for Plan revision and review.

The 2014-based sub-national population 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 within a Welsh and Local Authority level. This publication falls outside the monitoring period of this AMR and the matter will consequently be considered within the 2016/2017 AMR.

LDP Implications

This will be fully considered under subsequent LDP Annual Monitoring Reports.

Regional

Swansea Bay City Region

2.67 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.

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 will be a consideration to ensuring the continued compatibility in a strategic context.

Local Context

Carmarthenshire's Integrated Community Strategy 2011 – 2016

2.68 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.”**

2.69 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.

2.70 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.

2.71 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.

LDP Implications

The LDP will remain a key tool to deliver the well-being plan and there are clear advantages in terms of efficiency, engagement and outcomes to undertake both processes together. The progression towards the Wellbeing Plan and the recent transference from the Local Service Board to the Public Service Board will be considered in subsequent AMRs to ensure the continued alignment of these two core Plans.

Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015-2030

2.72 This document sets out Carmarthenshire's regeneration strategy, building on the opportunities for growth and investment emerging 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 what are shared strategic priorities.

Community Infrastructure Levy (CIL)

2.73 The Council is currently consulting on its CIL Preliminary Draft Charging Schedule. The outcomes and consideration of future meetings of County Council will continue into the next LDP monitoring period during which is anticipated that ongoing evidencing will be gathered as CIL progresses towards Examination.

LDP Implications

The progress of the CIL for Carmarthenshire and any subsequent implications for the LDP will be given further consideration in successive AMRs as and where appropriate

The Carmarthenshire Context

Spatial Influences

2.74 Carmarthenshire is a diverse County with the agricultural economy and landscape of the rural areas juxtaposed with the urban and industrial south-eastern area. Around 65% of the population reside on 35% of the land in the south and east of the County. The main urban centres are Llanelli, Ammanford/Cross Hands and Carmarthen. The County also has a number of other settlements of various sizes and many of them make notable contributions to the needs and requirements of their community and the surrounding area. These are supplemented by a large number of rural villages and settlements which are self-sufficient in terms of facilities and services.

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

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

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

Distribution of Growth

2.78 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.

2.79 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.

2.80 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

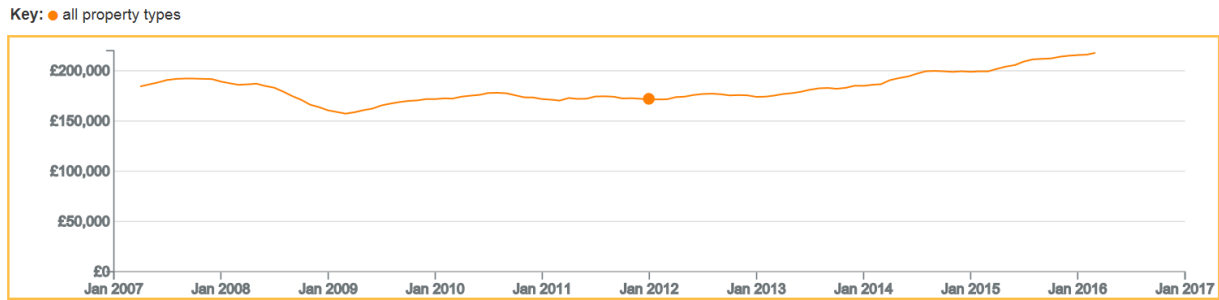
Housing

2.81 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 £141,617 at March 2016 - below that of the peak of £150,316 in August 2007.

2.82 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

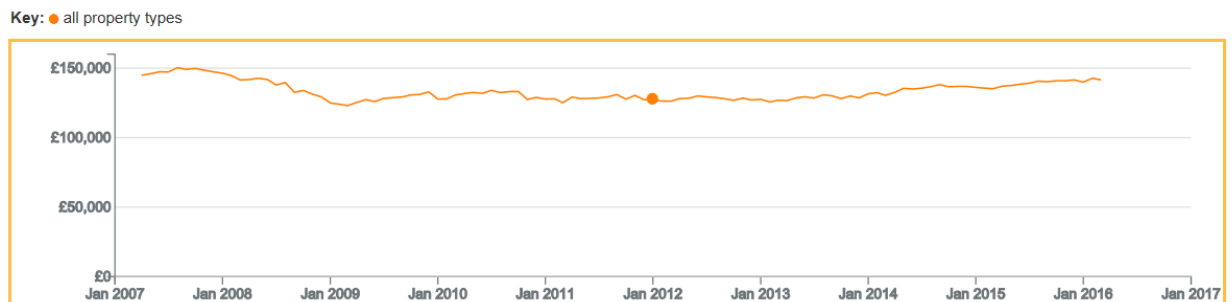
£124,904 (see figure 2 below). This is comparable to many local authorities across the country, with the Wales figure of £141,647 to some extent distorted by improved recoveries within specific Council areas.

Figure 1 Average price: England and Wales from April 2007 to March 2016



Source: Land Registry

Figure 2 Average price: Wales from April 2007 to March 2016



Source: Land Registry

Figure 3 Average price: Carmarthenshire from April 2007 to March 2016



Source: Land Registry

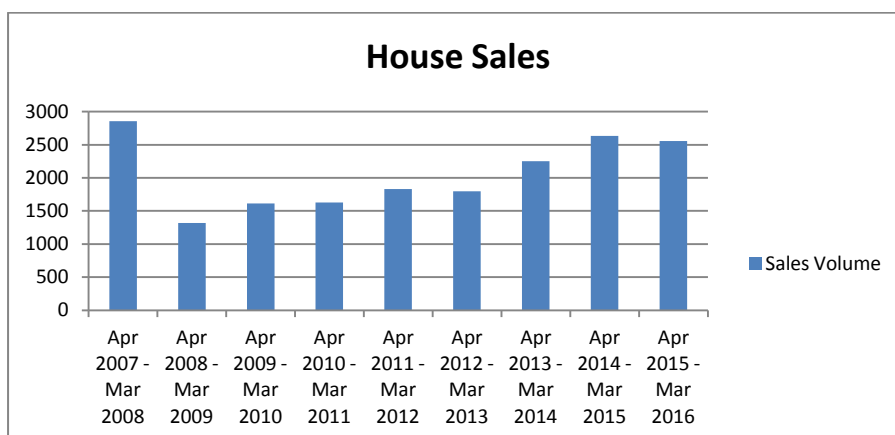
2.83 The inevitable impact of the recession on house-building has been felt across Wales, and whilst showing improvements in the 6,789 completions during 2015-16, it is still some way below the pre-crash peak of 9,334 in 2006-07.

2.84 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 also 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 having been permitted under the old UDP. Nevertheless, post LDP adoption, the 2016 JHLAS identifies an improvement in land supply terms with availability increasing to 4.1 years with completions also achieving their highest level at 590 since 2011 (640). With national house-builders maintaining, and in the case of some renewing their interest in Carmarthenshire, there is a confident and positive future for the delivery of housing growth within the County.

House Sales

2.85 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

2.86 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 2008 and 2011 WG based projections.

2.87 The 2006 WG-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.

2.88 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.

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

2.90 In February 2014, the Welsh Government (WG) published the 2011-based Household Projections for Wales. These identified a significant reduction in the forecast 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).

2.91 The implication of the 2011-based 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 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.

2.92 There is a clear need to monitor the situation and take account of the results of future AMRs with regards to undertaking a short or full review of the LDP. At this first AMR stage, and having considered the above as part of the examination process, it is too early to consider if the 2011-based projections represent an ongoing trend, or if they were a reflection of the prevalent economic context for the period during which they were prepared.

