

**THURSDAY, 23 SEPTEMBER 2021**

**TO: ALL MEMBERS OF THE COMMUNITY & REGENERATION  
SCRUTINY COMMITTEE**

I HEREBY SUMMON YOU TO ATTEND A VIRTUAL MEETING OF THE  
**COMMUNITY & REGENERATION SCRUTINY COMMITTEE** WHICH  
WILL BE HELD AT **10.00 AM, ON THURSDAY, 30TH SEPTEMBER,  
2021** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE  
ATTACHED AGENDA

*Wendy Walters*

**CHIEF EXECUTIVE**

<b>Democratic Officer:</b>	<b>Kevin J Thomas</b>
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Wendy Walters Prif Weithredwr, *Chief Executive*,  
Neuadd y Sir, Caerfyrddin. SA31 1JP  
*County Hall, Carmarthen. SA31 1JP*

# **COMMUNITY AND REGENERATION SCRUTINY COMMITTEE 13 MEMBERS**

## **PLAID CYMRU GROUP – 7 MEMBERS**

- |    |                   |                                   |
|----|-------------------|-----------------------------------|
| 1. | <b>Councillor</b> | <b>Handel Davies</b>              |
| 2. | <b>Councillor</b> | <b>Colin Evans</b>                |
| 3. | <b>Councillor</b> | <b>Jeanette Gilasbey</b>          |
| 4. | <b>Councillor</b> | <b>Ken Howell</b>                 |
| 5. | <b>Councillor</b> | <b>Betsan Jones</b>               |
| 6. | <b>Councillor</b> | <b>Dai Thomas</b>                 |
| 7. | <b>Councillor</b> | <b>Gareth Thomas (Vice-Chair)</b> |

## **LABOUR GROUP – 3 MEMBERS**

- |    |                   |                             |
|----|-------------------|-----------------------------|
| 1. | <b>Councillor</b> | <b>Fozia Akhtar (Chair)</b> |
| 2. | <b>Councillor</b> | <b>Rob Evans</b>            |
| 3. | <b>Councillor</b> | <b>Shirley Matthews</b>     |

## **INDEPENDENT GROUP – 3 MEMBERS**

- |    |                   |                        |
|----|-------------------|------------------------|
| 1. | <b>Councillor</b> | <b>Anthony Davies</b>  |
| 2. | <b>Councillor</b> | <b>Irfon Jones</b>     |
| 3. | <b>Councillor</b> | <b>Hugh Shepardson</b> |

# **A G E N D A**

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF PERSONAL INTERESTS INCLUDING ANY PARTY WHIPS ISSUED IN RELATION TO ANY AGENDA ITEM**
3. **PUBLIC QUESTIONS (NONE RECEIVED)**
4. **PRIMARY TOWN CENTRE ECONOMIC RECOVERY PLANS - AMMANFORD, CARMARTHEN & LLANELLI** 5 - 126
5. **ANNUAL MONITORING REPORT 2019/21 ADOPTED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN** 127 - 316
6. **2021/22 QUARTER 1 PERFORMANCE REPORT (1ST APRIL TO 30TH JUNE 2021) RELEVANT TO THIS SCRUTINY** 317 - 340
7. **REVENUE & CAPITAL BUDGET MONITORING REPORT 2021/22** 341 - 366
8. **SCRUTINY ACTIONS UPDATE** 367 - 384
9. **EXPLANATION FOR NON-SUBMISSION OF SCRUTINY REPORT** 385 - 386
10. **FORTHCOMING ITEMS** 387 - 400
11. **TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 9TH AUGUST 2021** 401 - 404

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# Agenda Item 4

## Community and Regeneration Scrutiny Committee

Date: 30<sup>th</sup> September 2021

**Subject:** Primary Town Centre Economic Recovery Plans – Ammanford, Carmarthen & Llanelli

**Purpose:** The purpose of this report is to present and seek endorsement of the Recovery Plans for Ammanford, Carmarthen and Llanelli Town Centres and proposed delivery plan

**To consider and comment on the following issues:**

To note and endorse the economic recovery and delivery plans for Ammanford, Carmarthen and Llanelli.

**Reasons:**

To ensure that the authority has clear plans and objectives to work with key stakeholders in the town's respective taskforce/ forum.

To assist respective town centre recovery from the covid pandemic as swiftly as possible.

**To be referred to the Cabinet / Council for decision: YES**

**CABINET MEMBER PORTFOLIO HOLDER:-** Cllr. Emlyn Dole – Leader Portfolio

Directorate:

Name of Head of Service:

Jason Jones

Report Author:

Stuart Walters

Designations:

Designation:  
Head of  
Regeneration

Designation:  
Economic  
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# Community and Regeneration Scrutiny Committee

Date: 30<sup>th</sup> September 2021

**Subject:** Primary Town Centre Economic Recovery Plans – Ammanford, Carmarthen & Llanelli

## 1. BRIEF SUMMARY OF PURPOSE OF REPORT.

In support of the Carmarthenshire Economic Recovery and Delivery plan (April 2021) which was approved by Executive Board on the 21st June 2021, the County Council has commissioned work to develop covid recovery plans for each of the respective primary towns within the county.

