

Carmarthenshire Local Planning Authority

PLANNING ANNUAL PERFORMANCE REPORT 2019

(Reporting period April 2018 – March 2019)



PREFACE

I am delighted to introduce the Fifth 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. The adoption of the Planning (Wales) Act in July 2015 has introduced a number of new challenges and the implications of that Act continue to filter through in the form of secondary legislation and guidance. Other relatively new Acts that have significant implications for the planning process in Wales include that of the Environment (Wales) Act 2016 and Historic Environment (Wales) Act 2016. This Council will continue to look at embracing the move towards positive planning that the Planning Act prescribes.



Councillor Mair Stephens
Deputy Leader

Introduction

The purpose of this Annual Performance Report is to set out the planning context over the period 1 April 2018 to 31 March 2019 for Carmarthenshire. The report excludes parts of the County covered by the 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 an average of 140 persons per sq. kilometre for Wales as a whole. This low density of population is more apparent in rural Carmarthenshire than it is in the south and east of the County where 65% of the Carmarthenshire's 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 by 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 and the City Deal 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 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, 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 current LDP will guide development up to 2021, and is being monitored in accordance with the monitoring framework set out in that Plan and reviewed.

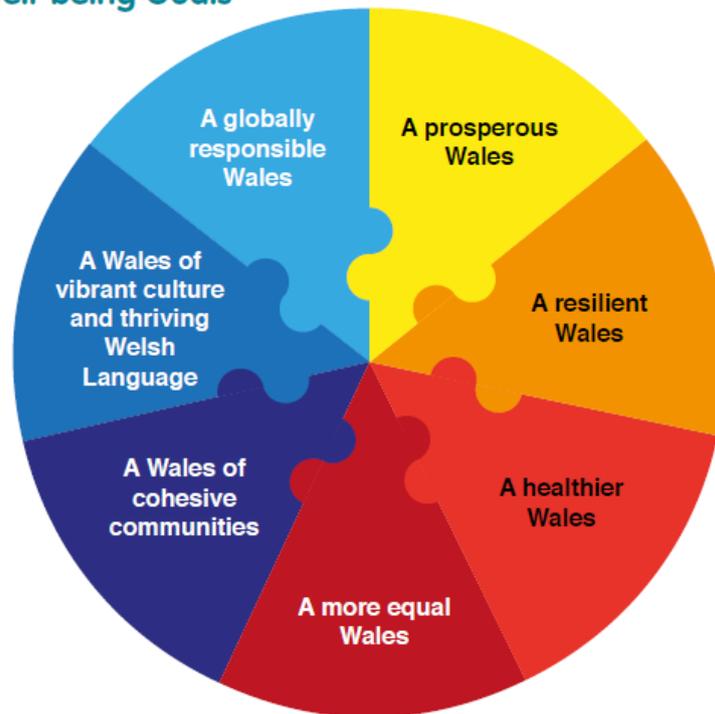
The Annual Monitoring Report (AMR) on the adopted LDP has been prepared to see how the Plan is actually working in practice. This report, and its recommendations have been considered by County Council on the 9th October 2019 and are submitted to the Welsh Government and published on the Carmarthenshire County Council website as required by 31 October 2019.

During 2017/2018 the Council made the decision to start the Review of the LDP and in June of 2018 the WG approved a Delivery Agreement for producing this revised LDP. The Council are therefore currently working towards having a new LDP in place and adopted before the end of 2021.

Planning and wider strategic and operational activity of the Council

The Well-being of Future Generations (Wales) Act is about encouraging public bodies to think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach. This will help to create a Wales that we all want to live in, now and in the future. To make sure we are all working towards the same vision, the Act puts in place **seven** well-being goals, which are noted below:

Well-being Goals



The Sustainable Development Principle and the 5 Ways of Working

The principle is made up of **five key ways of working** that public bodies are required to take into account when applying sustainable development. These are:-

- A. Looking to the **long term** so that we do not compromise the ability of future generations to meet their own needs;
- B. Taking an **integrated** approach so that public bodies look at all the well-being goals in deciding on their priorities;
- C. **Involving** a diversity of the population in the decisions that affect them;
- D. Working with others in a **collaborative** way to find shared sustainable solutions;
- E. Understanding the root causes of issues to **prevent** them from occurring.

Over the next few years, Wellbeing Plans 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 Wellbeing Plans will be considered as part of producing the new LDP 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 County Council Corporate Strategy 2018-2023
- 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;

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 (Wales) Act 2015. The Council has 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 production of shared evidence, constructive discussions and sharing of information and experience has minimised the risk of conflicting policies, and ensured an appropriate level of integration.

The feasibility of introducing a Community Infrastructure Levy (CIL); the Planning Act 2008 and the CIL Regulations 2010 has been put on hold by the Council recent years.

This decision resulted from changes in the national context. In this respect the review commissioned by the Department of Communities and Local Government - A New Approach to Developer Contributions to Ministers, along with the devolution of CIL to the Welsh Government under the Wales Act 2017 the Council has, for the time being, put progressing CIL on hold (Council decision 20th September 2017).

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, 367 Scheduled Ancient Monuments (ranging from Prehistoric to post- Medieval/Modern features of cultural historic interest), 4 Registered Historic Landscapes, 18 historic parks and gardens and over 1,800 listed buildings. There are also a number of designated sites for nature conservation and biodiversity importance, including 8 Special Areas of Conservation, 3 Special Protection Areas, 1 Ramsar site (Burry Inlet), 82 Sites of Special Scientific Interest, 5 National Nature Reserves, 6 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 current LDP, the Council developed a revised scenario for population and household change. This used updated 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 up to 2021.

The authority has produced a new set of population and household projections as part of the evidence base for the Revised LDP – these will be considered at public examination during 2020/21.

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 A.

The Planning Service is located within the Environment Department, the same Department as Highways and Transport, Property and Waste & Environmental Services.

Figure B 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 A: Carmarthenshire County Council Corporate Structure, as at 31 March 2019

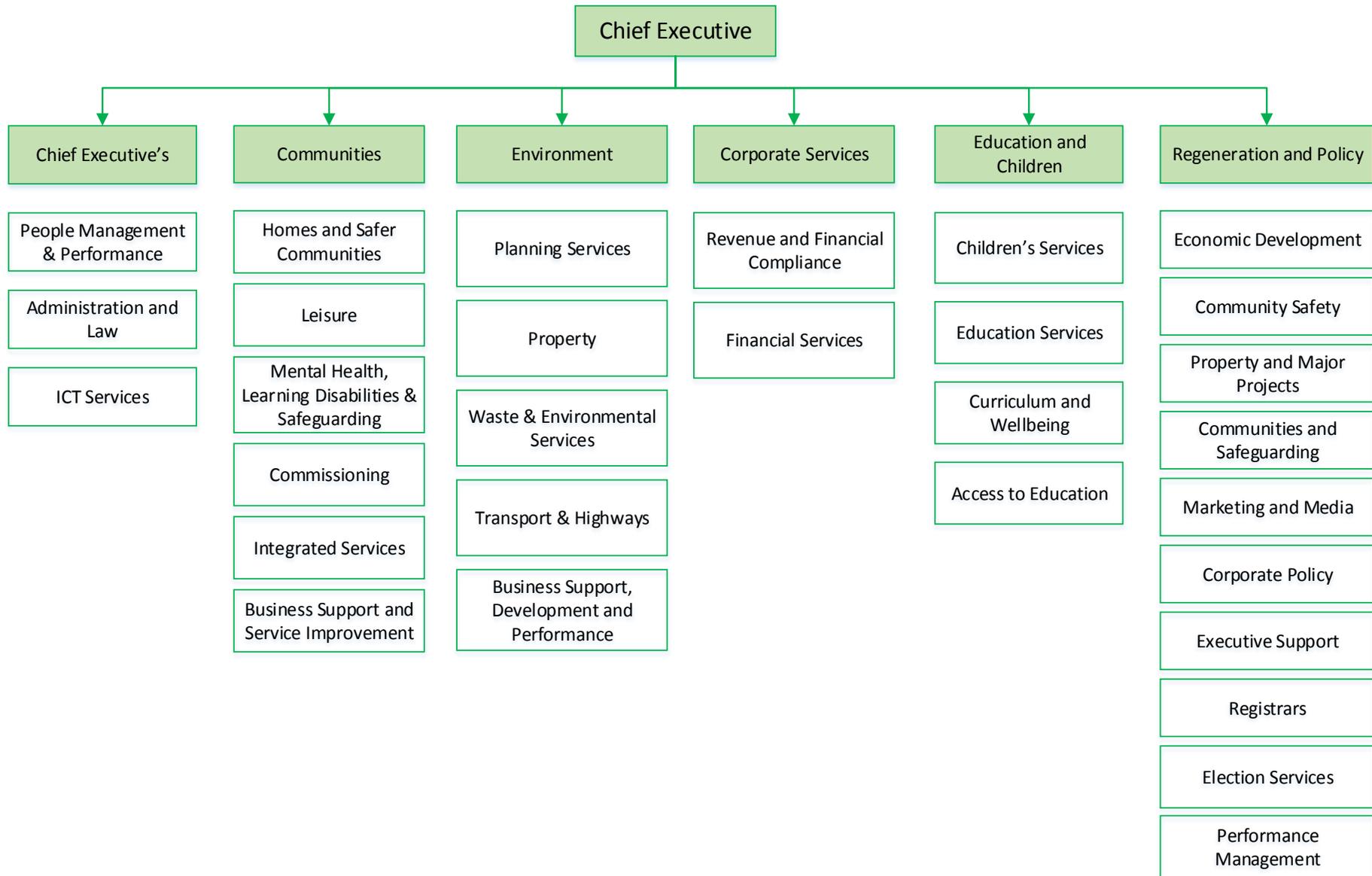
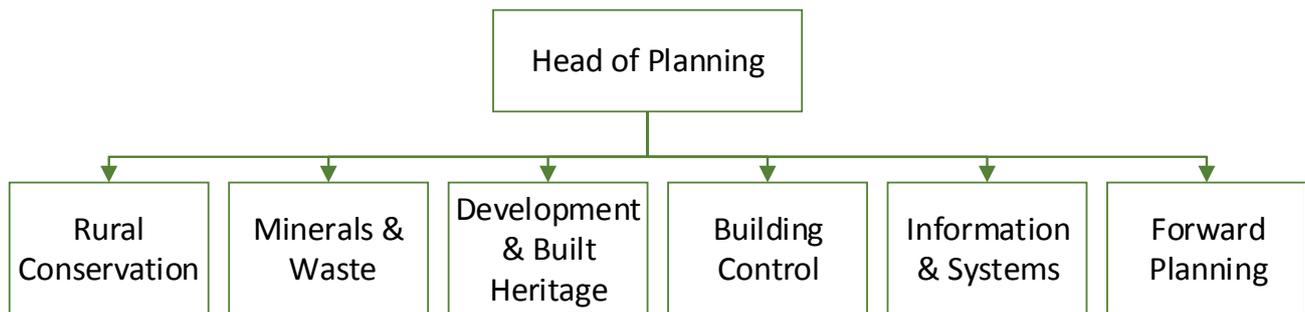