Economy

2.93 Economic activity data for Carmarthenshire, and at an all Wales level from 2011 to this first annual monitoring period, shows in terms of economic activity, improvements in recent years. This culminates in a 5 year high of 75% for the County in 15/16 and is comparable to the all Wales performance.

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

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

Source: StatsWales

2.94 The above increases in economic activity do not raise any implications of significance for the LDP. Such economic indicators will be considered in subsequent AMRs and any potential implications recorded and considered.

2.95 An Employment Land Review will be published in due course which will further consider 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

2.96 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.

2.97 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 6 Percentage of LSOAs by deprivation rank category - Overall Index (2014) (Carmarthenshire)

% LSOAs ranked in the 10% most deprived LSOAs in the Overall Index	4
% LSOAs ranked in the 10-20% most deprived LSOAs in the Overall Index	11
% LSOAs ranked in the 20-30% most deprived LSOAs in the Overall Index	22
% LSOAs ranked in the 30-50% most deprived LSOAs in the Overall Index	53
% LSOAs ranked in the 50% least deprived LSOAs in the Overall Index	47

2.98 Carmarthenshire has the following percentages 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
- 13 areas highlighted as being in the 30% most deprived in Wales

2.99 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.

2.100 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.

2.101 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.

2.102 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 and the Plan's strategy and its policies and provisions can play an important role in addressing the issues that arise.

Chapter 3 Monitoring Indicators 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
% 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.
<p>Analysis - This monitoring indicator measures the number of applications received on large sites (i.e. sites of five or more) against whether they are located on allocated sites or non-allocated sites.</p> <ul style="list-style-type: none"> The survey reveals that 54% of the units which were permitted on large sites were located on allocated sites, falling below the target of 85%. This, in part can be explained by the fact that LDP windfall sites were previously allocated in the UDP but taken out of the LDP. Some of these sites have taken time to go through the planning process i.e. the signing of S106 agreements / or overcoming planning issues and therefore the timing of planning approvals have fallen within this AMR period. The adopted LDP is still in its infancy - Out of the 30 allocated sites that have seen permissions granted, only 5 of these sites were on new allocated LDP sites, while the remainder were either existing UDP allocations or windfall sites prior to the adoption of the LDP. It is expected that more LDP allocated sites will come forward in the next few years. <p>Of the LDP allocated sites, outline planning permission was granted for 338 units (48%) and reserved matters or full permission was granted for 360 units (52%).</p> <p>Conclusion - In future monitoring periods, it is anticipated that a greater percentage of permitted sites will be on LDP allocated sites as the LDP will be the only policy framework considered for future applications.</p> <p>Future steps to be taken (if necessary) - Continued monitoring.</p>			

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		
				Target	Actual
Proportion of housing permitted on allocations per tier of the settlement hierarchy.	The distribution of dwellings to be in accordance with the proportions specified in the target.	The distribution of dwellings in Growth Areas, Service Centres and Local Service Centres deviates 20% +/- the proportions specified in the target. The distribution of dwellings in Sustainable Communities deviates 10% +/- the proportions specified in the target.	Growth Areas	62%	67.3%
			Service Centres	10%	3.6%
			Local Service Centres	12%	17.1%
			Sustainable Communities	15%	15.2%
Analysis					
684 units have been granted permission during the monitoring period, with the distribution of units generally in accordance with the policy target.					

Growth Areas

The majority of the housing permitted during the monitoring period on allocations has been made within the Growth Areas. Although the LDP's strategy is to target the majority of growth to these areas, the target of 62% of units to be permitted within Growth Areas has been slightly exceeded by 5.3%. There are a few large sites which have contributed to this which include: Genwen Road / Llys Pendderi , Llanelli (GA2/h45 & 46) – 240 units; West Carmarthen (GA1/MU1) - 114 units; Land adjacent to Pant y Blodau, Penygroes (GA3/h35) – 79 units.

Service Centres

Limited number of housing allocations granted planning permission. The majority of the units come from the Mixed Use site in Burry Port (T2/1/MU1) with an estimated 20 units.

Local Service Centres

Local Service Centres have a slightly higher proportion than the target which is mainly due to a large contribution from one site: Land adjacent to Clos Ty Gwyn, Hendy (91 units).

Sustainable Communities

The target for Sustainable Communities has been met, which is made up of ten sites, the largest contributions coming from Land adjacent to Maes Glasnant, Cwmffrwd (SC18/h3) – 28 units; and Adjacent Wood End, Llanmiloe (SC13/h3) – 28 units.

Conclusion

The target has generally been met, although there needs to be a better balance in relation to the service centres.

To achieve this, one of the largest sites in the Service Centres T2/2/h1 – Llandeilo Northern Quarter (215 units) has an adopted SPG in place and the Council has undertaken a marketing / planning policy guidance document for part of the site which is within the Council's ownership. It is anticipated that this document will act as a catalyst to support the release of other parcels of land within this allocation.

Future steps to be taken (if necessary)

The council will be contacting individual landowners / developers and their agents to emphasise the requirement and expectation of all allocations within the adopted LDP to be brought forward and delivered during the plan period. Opportunities will be provided for landowners / developers and their agents to

meet and discuss individual sites with officers of the authority to identify any issues that may exist along with discussing potential mechanisms to drive delivery.

Additionally, the Forward Planning Section is working closely with internal colleagues from Regeneration and Policy to assist in the marketing and disposal of Council owned sites which includes a potentially high proportion of the allocations with the Service centres.

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
<p>Permissions for, or availability of on site or related infrastructure which facilitates delivery of strategic employment sites (ha) as listed in Policy SP4.</p>	<p>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.</p>	<p>By 2018 all the strategic employment sites are not immediately available or available in the short term.</p>	
<p>Analysis: Three 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 of 2018 is still some time away, there has been a clear progression towards delivery of all or parts of these three sites.</p> <p>Dafen Llanelli</p> <p>Full Planning Permission has been granted for an Air Ambulance facility, including office accommodation on part of the site taking up 1.63Ha. This was under construction within the AMR period, and has been subsequently completed in the Summer of 2016.</p>			

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 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. Expressions of interest have been received and a developer's day is scheduled to further promote its availability. The site is identified as a strategic site as part of the Swansea Bay City region. A further phase 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.

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.

Conclusion:

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

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
<p>Permissions for residential development on previously developed housing allocations.</p>	<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>	<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.</p>	<p>10% of dwellings on housing allocations have been permitted on previously developed land.</p>
<p>Analysis</p> <p>10% of the housing permitted on allocated sites has been on previously developed sites during this AMR period. A number of large Greenfield sites have come forward during this period, for example: Genwen Road, Llanelli (GA2/h45), Land south of Llys Pendderi, Llanelli (GA2/h46), West Carmarthen (GA1/MU1) and Land adjacent to Clos Ty Gwyn, Hendy (T3/7/h3) which has skewed the percentages in favour of Greenfield.</p>			
<p>Conclusion</p> <p>It is not considered that there is any concern with a low figure for permissions on PDL at this stage, particularly given the amount of development that has taken place early within the Plan period.</p> <p>In addition AMR 2 will provide further indication of the make-up of planning permissions within the County, which would then represent the two years of the</p>			

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monitoring policy target prior to the consideration of the assessment trigger.