Figure B: Planning Service Structure, as at 31st March 2019



The Planning Service is located at Carmarthen, Llanelli and Llandeilo, occupying six separate sites in total as follows, although most staff also take the opportunity to work more agile, in accordance with the Council’s Agile Working Policy:

Head of Planning

The Head of Planning, plus 3 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.

Minerals and Waste

The Minerals and Waste Team have their base at Llandeilo - 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 Wales LPAs.

Development Management & Built Heritage

Development Management, which includes Planning Enforcement and Built Heritage, currently have four separate teams. The Development Management function is split into two geographical areas with a team of officers responsible for each area. These two teams are located at Llanelli and Llandeilo. The Enforcement team is based in Carmarthen, whilst the Built Heritage Team are based at the Tywi Centre Llandeilo. The administrative hub for the registration of all planning applications and data management is undertaken at Llandeilo.

Building Control

Building Control also have presence in three locations, which are Llanelli, Llandeilo and Carmarthen, with Carmarthen being the base for plan vetting. The advantages of co-locating Building Control and the Development Management Teams is widely acknowledged by Officers.

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 (2018 – 2021), having already made savings over the period 2013/15 with 8 FTE staff being lost as a result of voluntary 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 and Enforcement. 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 Minerals and Waste team has, for a number of years, 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;
- Ceredigion County Council
- 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 policy, planning applications and enforcement needs in relation to Minerals and Waste matters.

A multi-disciplinary enforcement group exists which meets quarterly and is chaired with the Executive Board Member who has responsibility regarding all enforcement matters.

The Planning Service is currently working with 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 the end of this financial year.

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.

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Budgeted income	£1,261,153	£1,248,542	£1,248,542	£1,249,895	£1,265,206	£1,258,607
Actual Income	£1,318,182	£1,145,985	£1,149,517	£734,216	£863,983	£888,440

Staffing, as at 31 March 2019:

The following sets out the staffing position for the APR period.

The **Development Management and Built Heritage Unit** within the Planning Service is managed by a Development Management and Built Heritage Manager, who has direct line management responsibility for four Senior Officers. The four are that of two Development Management (12 Officers in total), one Enforcement (5.6 officers) and one Built Heritage (5 Officers, three of which are on fixed term contracts).

The Unit is given technical support by the **Information and Systems Unit** headed by the Information and Systems Manager. This support is in the form of registration of planning applications, enforcement complaints, and appeals, updating of databases/GIS, scanning of information/plans, in addition to them undertaking Land Searches and dealing with Street Naming & Numbering applications. The team is also responsible for all Planning-related IT development and website maintenance and updating. In addition to the manager there are 5.8 Registration/Searches Officers (x1 funded by SAB), 2.6 FTE Information and Development Management Assistants, 4.6 FTE Information Management posts.

The **Forward Planning Unit** consists of a Forward Planning Manager along with 5 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 an Implementation and Monitoring Officer who has responsibility for matters related to s106 contributions and the use of monies collected through legal agreement.

The Unit is supported by 3 support and graphic/technical officers who look after matters such as consultations, graphics and publications.

There are 8 staff currently working in the **Minerals and Waste Unit**; including a graduate surveyor appointed on a two year contract up until February 2020. The Unit provides minerals and waste planning services for Carmarthenshire and for seven other Local Planning Authorities under SLAs, which have already been listed previously.

Discussions in relation to providing minerals and waste planning services to Bridgend County Borough Council and Ceredigion County Council are at an advanced stage and it is envisaged that SLA's will be entered into early in 2019-20.

The Planning Service also draws heavily on the expertise and input of the **Rural Conservation Team** – who are located within the Planning Service (10 Officers in total, not all full time, and two of which are on fixed term contracts). Much of the Ecology and Landscape Officers time is taken up with planning matters. Other Officers who make up part of the team also contribute significantly to the planning process. The team has two Ecology posts at present.

The management of the Building Control Unit has for the past few years been undertaken on a temporary basis jointly by the Principle Officers. The Head of Service is looking at revising this to ensure the Unit has 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 changes to the current structure to improve resilience but also to provide opportunities for junior staff to progress. These changes will occur late 2019

All Business Unit Managers understand the value of, and promote, training opportunities that support the business aims whilst allowing career progression and development. The graduate post is 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 twice a year

Our local Story:

Workload: Development Management

Carmarthenshire County Council is maintaining a general overall performance that sees it running at 71% for determining all types of Planning applications within the determination time. The on-going internal review has had some impact in terms of people coming to understand new systems and practices. This has recently been extended to commence an internal TIC review of the Enforcement function, this review seeking to report back with recommendations within the next APR period.

Additionally, the ongoing established reviews have been refined and extended to deal, under the auspice of a Service Improvement Board, specific project topics and issues, e.g. the streamlining and formatting of Committee reports. This focussed review on certain areas, guided by those delivering the service, has seen success in identifying priority areas,

and will continue to be the major vehicle for driving service improvements, understanding what our customers are telling us.

Table 2: Planning applications dealt with annually

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Application Numbers	1905	1907	1663	1414	1360	1407

The numbers of applications per officer will, at a very general level, be in the region of 140 per officer. That figure is predicted on the two Senior Officers having a very limited case load and having more of a supervisory and mentoring role.

The Development Management element of the 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 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 in 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, inasmuch 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.

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.

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 further three year programme has been identified (2018 – 2021) 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 Unit have the capacity to impact significantly and negatively on the performance agenda being pursued by the Authority.

The Built Heritage Team has been establishing itself over the past year following on from the restructure completed in September 2017 which set up this new team. One of the Officers has delegation in relation to determining applications relating to listed buildings. A Heritage Skills and Projects Officer post has established a business case for the provision of expert advice and training in relation to built heritage and whether or not such a role could become self-financing. This officer has commenced delivery of a wide range of training and educational courses to support stakeholders from across Carmarthenshire and more widely across Wales. The post of Heritage Building Skills Trainer and Assessor has been filled and now delivers specialist heritage construction courses and assessments which are identified by the Heritage Skills and Projects Officer. That Officer is also currently undertaking Listed Building Conservation Consultations on behalf of the Brecon Beacons National Park Authority (BBNPA). The Heritage for Schools in Rural Carmarthenshire project, which was extended to schools in Haverfordwest, ended in March 2019. This project delivered cultural and built heritage education to schools in the region, and made a series of class room resources available through Hwb to enable heritage to be integrated into all elements of the primary schools' curriculum.

The Built Heritage Team is also working with a series of industry partners and Cadw to deliver a high profile 4-year project entitled Heritage Construction in Wales, and the project delivery officer is based with the Built Heritage Team at the Tywi Centre.

Workload: Forward Planning

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 decision making and requirements from applicants/developers is fully informed. There is an ongoing requirement to review, interpret and prepare core evidence, and to ensure they are robust and stand up to scrutiny – even more so now as the Unit progresses with the preparation of the Revised LDP. The need to employ consultant expertise will in some form remain despite the Service undertaking as much of the evidence work as possible in-house. The importance of attached to Regional working is also reflected in the development of shared evidence across the region but also on a sub-regional basis. In this respect the Forward Planning Unit has sought to work closely with other authorities in the region in developing shared evidence and working practices. This results not only in financial savings but also an integrated approach providing greater consistency and continuity in decision and policy making across the region. Such work includes collaboration on: Local Housing market Assessment, Affordable Housing Viability Toolkit, Larger than Local Employment Review and Strategic Flood Consequences Assessment.

Whilst the LDP sets a strong policy direction for retail provision within Carmarthenshire, the challenges facing Llanelli Town Centre have require specific consideration. In this respect and in recognition of the opportunities that exist to co-ordinate with, and develop upon the regeneration initiatives in the town centre and the establishment of a 'Task Force' to address matters surrounding its decline the unit has prepared and is implementing a Local Development Order (LDO) for the town centre. This LDO seeks to address issues of vacancy and activity on both ground and upper floors, and to examine the potential for alternative uses within part of the Llanelli Town Centre.

The Unit is responsible for the administration and use of monies secured through planning obligations (including Section 106 agreements). It considers and determines applications for the use of monies consulting on proposals and determines compatibility and compliance with the agreement and its heads of terms. This requires a close working relationship across a range of service areas including through the established Section 106 Working Group and the Strategic Assets Steering Group.

The Forward Planning Unit also undertakes the preparation of the annual Joint Housing Land Availability Study (JHLAS) for the Carmarthenshire area, excluding the area that falls within the Brecon Beacons National Park.

The Unit also in conjunction with the Minerals and Waste Team acts as lead authority in the preparation of the annual Waste Planning Monitoring Report for the South West Wales region.

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 Ceredigion County Council is expected to be entered into in May 2019 and a SLA with Bridgend County Borough Council is almost complete. 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 in conjunction with the Council's Forward Planning Unit acts as the Lead Authority for waste planning monitoring in the South West Wales Region in accordance with WG requirements. The Report for 2017/18 has been produced and submitted to the Welsh Government. Work on the production of the 2018/19 report has started.

In order to increase efficiency given the additional workload the Unit is investigating 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.

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 Biodiversity officer facilitates the

Carmarthenshire Nature Partnership and the development of its Nature Recovery Plan, which will help deliver the objectives of WG's Nature Recovery Action Plan.

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.

The Unit is now working with other departments within the council to ensure that the Council's operations are compliant under the Environment (Wales) Act 2016, and that the Council reports to the Welsh Government as required under this Act. The Council's Environment Act Forward Plan was completed in March 2017 and is now being monitored internally by the Council.

The Unit is also co-ordinating the Council's response to Ash Die Back.

Workload: Building Control

The Unit has maintained its position as a CIOB Chartered Building Consultancy and has established a network of more than [75 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.

The Unit have also produced a 'Guide to extending your home' handbook. The guide which is available bilingually and in an electronic format is intended to provide advice about small scale building projects such as extensions, garage conversions, loft conversions, structural alterations along with other typical small scale projects.

Current projects

Service Reviews - 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.

Carmarthen West - This Team approach has happened to some degree (not formalised) to help deliver a major strategic site on the western edge of Carmarthen. The site is 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 almost completed S4C Headquarter development.

Llanelli Wellness and Life Science Development – This is a regionally significant project that has seen Planning lead in a collaborative approach to delivering a major strategic development that is one of the cornerstone projects of the Swansea Bay City Region deal. The proposal includes the provision of a Community Health Hub (Institute of Life Science, Wellness Education Centre and Clinical Delivery Centre), Non Residential Institutions (Business Research and Development), Life Science Business Centre, Wellness Hub (including visitor centre, community, leisure and sporting facilities), Assisted Living Facilities (including residential care, extra care housing, and clinical rehabilitation), Associated Outdoor Recreation Area, Leisure and Therapy Spaces, Landscaping and Public Realm, Energy and Utilities Infrastructure, and Access and Parking on land at Delta Lakes in Llanelli. Covering approximately 23 hectares, this development proposal seeks to provide the above mentioned facilities such that they impact positively in improving peoples' quality of life, improve health and/or provide research opportunities within the wider regional health area.

The Tywi Path - The Planning Authority is involved in this locally significant project that is underway with the former redundant railway track between Carmarthen and Llandeilo being brought back to life as a major leisure and visitor attraction. Providing a traffic free pathway through one of the most scenic areas of Wales, it will follow an almost adjacent route to that of the River Tywi as it flows from Llandeilo to Carmarthen on its way to Carmarthen Bay. The path will link with major tourist attractions along the route with the attendant benefits in terms of tourism and economic development, and will also give people a sustainable and healthy travel option, connecting with villages between the two main towns. The scheme has been broken down into distinct phases; the western end (between Abergwili and Nantgaredig) has been divided into four staged phases, and planning approval has already been granted for this. The eastern end will form the basis of a further submission to the Planning Authority and is likely to include links from the A483 past Ysgol Bro Dinefwr. Depending on the final design and the linking options at each end, the Tywi Valley Path will be around 16 miles long. The path will be 3m wide with a tarred surface and will provide a multi user link eg cyclists and walkers.

Task Force - The Planning Service is advising as part of the of a multi service Task Force's created to consider matters relating to Llanelli and Ammanford Town Centres. In relation to Llanelli this includes the 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.

IT - Work is progressing towards implementing our new cloud-based back office system. The product will enable us to manage the end-to-end planning and post-planning process and case management, as well as the processes relating to Planning Enforcement, Appeals, Planning Obligations, Pre-Applications, Building Control applications and inspections, Demolitions, Dangerous Structures, Street Naming & Numbering and SuDs/SAB activities.

The software solution enables us to work together with the supplier to build bespoke customisations based on our business and legislative requirements which is of great benefit.

The new system can also grow and evolve with our changing requirements, so a broader digital strategy can be delivered via a single system, consolidating information while reducing complexity

Caeau Mynydd Mawr Project - 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:

- Installed fencing on 3 sites to facilitate grazing management.
- Carried out mowing on 8 sites to reduce the density of vegetation, manage rushes and to encourage stock to graze.
- Carried out vegetation management on 7 sites to increase the area of grassland habitat.
- Coppiced and fenced hedgerows around 3 fields at a site owned by the project using funding from Welsh Government's Glastir Scheme, improving hedgerows and grazing management.
- Improved access to 3 sites- creating a crossing point across a stream for livestock, improving a track for ponies and repairing a bridge.
- Continued knotweed control programmes on 2 sites and implemented control of Himalayan Balsam on another.
- Collected and sowed Devil's bit scabious (the only larval food plant of the marsh fritillary butterfly) on 3 sites.
- Assisted with grazing management on 16 sites- sourcing stock, managing grazing and moving stock between sites to improve habitat.
- Assisted with pre-movement TB Testing of cattle.
- Removed unmanageable horses from an overgrazed site to restore habitat.
- Worked with local volunteers to carry out controlled burning on 2 sites to restore grassland in preparation for grazing.
- Carried out a grassland turf translocation from a development site to areas managed by the project.
- Carried out habitat surveys around the project area in preparation for the revised LDP.
- Hosted visits from Llannon Community Council and Carmarthenshire Meadows Group.
- The project was very proud to receive the Royal Town Planning Institute's national "Excellence in Planning for the Natural Environment" award.

The project works with colleagues from other Carmarthenshire County Council departments, Butterfly Conservation, PONT, The Wildlife Trust of South and West Wales,

Natural Resources Wales, Mid and West Wales Fire and Rescue Service, Bumblebee Conservation, Welsh Government and volunteers to achieve common goals within the project area.

Carmarthenshire Bogs Project - Although the Heritage Lottery Fund (HLF) funding has finished, one of the bogs (Figyn) has received funding from Natural Resources Wales (NRW) all-Wales Peatland Project for fencing to allow controlled grazing to take place. Firebreaks have been cut, with a public walk scheduled for the summer of 2019. An event for International Bogs day will be held at Llyn Llech Owain Country Park during July 2019.

Carmarthenshire Nature Recovery Plan - The Carmarthenshire Nature Recovery Plan, which will replace the Carmarthenshire Local Biodiversity Action Plan needs to align with the Wales Nature Recovery Plan objectives and be informed by the revised list of Section 7 priority species and habitats in Wales and the emerging SW Area Statement. All of these are still being developed in various ways.

Part 1 of the plan has been mostly drafted and amended by the Team Manager. These changes will now be incorporated. The principle of the plan's contents have been approved by the Nature Partnership. Part 2 to address how the partnership will consider the how the national actions will be interpreted locally, will be discussed at the next meeting in October 2019.

Work still continues to deliver the plans objectives and the council's duty under the Environment (Wales) Act 2016, e.g. provision of guidance for Town and Community Council's on open space management, help to arrange and delivery a seminar on this subject at the National Botanical Gardens of Wales (NBGW), revision of the biodiversity pages on the Council's website, to develop a Strategic Plan for Pollinators for the county and associated projects.

Morfa Berwig site, Llanelli –. The Morfa Berwig Local Nature Reserve was formerly designated in July 2017 by Natural Resources Wales and has continue to be managed to enhance its nature conservation value over the last 12 months. S106 funding has been used for the management of the brown field habitat on the site, and some areas that were beginning to scrub up have been cut back to re-instate the earlier stages of vegetation succession.

Habitat management works for the year have included cutting all bankside vegetation and removing the arisings with volunteers. This ensures a good growth of different plants which form the basis of the water vole's diet. All ditches were surveyed for signs of water vole. All paths and hedges were cut back with a contractor, whilst 3 brownfield areas were scarified to reintroduce a brownfield type habitat. The grazing programme was continued in the three fields, Japanese knotweed control was effected at 3 locations and the possibility of a circular path around the site investigated. 4 Black poplar trees were planted as part of the conservation management plan along with a reintroduction programme for Deptford Pink (*Dianthus armeria*). Conservation volunteers met once a month to carry out essential habitat and estate management

Water Voles - Carmarthenshire County Council continues to seek opportunities within the Llanelli levels area to work in partnership to create/enhance features for water voles. Working with Natural Resources Wales (NRW) and Wildfowl and Wetland Trust (WWT),

and using Section 106 funding, a 400+m length of ditch was excavated on Carmarthenshire County Council owned land near WWT Llanelli Wetland Centre. Evidence of use of by water voles was established during 2019, 7 months after the ditch was created. This also provides local flood storage in the area.