Future steps to be taken (if necessary)

Continue to monitor

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
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.
<p>Analysis 41 highly vulnerable development applications were permitted during this AMR period, however not one application was approved contrary to NRW advice</p>			
<p>Conclusion Target met.</p>			
<p>Future steps to be taken (if necessary) Continue to monitor</p>			

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
Production of SPG on SUDS.		SPG not produced within 5 months of adopting the Plan.	SPG produced.
<p>Analysis:</p> <p>A SPG on Placemaking and Design was prepared and taken through the Council reporting cycle during the period. The Draft SPG was approved for public consultation in early 2016. Following the public consultation the responses received, and any amendments to the draft were presented to County Council on the 28th September 2016, at which time the SPG was formally adopted. .</p> <p>The SPG 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 includes matters in relation to Landscape and Special Landscape Area design, as well as Sustainable Drainage Systems (SuDS), and as such fulfils the requirement for their preparation as contained within Appendix 3 of the LDP.</p> <p>The Authority will actively consider the Welsh Government Recommended non-statutory standards for sustainable drainage (SuDS) in Wales (January 2016) having previously provided a consultation response back in 2015. The Authority will also monitor whether the WG decides to commence the Flood and Water Management Act 2010 (Schedule 3). It should be noted that there is a well established approach in place within the Authority in relation to sustainable drainage with the Drainage Engineers providing a valuable input in this regard.</p> <p>The delivery of SuDS based approaches in the Llanelli area continued within this monitoring period. This includes the DCWW Rainscape investment scheme together with the ongoing commitment to the Memorandum of Understanding (MoU) in terms of securing betterment by removal of surface water. It should be noted that discussions are underway in relation to updating the MoU.</p>			
<p>Conclusion: Target achieved.</p>			
<p>Future steps to be taken (if necessary):</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
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

Analysis

The land supply calculations set out in the 2016 Joint Housing Land Availability Study shows that there is a 4.1 year housing land supply as at 1st April 2016.

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 increase in supply, albeit still falling below the required 5 year supply, has progressed in the right direction.

The target to maintain a 5 year supply in line with Technical Advice Note (TAN) 1 is not currently being met, however it is not considered necessary to trigger a review at this stage for the following reasons:

- 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 are beginning to increase over the past few years but have not peaked to the levels seen in 2008.

2016	2015	2014	2013	2012	2011	2010	2009	2008
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 was not monitored in the past. An assumption has been made in the Plan that 74 units contribute to the housing supply each year. Small site monitoring has not been undertaken in the past and this is the first year that it has been monitored. The number of completions on small sites during the monitoring period is 92 units. 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 2017 Study.
- The Council 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 is 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.
- New LDP allocations are beginning to feature in the JHLAS, for example Land adjacent Clos Ty Gwyn, Hendy (T3/7/h3) which is due to commence within AMR 2 - 2016/2017. It is expected over the coming years that further newly allocated sites will be granted planning permission and contribute towards the land supply.
- In order to encourage the deliverability of housing sites, contact will be made with landowners of allocated sites to explain that there is an expectation that allocated sites be delivered during the plan period.

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. It is not considered that 4.1 years supply, at this stage, should trigger a review at present.

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
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.
<p>Analysis</p> <p>The total number of dwellings permitted during the monitoring period is 1,483. The number of dwellings permitted on large sites (>5 units) totals 1,284, this is made up of 835 units granted as part of outline applications and 464 as part of reserved matters or full applications. There are 15 units which have obtained outline and detailed permissions (reserved matters or full permission) during the same monitoring period. 199 units have been permitted on small sites (<5 units), 54 of these have received outline permission and 150 reserved matters / full permission, and 5 units which have both outline and detailed planning permissions during the monitoring period.</p> <p>For the avoidance of doubt, the contribution of units which have received both outline and detailed planning permissions during the same AMR period have only been counted once to avoid double counting.</p>			
<p>Conclusion</p> <p>The target has been met.</p>			
<p>Future steps to be taken (if necessary)</p> <p>No action required.</p>			

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016
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.

Analysis

The target of 186 dwellings being permitted annually on windfall sites has been exceeded. A total of 784 units have been granted on both large and small sites during the monitoring period.

Windfall Sites (Large sites)

593 units have been granted on large sites; 497 units received outline permission and 104 units received reserved matters /full permission. Of those 601 dwellings having permission, 8 units received both outline and detailed planning permissions during the monitoring period. For the avoidance of double counting, 8 units have been removed from the overall total.

Windfall sites (Small Sites)

199 units have been permitted on small sites, 54 of these have received outline permission and 150 reserved matters / full permission. Of the 204 units which received planning permission, 5 units received both outline and detailed planning permissions during this monitoring period. For the avoidance of double counting, 5 units have been removed from the overall total.

There are a number of explanations that can be given to the high level of windfall permissions during this AMR:

- 91% of the windfall units permitted during this AMR were previously allocated in the UDP and subsequently taken out of the LDP. Landowners have sought to either renew planning permissions, or sites have been approved on applications submitted immediately prior to the adoption of the LDP.
- The Former Grillo Site and Site 5 & 6 Burry Port Harbour have contributed a total of 364 units to the windfall provision. These sites were considered as allocations within the Deposit LDP, however concerns relating to flooding issues during the LDP process / examination identified that the sites should not be allocated in the adopted LDP. However, since these applications were submitted months prior to the LDP adoption, and due to the transitional

period of the UDP/LDP, the flooding issues were resolved and outline planning permission was subsequently granted on both sites.

- The number of small sites given permission is considered to be higher than expected. Small sites have not been monitored in the past, so it is unclear whether the number of small site permissions is normal, or down to the transitional period moving from the UDP to the LDP.

Conclusion

There are no concerns about the level of windfall permissions at this stage for the reasons stated above. In future monitoring periods, it is anticipated that a lesser number of permitted windfall sites will come forward as the LDP will be the only policy framework considered for future applications.

Future steps to be taken (if necessary)

Continue to monitor windfall sites.

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
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.	

Analysis

A site has not been identified between the AMR period of 2015/2016.

Carmarthenshire County Council have recently completed the 2015 Gypsy and Traveller Accommodation Assessment (GTAA) which has sought to understand the accommodation needs of the Gypsy and Traveller population in Carmarthenshire. This has been through a combination of desk-based research and stakeholder interviews and engagement with members of the Travelling Community.

The identification of the site as part of the LDP has been on hold in order to complete and analyse the scale of the requirement of accommodation needs within the travelling community.

The GTAA must be granted approval by the WG minister and the Local Authority is awaiting the response from the minister which has been delayed given the Assembly elections and the appointment of a new minister.

If accommodation need is identified in the GTAA report, 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.

The Local Authority acknowledges that there is a level of need within Carmarthenshire, and following WG approval, it will then be in a position to identify the

requirements of a Gypsy and Traveller site, including the location needs and the number of pitches required. This should take place at the end of 2016 – early 2017. Further information will be provided in AMR2.

In the meantime, LDP criteria-based Policy H7 is used to consider any applications for Gypsy/ Traveller accommodation that may arise in Carmarthenshire. On this basis no further investigation is currently required.

Conclusion

No action is required at present. The LPA is part way to achieving the target.

Future steps to be taken (if necessary)

Continue to monitor and await the acceptance of the Gypsy and Traveller Accommodation Assessment by the Welsh Government.

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016
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.	