In addition, Carmarthenshire County Council has entered into an agreement with a housing developer to take over the management of a mitigation area for water voles at Machynys, using an agreed sum from the developer to restore and maintain the ditches created as compensation habitat for that lost when the houses were built. This will mean that the Council is managing a string of sites along that part of the Llanelli coast with water voles as a primary management objective. Along with the management of the adjacent ditches within the WWT, a significant area will now be managed for this endangered animal.

Local pressures

A source of pressure for the Development Management Teams 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 and the process is currently the subject of a review. Unilateral Undertakings (UUs) are being in order that legal can concentrate on Section 106 applications. Legal support remains available throughout as it is recognised that some UUs won't be straightforward. The benefits of this new approach are evident.

The high housing allocation set in the LDP presents challenges in relation to a 5 year supply with 3.5 year supply this year (based on the Draft Statement of Common Ground) as opposed to 3.8 in 2018). 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.

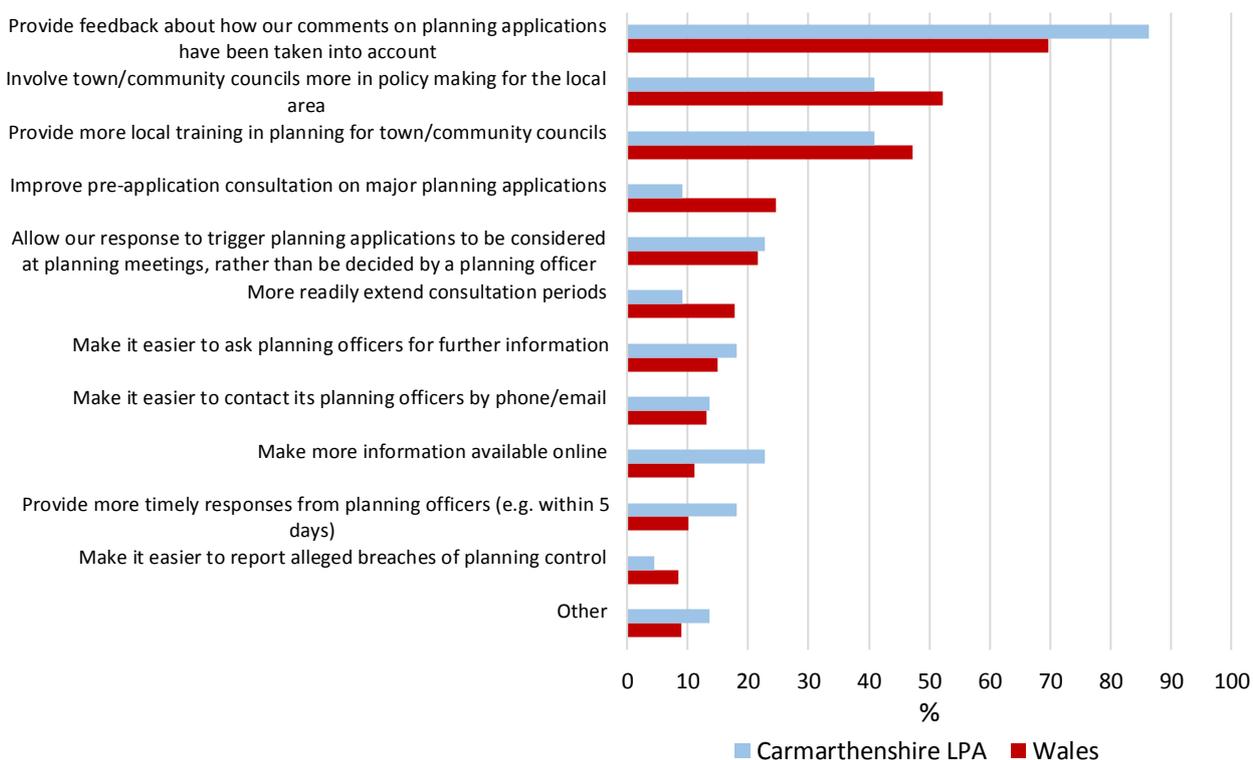
The introduction of the Community Infrastructure Levy Regulations on 1st April 2015 has through its provisions changed the way in which planning obligations can be sought through Section 106 Agreements. In this respect the scope for requiring planning obligations has been significantly scaled back. The CIL Regulations establish a far more limited approach to planning obligations via Section 106 Agreements. Although the application of a CIL charging process has, for the time being, been put on hold in relation to Carmarthenshire, the impact of the legislation remains.

WHAT SERVICE USERS THINK

In 2018-19 the Wales data Unit conducted a survey of clerks of the town and community councils on behalf of all LPA across Wales. Town and Community Councils are statutory consultees for our planning authority. There are 72 such councils in our area, and we received 23 responses to the survey.

The respondents were asked to select, from a predefined list circulated to all respondents across Wales, the three ways in which they thought our LPA could help town/community councils to participate more effectively in the planning system. Figure 2 shows the percentage of respondents that selected each option as one of their three choices. ‘Provide feedback about how comments on planning applications have been taken into account’ was the most frequently selected option not only for our LPA but across Wales as a whole.

Figure 2: Ways LPAs could help town/community councils participate more effectively in the planning system, 2018-19



Currently, our LPA provide commentary in our reports to Planning Committee in response to individual points raised through the consultation process by various responders. We do not however go back to consultees directly, with details of how their specific comments have been dealt with. To do so would be time consuming and is not an approach applied across Wales. Instead an officer in each of their decision has to be able to demonstrate that

in reaching the decision they have given due consideration to all points raised by those who made observations.

OUR PERFORMANCE 2018-19

This section details our performance in 2018-19. 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 2019, we were one of 23 LPAs that had a current local development plan (LDP) in place. We are required to submit an Annual Monitoring Report in October 2019. This document has been prepared and is currently going through the reporting structure ready for submission by the end of October to Welsh Government.

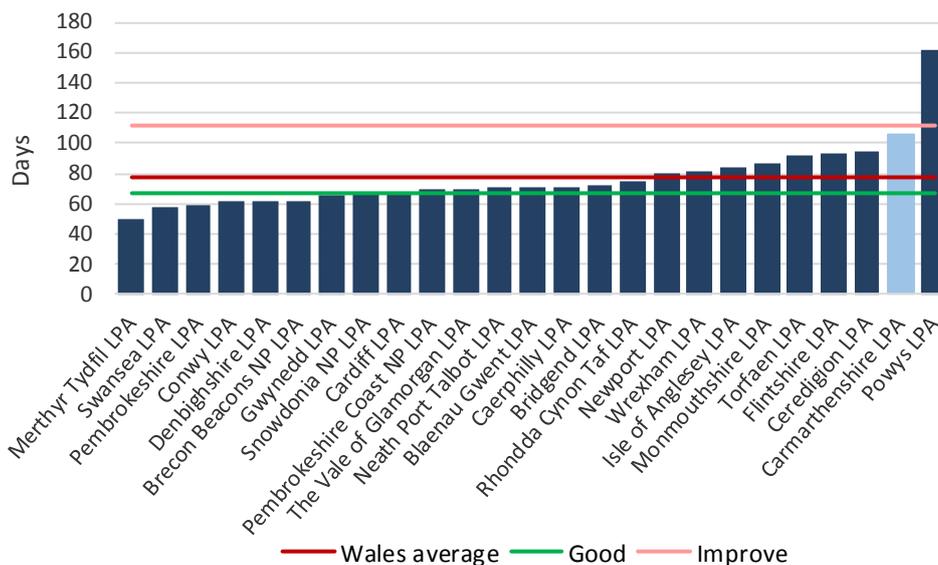
During the APR period we had 3.8 years of housing land supply identified, making us one of 19 Welsh LPAs without the required 5 years supply. This reduction has been picked up by the LDP Review last year when it was at 4.1 years and the council intends to address this issue through producing the next iteration of LDP which is due for adoption by end of 2021.

Of the 18 respondents to the 2018-19 town and community council clerks survey 78% said that their council contributed to the production and/or review of our LDP. Of these, 78% agreed that the LDP process is easy to understand, and 89% agreed that their council is satisfied with how the LDP process is going (or went), compared to 64% and 62% respectively across Wales.

Efficiency

In 2018-19 we determined 1,221 planning applications, each taking, on average, 106 days (15 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 3 shows the average time taken by each LPA to determine an application during the year.

Figure 3: Average time taken (days) to determine applications, 2018-19

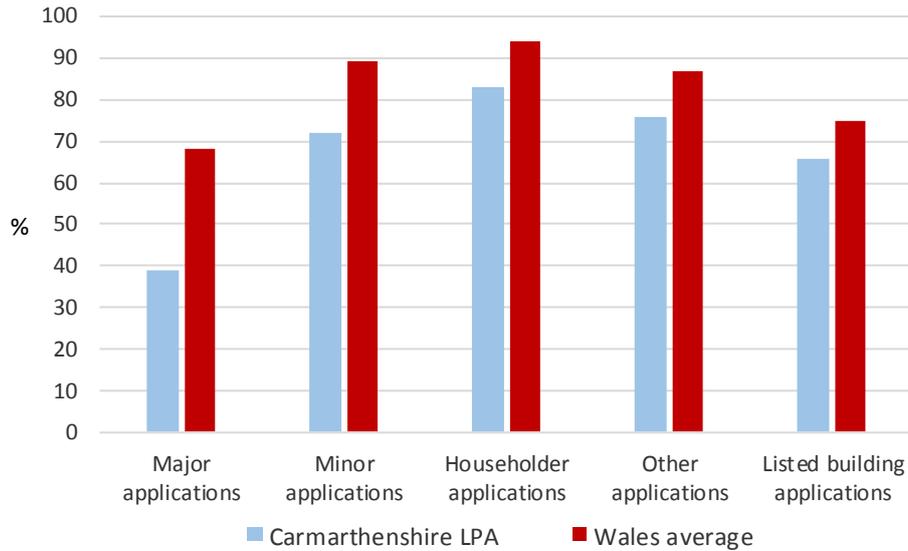


For us 73% of all planning applications were determined within the required timescales. This was one of the lowest percentage in Wales and was below the 80% target set across Wales. Out of the 25 LPAs 20 met the 80% target – this has continued to reduce over the past couple of years from 22 in 2017. Despite not meeting the target our percentage has marginally improved from that of 2018 and 2017 at 71% and 70% respectively.