Analysis:

As part of the 2015 Gypsy and Traveller Accommodation Assessment (GTAA), the Local Authority has assessed the need for any transit sites or emergency stopping places to meet the needs of members of the Travelling Community who either travel permanently or for part of the year. The assessment sought to analyse records of unauthorised sites and encampments that were identified during the desk-based research, and sought to conduct interviews with Gypsies and Travellers on any sites that were present during the course of the study to identify whether their needs are for transit accommodation or the desire to settle down more permanently in any given locality. Data from the Traveller Caravan Count has also been considered as supporting evidence to the GTAA.

Analysis of the recorded number of authorised and unauthorised caravans in Carmarthenshire for the 9 year period since 2006 shows a decrease in the number of authorised caravans from 114 to 69, and a gradual decrease in the number of unauthorised caravans from 20 to 5. As far as unauthorised caravans are concerned it is important to note that the July 2015 caravan count has been superseded as 4 pitches recorded on one of the unauthorised sites were granted planning permission in March 2015, and 11 pitches recorded on one of the unauthorised developments were made lawful in November 2015. This GTAA now records only caravans on 9 pitches on tolerated or unauthorised sites.

Analysis of the Council's records of unauthorised encampments since 2013 shows that there have been a total of just 17 between April 2013 and October 2015. Of these 8 have been by a single family group that are known to the Council, 6 have been unknown families who have only stayed for a short period of time, and 1 was a group of Irish Travellers who stated that they had no permanent accommodation needs in Carmarthenshire.

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.

Conclusion:

It is recommended at this stage that there is no need to provide a transit site in Carmarthenshire, however the Local Planning Authority along with colleagues from the Housing Division will continue to monitor the number of unauthorised encampments within the county, including its location and whether a single family group frequently reside at a particular location. It is noted that the indicator is subject to a 3 year monitoring target and as such progress will be monitored in future AMRs.

Future steps to be taken (if necessary)

To monitor the timing and location of any unauthorised encampments

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
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.

Analysis:

In conjunction with the monitoring targets set out for Housing, the planning applications that have been approved during the AMR 2015/2016 have been further analysed. The tables below indicate the numbers of affordable housing units being permitted on housing allocation sites and windfall sites (large and small sites).

In understanding the context of the policy indicator, the number of units which have been approved at outline planning stage with an affordable housing policy target (i.e. 10% of the site) will be identified against the indicative number set out in the LDP, or in instances where the outline permission sets the affordable housing numbers, these are identified definitively.

Housing Allocations	
Type of Permission	Number of Affordable Units
Outline Permissions (with indicative numbers)	48 units
Outline Permissions (with numbers specified)	22 units
Full Planning and Reserved Matters	45 units

Total	115 units
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Windfall Sites (large sites)	
Type of Permission	Number of Affordable Units
Outline Permissions (with indicative numbers)	57.3 units
Outline Permissions (with numbers specified)	22 units
Full Planning and Reserved Matters	12 units
Total	91.3 units

Windfall Sites (Small sites)	
Type of Permission	Number of Affordable Units
Key Worker / Rural Enterprise Dwellings	11 units
Local Need	1 unit
Total	11 units

Total number of affordable housing for the AMR period 2015/2016 is **217.3 units**

The following number of affordable units from approved planning permissions have made, or will make a contribution towards affordable housing through a commuted sum contribution

Outline Permission with a UU for affordable housing (£ per square metre basis)	40 units
Full Planning or Reserved Matters Permission with a commuted sum contribution paid / to be paid	46 units

Conclusion:

With respect to the AMR period, the target number of affordable housing units which have been permitted has been successful with only 9 less units than the target set out in the LDP. Furthermore, this does not include the 86 units which have been subject to a form of legal agreement to safeguard commuted sum contributions toward affordable housing which is in line with the policy criteria set out in Policy AH1 of the LDP.

To further elaborate, within the 46 units which have been permitted on windfall (small sites) with a full planning permission or reserved matters during the AMR period, a total of **£259,387.32** was collected as commuted sum contributions. This sum can be used to support the delivery of affordable housing. Planning services are assisting colleagues in the Housing Services 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.

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
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.	
<p>Analysis</p> <p>In taking data from Hometrack, the number of house sales in 2013 totalled 1,833 with an average price of £139,455. Within the 12 months to July 2016, there were 2,188 house sales with an average price of £143,003. In considering the assessment trigger within this policy target, a 5% increase in average house price from 2013 levels would have been £146,427. Therefore the difference falls within the 5% limit.</p> <p>Another method of determining the success of the policy target is by considering both house sales and house valuations. Using data for sales and valuations, in 2013 there were 3,553 sales and valuations with an average price of £146,097. Within the 12 months up to July 2016, there were 3,754 sales and valuations, with an average price of £149,777. In considering the assessment trigger within this policy target, a 5% increase in average house price from 2013 levels would have been £153,402. Therefore the difference falls within the 5% limit.</p>			
<p>Conclusion</p> <p>It is noted that the valuations on market house prices which underpinned the provisions within the LDP in 2013 was based on Average sales prices. Whilst these represented a useful measure at that time, it is considered that in order to robustly inform future measurements in this indicator, and to avoid outcomes being skewed by extreme market activity, a range of different statistics including mean, upper and lower quartiles will be utilised as the baseline for future</p>			

AMRs. This baseline position will be set out in the 2016/17 AMR and measured against any changes which may have occurred during that monitoring period.

Nevertheless for the purposes of this AMR the data above shows limited change and based upon the two approaches above falls below the 5% trigger.

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
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% 		<p>No housing allocations in this submarket area were approved during this AMR.</p> <p>SC13/h3 Land at Woodend, Llanmiloe– 4no. dwellings out of 28 dwellings to be affordable housing. This equates to a contribution of 14.4%.</p> <p>T2/6/h4 (Land adj to Aelybryn) W/33149. Payments made at outline stage prior to LDP at £12,000 per</p>

	<ul style="list-style-type: none"> • Carmarthen and Rural 30% 		plot.
			<p>SC18/h3 (Land adjacent to Maes Glasnant)– 4no dwellings out of 28 to be affordable. Planning application number W/31450 (outline) and W33413 (Reserved Matters). This equates to 14.28%.</p> <p>SC31/h2 – Llanarthne School 2no. dwellings out of 10 to be affordable. Planning application W/22815 (outline) and W/29902 Reserved Matters). This equates to 20%.</p>
	Carmarthen West (20%)		Mixed Use allocation GA1/MU1 – 12no of dwellings out of 100 to be affordable. This equates to 12%.
	<ul style="list-style-type: none"> • Newcastle Emlyn and Northern Rural Area – 20% 		<p>Two housing allocations granted planning permission during this AMR</p> <p>SC21/h1 Cilgwyn Bach, Pontwelly – 2no dwellings out of 14 to be affordable. This equates to 14.28%</p>

			<p>SC41/h1 Adjacent to Valley View, Llanfynydd -2no dwellings out of 14 to be affordable. This equates to 14.4%</p>
	<ul style="list-style-type: none"> • Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20% 		<p>Two housing allocations granted planning permission during this AMR. A payment of £14,300 was granted to one plot on SC37/h1 (Closy Parc, Five Roads) and a commuted contribution of £100,000 was received on housing allocation T3/2/h2 (adjacent to Roberts Rest, Ferryside). The contributions therefore totalled £114,300.</p>
	<ul style="list-style-type: none"> • Llanelli – 20% 		<p>Housing Allocations GA2/h45 and GA2/h46 (Genwen Road and Llys Pendderi, Bryn) have been granted an outline permission with a 20% affordable housing target.</p>
	<ul style="list-style-type: none"> • Ammanford / Cross Hands and Amman Valley – 10% 		<p>Housing Allocation T3/7/h3 (land adjacent to Close Ty Gwyn, Hendy) – 9no dwellings out of 91 to be affordable. This equates to 9.8%.</p> <p>Housing Allocation GA3/h35 (Adjacent to Pant y Blodau)– 8no of dwellings out of 79 to be affordable. This equates to 10.1%.</p> <p>Housing Allocation GA3/h19 (Land adjacent to Parc Fferws)– Low viability therefore no Affordable Housing Contribution.</p>