Figure 4 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 83% of householder applications within the required timescales – which is higher than the general 80% target set for all applications.

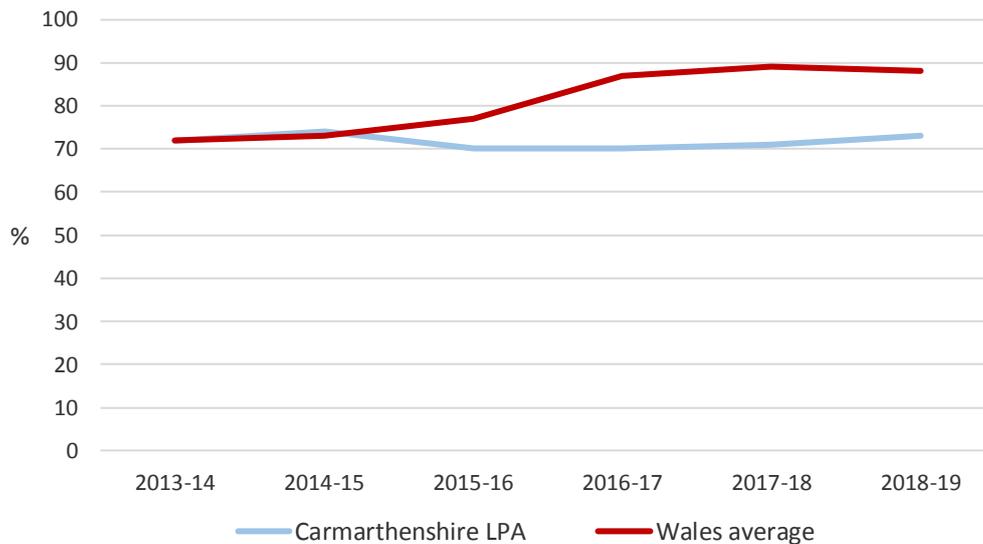
We also determined 66% of Listed Building Consent applications within the required timescales. Although this remains just below the 70% threshold to get us away from the ‘improvement needed’ category’ it is a significant improvement on the previous year when we determined only 43%. The benefits of setting up a new Built Heritage team as part of the 2017 restructure within the Development Management function and returning to full complement of staff is clearly making a difference with regards performance

Figure 4: Percentage of planning applications determined within the required timescales, by type, 2018-19



Between 2017-18 and 2018-19, as Figure 5 shows, the percentage of planning applications we determined within the required timescales increased from 71% in 2018 (70% in 2017).

Figure 5: Percentage of planning applications determined within the required timescales



Over the same period:

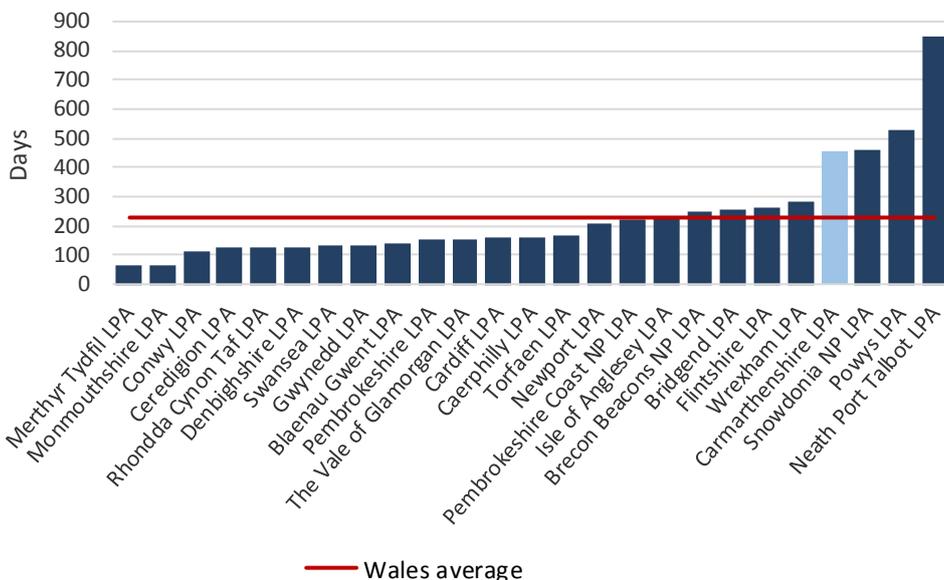
- The number of applications we received increased;
- The number of applications we determined decreased; and
- The number of applications we approved decreased.

Major applications

We determined 23 major planning applications in 2018-19, none of which were subject to an EIA. Each application took, on average, 456 days (65 weeks) to determine. As Figure 6 shows, this was the fourth longest average time taken of all Welsh LPAs. The number of days has continued to come down over the last few years from 567 in 2017 and 466 in 2018. In 2017 the Authority took the longest time of all LPAs in determining these

applications, therefore the last few years have seen some marked improvements if time taken is to be taken alone as measure of a good determination. The LPA works on a positive outcome as the main measure of success rather than just time taken and this attributes in part to the length of time taken in determining major applications given their inevitable complexities.

Figure 6: Average time (days) taken to determine a major application, 2018-19

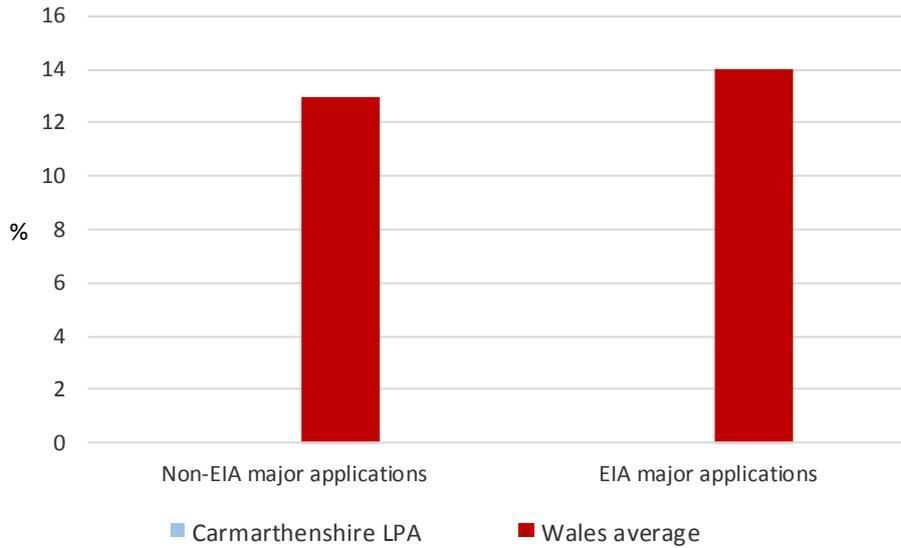


Of these major applications 39% were determined within the required timescales, compared to 69% across Wales. Again this is a marked improvement from 25% in 2018 and 16% in 2017.

In contrast, the number of major applications determined decreased as had the number of applications subject to an EIA determined during the year.

LQ checking next para for accuracy: Figure 7 shows the percentage of major applications determined within the required timescales by the type of major application. 0% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

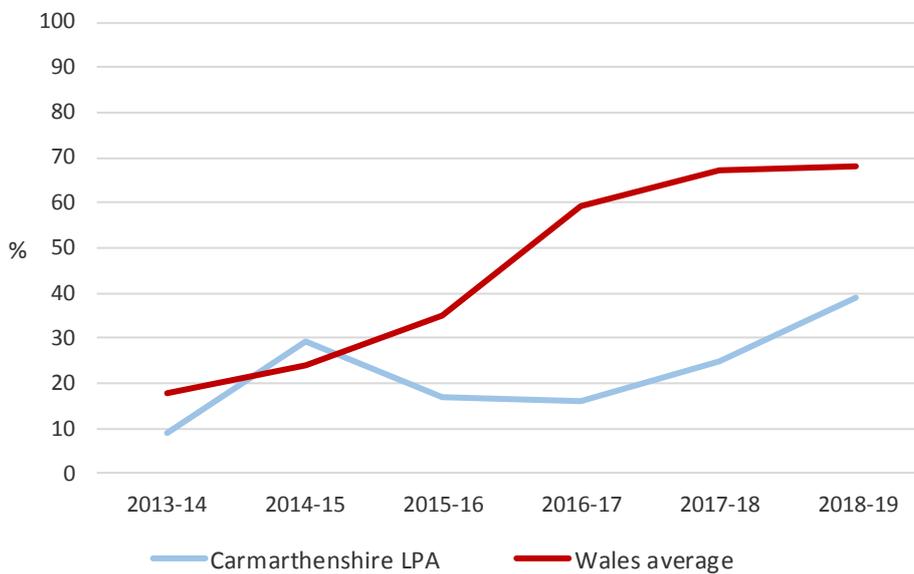
Figure 7: Percentage of major applications determined within the required timescales during the year, by type, 2018-19



In addition we determined 9 major applications that were subject to a Planning Performance Agreements in the required timescales during the year.