			<p>SC34/h4 (Adjacent to Meadow's Edge) - Single plot as part of a housing allocation. Affordable Housing contribution based on a £ per square metre basis.</p> <p>GA3/h43 (part) (Land at Parc Fferws) - Outline permission for 7 dwellings with 2 of those being affordable. This equates to 28.5% being affordable.</p> <p>GA3/h29 (Land off Llys y Nant, Llandybie)- Single plot as part of a housing allocation. Commuted sum of £7,039.20 given as part of the full permission.</p> <p>T3/7/h6 (Coed y Bronallt, Hendy) - Single plot as part of a housing allocation. Commuted sum of £38,536 given as part of the full permission.</p>
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Analysis:

In total 28 applications for residential development were approved on LDP housing allocation sites with 18 of those applications having a form of affordable housing contribution. The key consideration of this first Annual Monitoring Report is that the assessment is being carried out within the first 16 months of the LDP where many of the sites being granted approval are Reserved Matters permissions following previous outline permission under the UDP, and therefore a different policy consideration. Policy AH1 was not applicable in a large number of these cases. It is too early therefore to monitor true performance in relation to AH1.

Many of these Reserved Matters Approvals have been on sites of between 5-9 dwellings which have meant that previous outline permissions under the UDP would not have been liable to contributing towards affordable housing as the threshold was set at 10 dwellings.

Secondly, a number of the applications on allocated sites have been submitted on a plot by plot basis therefore the percentage target cannot be considered, therefore single plots have contributed to affordable through a commuted sum on a £ per square metre basis. These have been inputted for reference.

Proportion of affordable housing

For those sub market areas which include the Growth Areas, they performed reasonably well against the affordable housing targets set in the LDP.

- Llanelli achieved a 20% target on outline permissions on two housing allocations at Genwen Farm and Land south of Llys Pendderi (GA2/h45 and GA2/46). This met the target set in the LDP.
- Carmarthen and Rural had two permissions in its 30% target area with a contribution of 14.28% and 20% whilst a site within the Carmarthen West mixed use scheme approved an application with a 12% affordable target against the LDP target of 20%.
- Ammanford / Cross Hands submarket area showed three applications on allocated sites with an affordable housing target whilst a fourth permission identified no affordable housing contribution owing to low / no viability. The three with an affordable housing contribution include a 9.9%, 10.1%, and 28.5% achieved target. The 28.5% figure for GA3/h43 is high but considered lower contributions on earlier phases, which has evened out the number of affordable units across the whole development scheme.
- The Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley sub-market area has two planning permissions which sought a combined commuted sum contribution of £114,300.
- The Llandovery, Llandeilo and North East Carmarthenshire shows no planning permissions on allocated sites during the first AMR.
- The Newcastle Emlyn and Northern Rural Area performed reasonably well with two approved planning applications setting a target of 14.28% out of the 20% target set in the LDP.
- St Clears and Rural Hinterland had two permissions within the submarket area with a commuted sum contribution of £12,000 per plot for 7 plots in Whitland which is a County Council owned site and a permission with a target of 14.28% was granted on a brownfield site in Llanmiloe, Pendine.

Conclusion:

The first AMR has identified a significant number of dwellings which have been brought forward with a valid planning permission from the UDP. As these have been progressed to more detailed consideration, the affordable housing targets cannot be used to capture these developments, owing to different policy considerations at the time under the former UDP.

In terms of the new sites which have come forward, the affordable target levels set in the LDP are only slightly higher than those being achieved on site. In view of this, it is not considered that there are any fundamental issues with the soundness of the target levels set in the LDP.

Future steps to be taken (if necessary):

As the LDP progresses it is considered that there will be more housing allocations coming forward with a percentage target within subsequent AMRs. This will be due to these applications being considered against the LDP policy rather than Reserved Matters applications from previous outline permissions granted under the UDP.

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
<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>

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. As two years have not passed since adoption, it is not possible to work to make an accurate assessment of this target. However, from the data gathered since the adoption of the Plan it is clear that progress has been made to achieving the target.

During the monitoring period for this 1st AMR, planning permission was granted for 4.99 Ha of the employment land allocated within the LDP. However, if we add this figure to the amount of allocated land that has either gained planning permission, or has been developed during the LDP preparation process, the total amount of permitted/developed land rises to 24.93 Ha. This amounts to almost 90% of the annual / interim monitoring target for the first two

years (27.78 Ha). The amount of employment land which has received planning permission has nearly met the monitoring target.

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
Production of SPG.		SPG not produced within 9 months of adopting the Plan.	SPG produced.
<p>Analysis: Analysis: A SPG on Rural Development was prepared and taken through the Council reporting cycle during the period. The Draft SPG was approved for public consultation in early 2016. Following the public consultation the responses received, and any amendments to the draft were presented to County Council on the 28th September 2016, at which time the SPG was formally adopted.</p>			
<p>Conclusion: Target 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
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 has produced an update to the Carmarthenshire Retail Study 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.</p> <p>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.</p> <p>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	155	9 (7%)	125	15 (12%)
Llanelli	84	14 (17%)	102	11 (11%)
Ammanford	46	2 (5%)	55	2 (4%)

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.

Whilst not captured at the point of survey, there have since 31st March 2016 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 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, consideration is being given to identifying a Local Development Order (LDO) within Llanelli Town Centre. The LDO will seek to consider and address issues of vacancy and activity on both ground and upper floors, and to examine the potential for alternative uses within a defined spatial area. Discussions with relevant parties and partners have commenced, however the Council is mindful that the LDO should be driven by a clear vision for the town centre. A report will be prepared and presented to Council outlining the outcomes of the discussions and the proposed scope, spatial extent, and component elements of any proposed 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)

To progress the consideration of a LDO for part of the Llanelli Town Centre and to undertake the necessary discussions.

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
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.	

Analysis

The Council as part of its retail monitoring regime beyond this AMR recognises the need to understand and track changing retail activities at both a County and local centre perspective. With this in mind the Council has produced an update to the Carmarthenshire Retail Study 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 (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 - key components of which include tracking vacancy levels and the proportion of non-retail uses within the defined centres.

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

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Non A1 (%)	Total Units	Non A1 (%)
Carmarthen	155	31(20%)	125	54 (43%)
Llanelli	84	22 (26%)	102	49 (48%)
Ammanford	46	12 (26%)	55	20 (36%)

Note: Non A1 includes units vacant at the time of survey.

In considering the above, it is clear that 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.

In this respect, 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 require careful ongoing consideration.

As a response to the potential challenges affecting parts of Llanelli Town Centre and the recognition of the impact of both Parc Trostre and Parc Pemberton, consideration is being given to identifying a Local Development Order (LDO) within Llanelli Town Centre. The LDO will seek to consider and address issues of vacancy and activity on both ground and upper floors, and to examine the potential for alternative uses within a defined spatial area. Discussions with relevant parties and partners have commenced, however the Council is mindful that the LDO should be driven by a clear vision

for the town centre. A report will be prepared and presented to Council outlining the outcomes of the discussions and the proposed scope, spatial extent, and component elements of any proposed 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:

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 a considered option.
- 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):

To progress the consideration of a LDO for part of the Llanelli Town Centre and to undertake the necessary discussions, and if appropriate consultations, in identifying the nature of the changes in relation permitted development, its spatial extent and timescale.