Figure 8 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 8: Percentage of major planning applications determined within the required timescales



Over the same period:

- The percentage of minor applications determined within the required timescales decreased from 73% to 72%;
- The percentage of householder applications determined within the required timescales decreased from 85% to 83%; and

- The percentage of other applications determined within required timescales increased from 69% to 76%.

The LPA needs to further consider the results set in this Efficiency section. Some early discussion at an all Wales forum of Chief Planning Officers suggests that some of the lower than average results result from Carmarthenshire's continued emphasis on working with an applicant to achieve an approval rather than a refusal – hence extending the time taken to determine. In many LPAs the target dates drive decisions – resulting in far higher refusal rates than in Carmarthenshire. Many of those refused applications do in due course get an approval through a subsequent application, which of course takes additional time. To date the process review which took place for Carmarthenshire LPA and on-going discussion with applicants indicate that generally applicants would prefer to work with the LPA to achieve an approval and that it doesn't necessarily take longer because if it were to be refused permission and have to re-submit the end to end time would not be significantly different in terms of the applicant's experience. Not all applicants take this view and the LPA needs to take a balanced view in those cases and be ready to refuse - this approach is to be further considered by Officers during Autumn of 2019.

It is also clear from recent all Wales discussion that most LPAs in Wales are making effective use of the 'extension of time' mechanism introduced by secondary legislation in Wales. This allows the LPA to negotiate with the applicant a revised target date. Thus many LPAs are achieving a higher % of determinations on target, even though the length of time will be longer than the initial statutory target. This needs to be looked at again with Officers and adopted more in relation to future applications by Carmarthenshire LPA as it would identify a significant improvement in the % of applications determined in time. It is not of course reflective of the overall amount of time undertaken.

As noted above there has been a significant improvement in terms of time taken to determine listed building applications this year compared to last year.

It is also apparent that Carmarthenshire receives the third highest number of planning applications of all the LPAs in Wales. Consideration needs to be given as to whether the service is adequately resourced to deal with this level of planning applications – particularly in terms of input from specialist staff (Highways, Ecology, Drainage, Legal etc.).

Quality

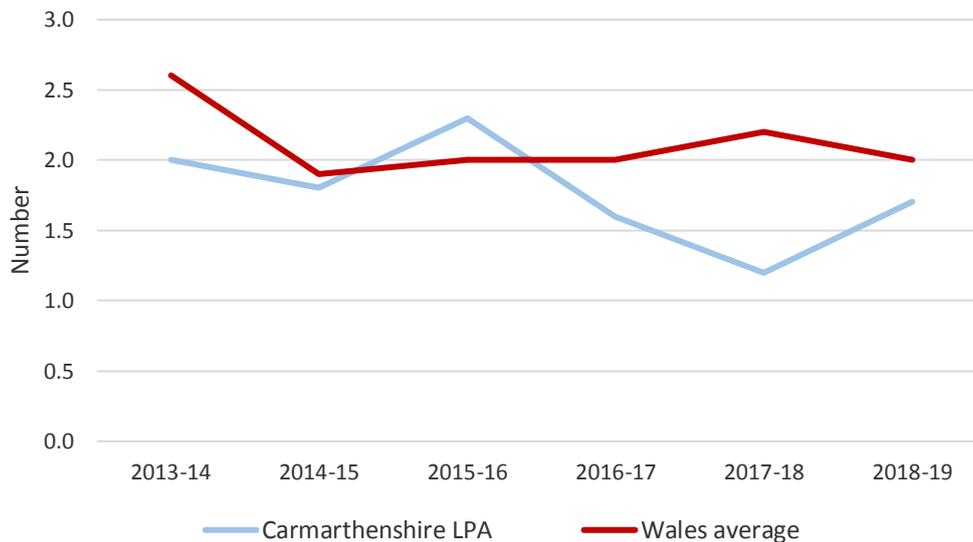
In 2018-19, our Planning Committee made 78 planning application decisions during the year, which equated to 6% of all planning applications determined. Across Wales 6% of all planning application decisions were made by planning committee.

12% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0.7% of all planning application decisions going against officer advice; 0.5% across Wales.

These are recognised as being small numbers overall however where decision are contrary to Officer recommendation the Committee are required to give planning decision as to why the decision should be as such. Where such decision have been appealed, the results of those appeals are fed back to Committee to assist with Member training.

In 2018-19 we received 23 appeals against our planning decisions, which equated to 1.7 appeals for every 100 applications received. Across Wales 2 appeals were received for every 100 applications – the council’s challenge rate is therefore lower than that of Wales on average. Figure 9 shows how the volume of appeals received has changed since 2017-18 and how this compares to Wales.

Figure 9: Number of appeals received per 100 planning applications



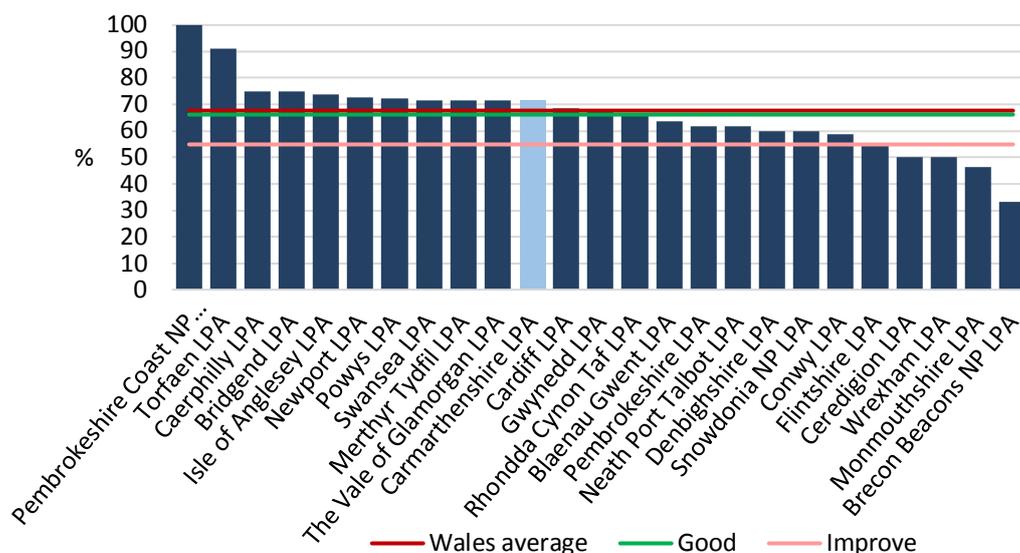
Over the same period the percentage of planning applications approved stayed the same at 85%.

The above section shows that generally Carmarthenshire experiences a lower rate of appeals being submitted. This is likely to be due to continued high level of approval rate compared to many other LPAs (85%) and the way in which it works with the applicant to achieve where possible a positive outcome at the planning application stage.

Of the 6 appeals that were upheld 3 were refused by the Planning Committee following the officer’s recommendation to approve.

Of the 23 appeals that were decided during the year, 73.9% were dismissed and increase in percentage from last year. As Figure 10 shows, this was higher than the percentage of appeals dismissed across Wales as a whole and we were one of 14 LPAs that reached the 66% target. This again shows support for the quality of decision making within the County.

Figure 10: Percentage of appeals dismissed, 2018-19



During 2018-19 we had 1 application for costs at a section 78 appeal upheld, making us one of the 10 LPAs to have at least one such application upheld in the year. In recent years we've had none.

Of the respondents (74%) to the 2018-19 town and community council clerks survey 17 (74%) reported that they were either 'very satisfied' or 'somewhat satisfied' with how the Planning Inspectorate deals with their council around appeals, compared to 55% of the respondents across Wales.

Engagement

We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee;
- one of 22 LPAs that have an officer on duty to provide advice to members of the public; and
- one of 21 LPAs that have an online register of planning applications.

Of the town and community council clerks that responded to the 2018-19 survey 17 (74%) felt that their council has enough time and resources to effectively contribute to development management in our area, compared to 59% of clerks that responded across Wales. From the survey 11 (48%) reported that they are 'always' able and 12 (52%) reported that they are 'sometimes' able to respond to applications within the 21 day statutory time period.

As Table 2 shows, 70% of respondents to our 2017-18 customer survey agreed that the LPA gave good advice to help them make a successful application.