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
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.
<p>Analysis:</p> <p>Significant progress has been 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 is currently 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: 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
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.	
<p>Analysis:</p> <p>The following provides an update on progress in relation to the 3 cycle schemes identified within Policy TR4:</p> <ul style="list-style-type: none"> Towy Valley – A planning application has been submitted and is currently pending for the western section of the cycleway from Abergwili to Nantgaredig. Highway works have commenced with landowner discussions ongoing. <p>Funding has been secured in 16/17 from Welsh Government Local Transport Fund.</p> <ul style="list-style-type: none"> Amman Valley Cycleway –The main infrastructure works are substantively complete with the exception of a small section at Brynamman. Future work will relate to signage, marketing and branding. Whitland to Llanglydwen – There are currently no programmed proposals to proceed with this route. 			
<p>Conclusion: Continue to monitor the final implementation of the two schemes currently being delivered.</p>			
<p>Future steps to be taken (if necessary)</p> <p>As part of any future review (partial or otherwise of the Plan), the delivery of the Whitland to Llanglydwen route and its inclusion within Policy TR4 will be considered.</p>			

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
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.
<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 hard rock landbank for Carmarthenshire (55 years) 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> <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>			

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
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.
<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 reserve figure for sand and gravel in the Regional Technical Statement 1st Review (2014) was 4.32 million tonnes and the output figure was 300,000 tonnes, giving a landbank of 14.4 years.</p> <p>The latest, best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority indicates that the reserve figure has increased to 4.57 million tonnes but output has dropped to 250,000 tonnes giving a landbank of 18.3 years.</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
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.
<p>Analysis:</p> <p>Whilst a number of developments have been granted within the buffer zones of mineral sites, as set out on the LDP Proposals Maps, none of these were deemed to be ‘permanent, sterilising’ developments. The developments included:</p> <ul style="list-style-type: none"> - Single storey extension to an existing dwelling; - a new single dwelling, which in relation to the mineral operation was located within an existing built up area which already encroaches into the buffer zone; - use of a field for equine purposes; - Agricultural Notification - Prior Approval Not Required; - Reserved Matters Permission granted on an existing Outline Planning Permission; - Small-scale ancillary sewage treatment plant to serve a single dwelling. 			
<p>Conclusion: No action required as a consequence of this AMR.</p>			
<p>Future steps to be taken (if necessary): Continue monitoring.</p>			

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016
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.
<p>Analysis:</p> <p>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:</p> <ul style="list-style-type: none"> - Temporary developments (e.g. caravan/glamping sites); - Agricultural developments (e.g. modern agri-buildings, such as steel barns); - Developments that already have planning permission (e.g. reserved matters to an existing outline permission); - Householder development (e.g. a new dwelling within the curtilage of, and adjacent to, an existing property); - Prior notifications (telecoms, forestry, agriculture, demolition); - Individual dwellings within hamlets or small residential clusters without development limits (including individual dwellings related to an existing cluster of farm buildings); - Alterations / extensions or change of use of existing buildings. 			
<p>Conclusion:</p> <p>No action required as a consequence of this AMR.</p>			
<p>Future steps to be taken (if necessary): Continue Monitoring</p>			

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
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. They are anticipated to be made by the end of 2016.</p>			
<p>Conclusion:</p> <p>The ongoing consideration of dormant sites and the serving of prohibition orders has resulted in this Monitoring Policy Target is being met. No further action other than continued monitoring is required.</p>			
<p>Future steps to be taken (if necessary):</p> <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.</p>			

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
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.
<p>Analysis</p> <p>Planning permission has been granted for schemes that have the potential to contribute a total of 45.79 MW of renewable energy within the County. Previous years have not been monitored; therefore there is no baseline to measure this contribution. The energy permitted can be broken down by energy source as follows:</p> <ul style="list-style-type: none"> • Wind energy - 9.3 MW • Solar energy – 35.1 MW • Hydro energy – 0.01 MW • Anaerobic Digestion – 1.35 MW 			
<p>Conclusion:</p> <p>The figures above will be used as a baseline for future AMRs.</p>			
<p>Future steps to be taken (if necessary):</p> <p>The permitted capacity of renewable energy projects will be monitored in future AMRs.</p>			

27 Monitoring Policy Target: Produce SPG on General Renewable Energy

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016
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 currently being prepared by consultants which has not yet been completed, 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 AMR2.</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
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 impending Waste Planning Monitoring Report (WPMR, 2016) for the South West Wales Region. An Interim WPMR was produced in 2015 in which the regional position regarding landfill and residual waste treatment was set out. 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 just over 10 years. This is safely above the threshold set out in TAN 21: Waste, whereby a new landfill would need to be considered for the region.</p> <p>It is anticipated that the WPMR 2016 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 of residual waste treatment 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
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.
<p>Analysis:</p> <p>At the start of the AMR period the project managed 28.03ha of land in good condition for the Marsh Fritillary. By the end of the period, 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 is a further 42.86ha of land in good condition giving a total of 75.13ha (source: PIMS Action progress reports 2015-2016).</p>			
<p>Conclusion:</p> <p>Target for this AMR achieved.</p>			
<p>Future steps to be taken (if necessary):</p> <p>Continue to monitor and report in future AMR.</p>			

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
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.
<p>Analysis:</p> <p>Reference is made to the ongoing delivery of the Caeau Mynydd Mawr Marsh Fritillary project which is underpinned by the Adopted 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.</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>			
<p>Future steps to be taken (if necessary)</p> <p>Continue to monitor and report in future AMR.</p> <p>Ongoing training for Development Management Officers along with the potential for standardised good practice notes.</p>			

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
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.
<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>Conclusion:</p> <p>Target achieved for this AMR period.</p>			
<p>Future steps to be taken (if necessary)</p> <p>Continue to monitor and report in future AMRs.</p> <p>Ongoing training for Development Management Officers along with the potential for standardised good practice notes.</p> <p>The Authority will monitor any resultant requirements from the Environment (Wales) Act which received Royal Assent on 21 March 2016.</p> <p>The Authority will also monitor any resultant requirements from the Well-being of Future Generations (Wales) Act 2015.</p>			

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
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.
<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>Conclusion:</p> <p>Target achieved for this AMR period.</p>			
<p>Future steps to be taken (if necessary)</p> <p>Continue to monitor and report in future AMRs.</p> <p>Ongoing training for Development Management Officers along with the potential for standardised good practice notes.</p> <p>The Authority will monitor any resultant requirements from the Environment (Wales) Act which received Royal Assent on 21 March 2016.</p> <p>The Authority will also monitor any resultant requirements from the Well-being of Future Generations (Wales) Act 2015.</p>			

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
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.
<p>Analysis:</p> <p>Whilst this is the first 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>It should also be noted that Special Landscape Areas are given due consideration within the Placemaking and Design SPG. This SPG was formerly adopted at the meeting of the County Council on the 28th September 2016.</p>			
<p>Conclusion:</p> <p>Target achieved for this AMR period.</p>			
<p>Future steps to be taken (if necessary)</p> <p>Continue to monitor and report in future AMR.</p> <p>The Authority will monitor any resultant requirements from the Environment (Wales) Act which received Royal Assent on 21 March 2016.</p>			

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
<p>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.</p>	<p>No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust).</p>	<p>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.</p>	
<p>Analysis:</p> <p>Whilst this is the first 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:</p> <ul style="list-style-type: none"> • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments. <p>W/29758: Proposed demolition of old pottery, provision of public car park and 14 residential units together with associated parking spaces. Full planning permission 20 October 2015.</p> <p>In relation to the above application the Conservation Officer raised concerns regarding its impact on the setting of the listed building and/or the character or appearance of the Laugharne Conservation Area . The application was approved at Planning Committee in accordance with officer recommendation. It was</p>			

considered that on balance it constituted an appropriate development.