Table 1: Feedback from our 2017-18 customer survey

Respondents who agreed that:	Carmarthenshire LPA %	Wales %
The LPA gave good advice to help them make a successful application	70	60
They were listened to about their application	62	60

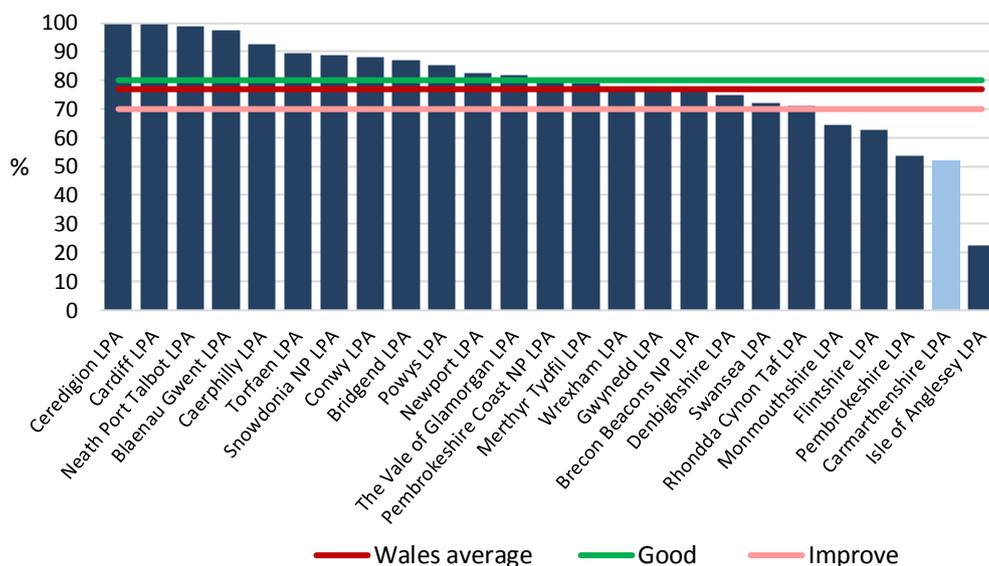
Overall general feedback on the Service from Town and Community Councils remains above the Welsh average on most categories surveyed. The Head of Service and Development Management and Built Heritage Manager will further discuss these results with Senior Development Management Officers and teams to look at any areas for further improvement.

Enforcement

In 2018-19 we investigated 388 enforcement cases, which equated to 2.1 per 1,000 population. This compared to 1.9 enforcement cases investigated per 1,000 population across Wales.

We investigated 52% of these enforcement cases within 84 days. Across Wales 77% were investigated within 84 days. Figure 11 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

Figure 11: Percentage of enforcement cases investigated within 84 days, 2018-19



In the 2018-19 town and community council clerks survey, 11 respondents (50%) stated that our LPA investigates enforcement cases ‘very promptly’ or ‘reasonably promptly’, compared to 36% of respondents across Wales. 13 respondents (59%) reported that they are either ‘very satisfied’ or ‘somewhat satisfied’ with how our LPA generally responds to investigating breaches. This was 40% for Wales.

The LPA recognises that the proportion of cases investigated over past few years has fallen from 67% in 2017. This pattern is also evident across Wales with the average percentage investigated within 84 days now being 77% as opposed to 85% in 2017.

The team is also aware that there are issues with the current system and that the results being submitted by the LPA may not accurately reflect the data being sought. This will not be solved until the new back office system is in place. Although this will be delivered before the end of 2019/20, its effects in terms of future APRs will not be reflected until the 2021 Report. It is only then that we will have a true reflection of delivery in relation to the targets set by Welsh Government.

Despite the issue with accurate reporting due to the system in place the Enforcement team are currently also in the process of reviewing the way in which we deliver this service. Actions will be identified as part of that review in late 2019 to be taken forward and implemented in 2020.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Carmarthenshire LPA LAST YEAR	Carmarthenshire LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	73	0	0
Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	<12	13-17	18+	17	-	-5
Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	Yes		No	Yes	Yes	Yes
LDP review deviation from the dates specified in the original Delivery Agreement, in months	<3		4+	1	0	0
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	Yes	Yes
The local planning authority's current housing land supply in years	>5		<5	6 of 25	4.2	3.8
Efficiency						
Percentage of "major" applications determined within time periods required	>60	50.1-59.9	<50	68	25	39
Average time taken to determine "major" applications in days	Not set	Not set	Not set	232	466	456
Percentage of all applications determined within time periods required	>80	70.1-79.9	<70	88	71	73
Average time taken to determine all applications in days	<67	67-111	112+	77	100	106

MEASURE	GOOD	FAIR	IMPROVE
Percentage of Listed Building Consent applications determined within time periods required	>80	70.1-79.9	<70
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
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	>80	70.1-79.9	<70
Average time taken to take positive enforcement action	<100	101-200	200+

WALES AVERAGE	Carmarthenshire LPA LAST YEAR	Carmarthenshire LPA THIS YEAR
75	43	66
9	16	12
68	58	71
0	0	1
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
77	56	52
167	No Data	No Data

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	Yes
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	0
The LDP was adopted on 10 December 2014. A review has commenced and the Delivery Agreement was approved by Welsh Government late June 2018 (https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.XXZVwsR7mUk).	

Indicator	03. Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	
“Good”	“Fair”	“Improvement needed”
The Delivery Agreement is submitted less than 12 months after Regulation 41 is triggered	The Delivery Agreement is submitted within 12 and 18 months after Regulations 41 is triggered	The Delivery Agreement is submitted more than 18 months after Regulation 41 is triggered

Authority’s performance	-5
<p>The Delivery Agreement (DA) in respect of the Revised Carmarthenshire LDP was agreed by the Welsh Government on the 28th June 2018. The Council is currently in the process of preparing its Revised LDP in accordance with the provisions of the DA.</p>	

Indicator	04. Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	
“Good”		“Improvement needed”
An LDP Revision Delivery Agreement has been submitted by the LPA and agreed with the Welsh Government		No LDP Revision Delivery Agreement has been submitted by the LPA or agreed by the Welsh Government

Authority’s performance	Yes
<p>The LDP Revision Delivery Agreement was approved by Welsh Government late June 2018 (https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.XXZVwsR7mUk).</p>	

Indicator	05. LDP revision deviation from the dates specified in the original Delivery Agreement, in months	
"Good"		"Improvement needed"
The LDP revision is being progressed within the dates specified in the original Delivery Agreement		The LDP revision is being progressed later than the dates specified in the original Delivery Agreement

Authority's performance	0

Indicator	06. Annual Monitoring Reports produced following LDP adoption	
"Good"		"Improvement needed"
An AMR is due, and has been prepared		An AMR is due, and has not been prepared in time

Authority's performance	Yes
The Annual Monitoring Report (AMR) has been produced, and will be submitted to the Welsh Government by 31 October 2019. The AMR was approved by Full Council on 9 th October 2019.	

Indicator	07. The local planning authority's current housing land supply in years	
"Good"		"Improvement needed"
The authority has a housing land supply of 5 years or more		The authority has a housing land supply of less than 5 years

Authority's performance	3.8
<p>This matter is discussed within the 2018/19 LDP Annual Monitoring Report. The issues surrounding the levels of a 5 year supply will be considered and addressed as part of the review into the LDP which is already underway with the next plan due for adoption before the end of 2021.</p> <p>The Wales average for housing supply is 6 years, however the below 5 year supply is an issue common to other LPA's across Wales (Carmarthenshire is one of 19 LPA's without the required five year supply).</p> <p>It should be noted that due to data availability across Wales that the result in the APR is always one year out, and that the above result is that for 31 March 2018.</p> <p>The WG are aware of LPAs concerns regarding how land supply is measured at present. The next round of LDPs should see this issue addressed. Until then the land supply is likely to remain an issue for the LPAs who already have a below 5 year supply.</p>	

SECTION 2 - EFFICIENCY

Indicator	08. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
60% or more of applications are determined within the statutory time period	Between 50% and 60% of applications are determined within the statutory time period	Less than 50% of applications are determined within the statutory time period

Authority's performance	39
<p>A total of 23 major applications were determined within the time periods required, taking an average of 465 days (65 weeks) to determine. This was the fourth longest average time taken across Wales. This resulted in 39% of major applications determined within the required timescales.</p> <p>See main report for commentary as to how the number of days (567 days) has reduced significantly from 2017 and that the percentage determined in time has also increased significantly since 2017 (16%).</p> <p>9 major applications that were subject to PPA were determined within the required timescales.</p> <p>The commentary in the main body of the report recognises the need for the LPA to make better use of the provisions of agreeing an 'extension of time' with an applicant. This should further improve the results in this measure.</p>	

Indicator	09. 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	456
<p>No benchmark has been set to date for this Indicator by Welsh Government.</p> <p>It is noted that the result was the fourth longest average time across Wales.</p> <p>See main report for commentary as to how the number of days (567 days) has reduced significantly from 2017 and that the percentage determined in time has also increased significantly since 2017 (16%).</p>	



Indicator	10. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
80% or more of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	73
<p>Performance is below the Wales average of 88.1% but remains 'Fair' in terms of the overall performance measure.</p> <p>1231 applications were determined within the time periods specified. It is noted that the result for Carmarthenshire is one of the lowest across Wales, and is one of the 5 LPA's that did not meet the 80% target set by the Welsh Government.</p> <p>Despite not meeting the target our percentage has however marginally improved from that of 2018 and 2017 at 71% and 70% respectively.</p> <p>It is also noted that over the past few years a couple more LPAs are struggling to meet the target than back in 2017.</p> <p>The commentary in the main body of this report recognises the need for the LPA to make better use of the provisions of agreeing an 'extension of time' with an applicant. This will further improve the results under this measure.</p>	

Indicator	11. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
67 days or less	Between 67 and 111 days	Greater than 112 days

Authority's performance	106
<p>Performance is below the Wales average of 77 days (11 weeks). However in terms of overall performance it is still comfortably categorised as 'Fair'.</p>	

Indicator	12. Percentage of Listed Building Consent applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
80% or more of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	66
<p>The Wales Average is 74.7%.</p> <p>A result below 70% is seen as an area for improvement.</p> <p>We also determined 66% of Listed Building Consent applications within the required timescales. Although this remains just below the 70% threshold to get us away from the 'improvement needed' category' it is a significant improvement on the previous year when we determined only 43%. The benefits of setting up a new Built Heritage team as part of the 2017 restructure within the Development Management function and returning to full complement of staff is clearly making a difference with regards performance</p>	

SECTION 3 - QUALITY

Indicator	13. Percentage of Member made decisions against officer advice	
"Good"	"Fair"	"Improvement needed"
Less than 5% of decisions are made contrary to officer advice	Between 5% and 9% of decisions are made contrary to officer advice	More than 9% of decisions are made contrary to officer advice

Authority's performance	12
<p>During 2018/19, 78 applications were determined by the Planning Committee. This equates to 6% of all the applications determined.</p> <p>12% of Member decisions went against Officer advice, this is above the trigger of 9% at which improvement is identified as needed.</p> <p>Where Planning Committee go against Officer recommendation, the reasons for which (including</p>	

policy basis) are included within the Council minutes. The LPA is making greater use of the allocated Member training events to increase awareness in relation to the Committee decision making. Part of this involves reporting back on appeal decision particularly where the LA decision has not been upheld.