Reference is made to the fact that an SPG on Archaeology and New Development was formally adopted at the meeting of County Council on the 28th September 2016.

Conclusion:

Target achieved for this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMR.

The Authority will monitor any resultant requirements from the Historic Environment (Wales) Act which received Royal Assent on 21 March 2016.

The Authority will also monitor any resultant requirements emerging from the consultation held into Proposed changes to Planning Policy Wales Chapter 6: The Historic Environment. The Welsh Government consultation on these changes was held from 21/3/16 to 13/6/2016.

Regard will also be made moving forward to the Proposed Technical Advice Note (TAN) 24: The Historic Environment which is being published for consultation by the WG from 11/7/16 to 3/10/16.

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
Production of SPG.		SPG not produced within 7 months of adopting the Plan.	SPG produced.
<p>Analysis:</p> <p>A SPG on Placemaking and Design was prepared and taken through the Council reporting cycle during the period. The Draft SPG was approved for public consultation in early 2016.. Following the public consultation, the responses received together with any amendments, were reported to the meeting of County Council on 28th September 2016, at which time the SPG was formerly adopted.</p> <p>The SPG 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 includes matters in relation to Landscape and Special Landscape Area design, as well as Sustainable Drainage Systems (SuDS), and as such fulfils the requirement for their preparation as contained within Appendix 3 of the LDP.</p>			
<p>Conclusion:</p> <p>Target achieved.</p>			
<p>Future steps to be taken (if necessary):</p>			

36 Monitoring Policy Target: Produce SPG on Archaeology

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016
Production of SPG.		SPG not produced within 7 months of adopting the Plan.	SPG produced.
<p>Analysis:</p> <p>A SPG on Archaeology and New Development was prepared and taken through the Council reporting cycle during the period. The Draft SPG was approved for public consultation in early 2016. Following the public consultation, the responses received together with any amendments, were reported to the meeting of County Council on 28th September 2016, at which time the SPG was formerly adopted.</p>			
<p>Conclusion:</p> <p>Target achieved</p>			
<p>Future steps to be taken (if necessary)</p>			

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

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016
Production of SPG.		SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations).	SPG produced.
<p>Analysis:</p> <p>A SPG on Biodiversity and Nature Conservation was prepared and taken through the Council reporting cycle during the period. The Draft SPG was approved for public consultation in early 2016. Following the public consultation the responses received, together with any amendments to the draft SPG, was reported to the meeting of County Council on the 28th September 2016 at which time the SPG was formerly adopted..</p>			
<p>Conclusion:</p> <p>Target achieved.</p>			
<p>Future steps to be taken (if necessary)</p>			

38 Monitoring Policy Target: Produce SPG on Design

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016
Production of SPG on Design.		SPG not produced within 5 months of adopting the Plan.	SPG produced.
<p>Analysis:</p> <p>A SPG on Placemaking and Design was prepared and taken through the Council reporting cycle during the period. The Draft SPG was approved for public consultation in early 2016. Following the public consultation the responses received, together with any amendments to the draft SPG, was reported to the meeting of County Council on the 28th September 2016 at which time the SPG was formerly adopted.</p>			
<p>Conclusion:</p> <p>Target achieved</p>			
<p>Future steps to be taken (if necessary)</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
Production of SPG on Locally Important Buildings.		SPG not produced within 15 months of adopting the Plan.	
<p>Analysis:</p> <p>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.</p>			
<p>Conclusion:</p> <p>The delay in producing the SPG is justified and beneficial.</p>			
<p>Future steps to be taken (if necessary):</p> <p>Production of SPG to be monitored as part of subsequent AMRs.</p>			

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
Production of SPG on Trees, Landscaping and Development.		SPG not produced within 15 months of adopting the Plan.	
<p>Analysis:</p> <p>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.</p>			
<p>Conclusion:</p> <p>The delay in producing the SPG is justified and beneficial.</p>			
<p>Future steps to be taken (if necessary)</p> <p>Production to be monitored as part of subsequent AMRs.</p>			

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
<p>Number of applications approved for the provision of new community facilities.</p> <p>Number of applications approved which would result in the loss of an existing community facility.</p>	<p>No applications approved contrary to Policy SP16 and RT8.</p>	<p>1 application approved contrary to Policy SP16 and RT8.</p>	<p>No applications approved contrary to the provisions of Policies SP16 and RT8.</p>
<p>Analysis: A review of planning decision notices (reasons for approval) indicates that there are no applications approved contrary to the provisions of LDP policies SP16 and RT8.</p> <p>It should be noted that LDP Policy SP16 is being frequently cited as a reason for approval as part of the delivery of new / improved facilities across the County. Such facilities include education/training and healthcare. The delivery of new/improved educational facilities within the County is strategically overseen by the Modernising Education Programme (MEP).</p>			
<p>Conclusion: Target achieved in this AMR period.</p>			
<p>Future steps to be taken (if necessary): Continue to monitor and report in future AMR.</p>			

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
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.
<p>Analysis:</p> <p>A review of planning approvals against the 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 include the delivery of new / improved facilities across the County. Such facilities include extensions/adaptations to changing rooms, refurbishments/extensions to Schools, equipment sheds and playing pitches. It is noted that Policy REC 1 is not quoted on the decision notices reasons for approval on these applications.</p>			
<p>Conclusion:</p> <p>Target achieved in this AMR period.</p>			
<p>Future steps to be taken (if necessary):</p> <p>Continue to monitor and report in future AMRs.</p> <p>In relation to the evidence base, it should be noted that a review of the Green Space Assessment will be undertaken in light of the forthcoming adoption of the Open Space Requirements for New Developments SPG (see below). This will represent a key piece of evidence in relation to ongoing monitoring, review</p>			

and implementation of the LDP moving forward.

Initial outcomes sought from the review could include:

- 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.

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
Production of SPG.		SPG not produced within 15 months of adopting the Plan.	SPG produced.
<p>Analysis:</p> <p>A SPG on Open Space Requirements for New Developments was prepared and taken through the Council reporting cycle during the period. The Draft SPG was approved for public consultation in early 2016. Following the public consultation the responses received, together with any amendments to the draft SPG , was reported to the meeting of County Council on the 28th September 2016 at which time the SPG was formerly adopted..</p> <p>The primary objective of this SPG is to develop an understanding of the various definitions of open space within the Carmarthenshire context as well as clarifying the Council’s expectations in relation to planning obligations.</p> <p>In relation to implementation of the REC 2 policy and indeed the SPG itself, forward planning officers have undertaken training / feedback sessions with the development management area teams.</p>			
<p>Conclusion:</p> <p>Target achieved.</p>			
<p>Future steps to be taken (if necessary):</p> <p>In relation to the evidence base, it should be noted that a review of the Green Space Assessment will be undertaken (see target above).</p> <p>Continue training with development management area teams in relation to the implementation of the LDP and SPG requirements.</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
<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>No planning permissions contrary to LDP Policy SP18.</p>
<p>Analysis:</p> <p>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.</p> <p>A review of approved applications within these 5 communities (source: JHLAS) identifies no planning permissions contrary to LDP Policy SP18.</p>			

The following indicates permissions for 5 or more dwellings in the first AMR within the above communities. 3 sites were granted permission.