Indicator	14. Percentage of appeals dismissed	
"Good"	"Fair"	"Improvement needed"
More than 66% 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
<p>With 71% of appeals dismissed, this is a higher than the percentage dismissed across Wales. Carmarthenshire is one of 14 LPA's to reach the 66% target.</p>	

Indicator	15. 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	1
<p>Carmarthenshire is one of 10 LPA's that has had costs awarded against it during 2018/19.</p> <p>The application was determined at Planning Committee, and was contrary to Officer Recommendation to approve.</p> <p>The details are:</p>	

W/35450 – Proposed residential development of 42no. dwellings - land adjacent to Laugharne Primary School SA33 4S

SECTION 4 – ENGAGEMENT

Indicator	16. 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	Yes
Carmarthenshire LPA allow members of the public to address the Planning Committee	

Indicator	17. Does the local planning authority have an officer on duty to provide advice to members of the public?	
“Good”	“Fair”	“Improvement needed”
A duty planning officer is available during normal office hours	A duty planning officer is available, but not always during normal office hours	There is no duty planning officer available

Authority’s performance	Yes
Whilst not having a formal “duty officer” system, all officers are available to deal with general public enquiries/queries.	

Indicator	18. 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	No planning application information is published online

Authority's performance	Yes
<p>The LPA publish all details relating to a Planning Application on the website of Carmarthenshire County Council.</p>	

SECTION 5 – ENFORCEMENT

Indicator	19. 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"
80% or more of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days

Authority's performance	52
<p>A new Enforcement Team has been established since November 2017, and have been undertaking a review of enforcement processes during 2018/19. A new Enforcement protocol for process is also due to be prepared.</p>	

Indicator	20. Average time taken to take positive enforcement action	
"Good"	"Fair"	"Improvement needed"
100 days or less	Between 101-200 days	Greater than 200 days

Authority's performance	No Data
<p>The new back-office system for the Planning Service will be introduced during 2019/20. The new system will have a facility to interrogate and measure data for this indicator. However the data from that system will not be available until the APR that cover 2020/21.</p>	

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 complete. 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"> • 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 by the end of this financial year, 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 any new system will not be in place to fully capture details for the APR 2018/19 or the 2019/20. It will capture data first for the 2020/21 	

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	4,132

Refused (square metres)	
Authority's data	0

The figure set out above in relation to applications granted is accounted for by the following planning applications:

E/37312 – Goods inwards storage area to allow for extension to production facilities – Pullmaflex UK Ltd, Ffordd y Rhyd, Ammanford, SA18 3ER – 375 m²

E/37324 – Proposed Steel framed Industrial Building – Shufflebottom, Heol Parc Mawr, Cross Hands, Llanelli – 589 m²;

E/37602 – Proposed construction of industrial unit – Plot 3B, Clos Fferws, Capel Hendre, Ammanford – 928 m²;

W/37037 – Installation of a new site drainage system, extension of an existing lorry wash building, erection of a canopy over bunded tanks – Wynnstay, Llysonnen Road, Llangynog, Carmarthen – 353 m²;

E/27773 – Proposed Industrial storage/distribution unit – Unit 6, Capel Hendre Industrial Estate, Capel Hendre, Ammanford – 963 m²;

E/35920 – Proposed extension to meat processing plant to provide 4 additional carcass chill areas, small animal line and external water storage treatment platform to rear yard – Cig Calon Cymru, Clos Gelliwerdd, Cross Hands, Llanelli – 924 m²

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
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Granted permission (number of applications)	
Authority's data	3

Granted permission (MW energy generation)	
Authority's data	1

The 3 applications permitted are made up of the following:

- 1 Wind (E/34791) – 0.10MW
- 1 Solar (S/37599) – 0.38MW;
- 1 Biomass (W/37121) – 0.20MW.

Indicator	SD3. The number of dwellings granted planning permission during the year.
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Market housing (number of units)	
Authority's data	519

Affordable housing (number of units)	
Authority's data	128

Affordable Housing is defined in Section 5, Annex B, of TAN 2: [Technical Advice Note 2: Planning and Affordable Housing](#)

Affordable Housing - housing provided to those whose needs are not met by the open market. Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain affordable for future eligible households, or if a home ceases to be affordable or staircasing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing.

This breaks down into two sub-categories:

- **social rented housing** - provided by local authorities and registered social landlords where rent levels have regard to the Assembly Government's guideline rents and benchmark rents; and
- **intermediate housing** - where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example Homebuy). Intermediate housing differs from low cost market housing, which the Assembly Government does not consider to be affordable housing for the purpose of the land use planning system.

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
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Number of residential units (and also hectares of non-residential units) which were GRANTED permission	
Authority's data	29

Residential:

E/36658 – Conversion of the old creamery building into four residential and one commercial unit with parking and shared amenity space – Old Creamery, Heol Cennen, Ffairfach, Llandeilo – 4 units

E/35428 – Change of Use from closed public house with bed and breakfast accommodation to private dwelling – The Kings Arms Hotel, 58 High Street, Llandovery – 1 unit

S/36955 – HMO use for up to 7 persons – 17 The Golfers Inn, Glandafen Road, Llanelli – 7 units

S/38048 – Change of use of two-storey dwelling house to a house of multiple occupation – 3 Trinity Road, Llanelli - 1 unit

E/36788 – Conversion of courtyard outbuildings into three holiday-let cottages – Outbuildings at Glandulais Fawr, Dryslwyn, Carmarthen – 3 units

E/37462 – Erection of one, two storey four bed house – Plot 2, Llys y Nant, Kings Road, Llandybie, Ammanford – 1 unit

E/37775 – Proposed change of use of existing 1st floor to residential space – Former Kings Diner, Foundry Road, Ammanford – 1 unit

S/37355 – Demolition of existing bungalow to erect a new replacement bungalow – 63C Station Road, Llangennech, Llanelli – 1 unit

S/37507 – Proposed conversion and alteration from first floor former gymnasium to self contained flat – Fitness Factory, 36 Station Road, Llanelli – 1 unit

S/37532 – Demolition of existing redundant library and construct detached dwelling – Former Library, Maes Road, Llangennech – 1 unit

S/37533 – Conversion of existing dwelling into two, 2 bedroom independent and self contained flats – 66 Station Road, Llanelli – 2 units

W/35451 – Change of use of 4 redundant stone barns to 4 units of residential accommodation with associated garages and stores – Penybont, Meidrim, Carmarthen – 4 units

W/36938 – Reserved Matters application for a new dwelling – land at Penybont, Carmarthen Road,

Ferryside, Carmarthen – 1 unit

Non-Residential – C2

E/36658 – Conversion of the old creamery building into four residential and one commercial unit with parking and shared amenity space – Old Creamery, Heol Cennen, Ffairfach, Llandeilo – 0.05ha

W/37415 – Demolition of existing Museum of Speed, residential dwelling and amenity block to facilitate the construction of a new Sands of Speed Museum together with a 42 bed eco-hostel – Pendine Museum of Speed, Marsh Road, Pendine, Carmarthen – 0.117ha

S/37352 – Childrens Play Area – off Derwydd Road, Burry Port – 0.09ha

S/37582 – Refurbishment of building to facilitate a place of worship at first floor and ancillary café/communal area at ground floor – Ty Gwyn Community Church, Vauxhall, Llanelli – 0.06ha

S/37736 – Change of use from A1 classification of the ground floor of 16 Park Street to D1 classification to utilise the commercial unit as a medical/chiropractic clinic – 16 Park Street, Llanelli – 0.0006ha

W/37656 – Extend the range of permissible uses for the building approved under application W/35331 to include use Class A2 (financial and professional services), B1 office use (business – but excluding research and development and high tech light industry) and D1 (clinics and consulting rooms only) – The Jolly Tar, The Quay, Carmarthen, SA31 3LN – 0.05ha

Non-Residential – C1

S/37813 – Create/restore wetland features (0.1756ha) for wildlife on an area of CCC-owned land – land north of Railway Line, near WWT, Penclacwydd, Llanelli – 0.18ha

W/37782 – Change of use of Cranc Cycles outlet to children’s nursery – Merlin Building, Llangunnor Road, Carmarthen – 0.06ha

Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds	
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Authority's data	3
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Data on hectares is not available.

Residential – C1

W/38208 – Change of use of ground and first floor storage to two flats – 16 St John Street, Whitland, SA34 0AN – 2 units

Residential – C3

E/37181 – Residential bungalow – former playground adj. the old school, Cynghordy, Llandovery, SA20 0LL – 1 unit

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
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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.
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Gained via Section 106 agreements (£)	
Authority's data	£457,690.31

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.