- Land off Ffordd Gwyrdd , Gorslas (GA3/h43 – part). – 7 units permitted;
- Land adj Ffordd Aneurin, Pontyberem (unallocated) – 84 units permitted;
- Land adj St Nons Church, Llannon (unallocated) – 34 units permitted (reserved matters within AMR).

In relation to land off Ffordd Gwyrdd, this falls below the threshold of 10 units within a Growth Area as set out within Policy SP18, therefore there is no issue in terms of the target.

In relation to land adj. to Ffordd Aneurin, a resolution to approve was made on the basis of the Unitary Development Plan policies, however the decision notice was released within this AMR period. Consequently this is not subject to LDP Policy SP18.

In relation to land adj. to St Nons Church, Llannon, outline planning permission was granted on the basis of the Unitary Development Plan policies, and the subsequent Reserved Matters was approved within this AMR period. Consequently this is not subject to LDP Policy SP18.

Conclusion:

Target achieved.

Future steps to be taken (if necessary):

Due regard will be given to the provisions of the Planning (Wales) Act 2015. To this end, the Authority will review its position as and when there is an update to national planning policy in relation to the Welsh language.

It should be noted that consultation on Proposed changes to Technical Advice Note 20: Planning and the Welsh Language was undertaken by the Welsh Government from 4/1/16 to 30/3/16 to which the Authority forwarded representations.

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 For example, 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. They have however been retained in order to provide a baseline, further work will be undertaken in time for the next AMR to determine whether alternative sources of information are available.

4.4 It should 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. 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 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) is in the process of collating information with a view to developing a Well-Being Plan for Carmarthenshire. This is due to be published in April 2018. A report on the current state of Well-Being in Carmarthenshire is due to be published in April 2017. In this respect, 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. This presents direct opportunities to secure tangible information for future SA-SEA monitoring via the AMR process.

SA Topic	SA Objectives	Baseline Indicators	Additional Indicators to Monitor Significant Risks and Opportunities	Data	Commentary on Baseline Indicators : AMR 1.
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/environment/countryside/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>

<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>(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 Supplementary Planning Guidance. 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 style="writing-mode: vertical-rl; transform: rotate(180deg);">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 - Climatic Factors</p>	<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>(b) Carmarthenshire's domestic energy consumption</p> <p>(c) Proportion of alternatively fuelled vehicles in the county</p> <p>(d) Percentage of companies with a Level 5 Standard Green Dragon EMS</p> <p>(e) Proportion of transport network able to cope with the predicted temperature increases associated with climate changes</p> <p>(f) Number of sites being used to assist in climate mitigation and adaptation, e.g. soft flood defences</p> <p>(g) Number of homes applying for planning permission for microgeneration</p> <p>(h) Homes installing microrenewables</p> <p>(i) Average Standard Assessment Procedure energy rating of housing</p> <p>(j) Number of town/community based carbon reduction projects</p>	<p>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 - http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf</p> <p>http://gov.wales/topics/environment/countryside/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 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,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) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan (Solar panels in the majority of cases are PD).</p> <p>(h,i) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(j) The report shows Low carbon energy in Wales by local authority. There are 3,856 projects identified in Carmarthenshire out of a total of 51,503 nationally. Carmarthenshire hosts 3,856 low carbon energy generation projects harnessing solar, wind and other renewable energies to produce around 328GWh of green energy</p>
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<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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<p>6 - Material Assets</p>	<p>6-1 Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials</p> <p>6-2 Promote the waste hierarchy of reduce, reuse and recycle</p> <p>6-3 Encourage needs to be met locally</p> <p>6-4 Promote the use of more sustainable resources</p> <p>6-5 Improve the integration of different modes of transport</p> <p>6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking)</p>	<p>(a) In 2009/10 Carmarthenshire should achieve at least 40% recycling/composting with a minimum of 15% composting and 15% recycling</p> <p>(b) Waste arisings by sector</p> <p>(c) Waste arisings by disposal</p> <p>(d) Total (i) household waste and (ii) household waste recycled or composted per person per year (kg)</p> <p>(e) Proportion of construction and demolition waste that is re-used and recycled</p> <p>(f) Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) corner shop and/or supermarket, (ii) post office and (iii) doctor and/or hospital</p>	<p>Number of buildings meeting particular CfSH and BREEAM standards</p> <p>Percentage of new houses built on previously developed land per year</p> <p>Proportion of aggregates used from secondary and recycled aggregates</p> <p>Location of jobs in proximity to residents</p> <p>Proportion of journeys on foot or by cycle</p>	<p>Carmarthenshire County Council - Minerals and Waste</p>	<p>(a) In 2009/10 Carmarthenshire achieved a 40.1% combined recycling and composting rate of its municipal waste (14% composting; 26% recycling)</p> <p>(b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(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.</p> <p>(e) The latest data is from 2012, and only for South West Region as a whole – the rate is 67%.</p> <p>(f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">7 - Soil</p>	<p>7-1 To avoid and reduce contamination of soils and promote the regeneration of contaminated land</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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<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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9 - Landscape	<p>9-1 To protect and enhance landscape/townscape from negative effects of land use change</p> <p>9-2 To take sensitive locations into account when siting development and to promote high quality design</p> <p>9-3 To encourage appropriate future use of derelict land</p>	<p>(a) Hectares of land given over to development each year</p> <p>(b) The extent and quality of public open space</p> <p>(c) Number of park and green space management plans produced</p> <p>(d) The number of derelict sites regenerated</p> <p>(e) Area of Carmarthenshire designated as open access land</p> <p>(f) Area of derelict land returned to open space</p>	<p>Number of developments approved without landscape / townscape conditions</p> <p>Number of developments built contrary to CCW advice</p> <p>Number of development schemes accompanied by detailed townscape design</p>		<p>(a,c,d,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(b, e) In relation to the extent and quality of open space, reference should be made to the monitoring framework of the LDP and the Carmarthenshire Standard of 2.4ha per population. It should also be noted that there is an intent to review the Authority's greenspace assessment.</p>
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<p>10 - Population</p>	<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>11-1 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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<p>12-1 Provide accessible educational and training facilities which meet the future needs of the area</p> <p>12-2 Increase levels of literacy (in English and Welsh) and numeracy</p> <p>12-3 Promote lifelong learning</p>	<p>(a) Percentage of people aged 19-21 with at least an NVQ level 2 qualification or equivalent</p> <p>(b) Percentage of adults engaged in adult education activities</p> <p>(c) Level of literacy in adult population</p> <p>(d) Level of numeracy in adult population</p> <p>(e) Number of adults completing courses at adult education centres in Carmarthenshire</p>	<p>Proportion of people aged 16-74 within 30, 60 and 90 minute travel time thresholds of education /further education facilities by (i) public transport and (ii) car</p> <p>Percentage of schools which are over-capacity</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) Educational Achievement is relatively high with 61.1% attaining 5 GCSEs (compared to 57.9% nationally).</p> <p>(b) The proportion of 18-24 year olds who are NEET (Not in Education, Employment or Training) is higher than the Welsh average (12.2% compared to 10.7% nationally).</p> <p>(c,d,e) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">13 - Economy</p>	<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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<p>14 - Social Fabric</p>	<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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