Working closely with the Ammanford Task Force, the Carmarthen Town Centre Forum and Llanelli Task Force, all of which comprise membership of key town stakeholders, together with representation from key internal departments of the county council, the attached draft plans have been developed. There are 3 individual plans which are bespoke to each town, which set out the impact that Covid 19 has had on the town centres. Each of the plans highlight key issues/opportunities and provide a delivery framework of interventions specific for the individual town centres.

It is envisaged moving forward these plans will be owned and delivered by the stakeholders in the town's respective Task Forces / Forum. We will work with potential funders in Welsh Government and Westminster to lever funding when opportunities arise, and utilise corporate funding identified in the capital programme to enable these plans to be implemented.

## 2. OTHER OPTIONS AVAILABLE AND THEIR PROS AND CONS

Do nothing – It is likely that without a clear plan for each of the primary towns, recovery from covid 19 will take much longer. Stakeholders would likely work in isolation and the impact of each organisation's activity would therefore be limited, with added value opportunities not being maximised and a risk of duplication.

**DETAILED REPORT  
ATTACHED ?**

YES – Economic Recovery Plan reports for Ammanford, Carmarthen and Llanelli.

# IMPLICATIONS

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

Signed: Jason Jones

Head of Regeneration

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

## 1. Policy, Crime & Disorder and Equalities

These proposals support the Carmarthenshire Economic Recovery and Delivery Plan (April 2021). In developing the plan we have fully taken account of the Well-being of Future Generations (Wales) Act by ensuring the actions we have identified fully consider and embed sustainable development with a view to improving economic, social, environmental and cultural well-being in all that we do. The plans also support the Council's Well-being objectives, by creating more jobs and increasing growth of business throughout the County and also improving our town centre environments for a more attractive and better visitor experience.

## 2. Legal

Support will be required from the legal department in terms of grant support and property acquisitions. The legal team will be engaged with during the acquisition process as necessary.

## **1. Finance**

On the 3rd March 2021 Carmarthenshire County Council's Full Council approved the five-year Capital Programme which included funding for the recovery of the County in response to the Covid-19 pandemic. In addition, proposals have been submitted seeking additional funding support from UK Government through the Levelling Up and Community Renewal Funds.

We have also submitted funding requests to Welsh Government through the Transforming Towns programme.

## **4. ICT**

Support will be required from the legal department in terms of grant support and property acquisitions. The legal team will be engaged with during the acquisition process as necessary.

## **6. Staffing Implications**

There will be additional implications on current members of staff within the Economic Development team, however there will also be a requirement for nominated members of staff within other departments with varying expertise to assist with the delivery of some interventions.

## **7. Physical Assets**

Projects may arise which utilise some of the existing property assets we hold. Acquisition of additional units and erection of new builds for regeneration schemes will add to current portfolio and colleagues within the property and insurance teams will be engaged with during the processes. Where appropriate, further reports will be submitted in accordance with the Council's Acquisition and Disposal of Property Policy.



# CONSULTATIONS

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

Signed: Jason Jones

Head of Regeneration

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

**1. Local Member(s)**

*Local Members within town centre wards have been involved within workshop meetings and have been consulted within Ammanford Task Force, Carmarthen Town Forum and Llanelli Task Force meetings. All members have been very pleased with reports and will be key in developing the proposals.*

**2. Community / Town Council**

*Town Councils have been engaged with during the workshop meetings, and have also been key in various consultations, including within Ammanford Task Force, Carmarthen Town Forum and Llanelli Task Force meetings. Town Councils have been pleased with the outcome of reports and will be key in the implementation of these proposals.*

**3. Relevant Partners**

*Key Town Centre Stakeholders such as businesses, Business Improvement Districts, Welsh Government, Dyfed Powys Police, Chambers of Trade, Community Groups and individuals that represent other organisations have been involved in the workshop meetings and development of these proposals. Key representatives from within County Council departments have also been consulted with during the development of the Recovery Plans for Ammanford, Carmarthen and Llanelli Town Centres.*

**4. Staff Side Representatives and other Organisations**

*n/a*

**CABINET MEMBER PORTFOLIO  
HOLDER(S) AWARE/CONSULTED**

**YES**

**Include any observations here**

**Fully Supportive**

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

**THESE ARE DETAILED BELOW**

<b>Title of Document</b>	<b>File Ref No.</b>	<b>Locations that the papers are available for public inspection</b>
Economic Recovery Plan - Ammanford	N/A	Council File Plan
Economic Recovery Plan – Carmarthen	N/A	Council File Plan
Economic Recovery Plan - Llanelli	N/A	Council File Plan

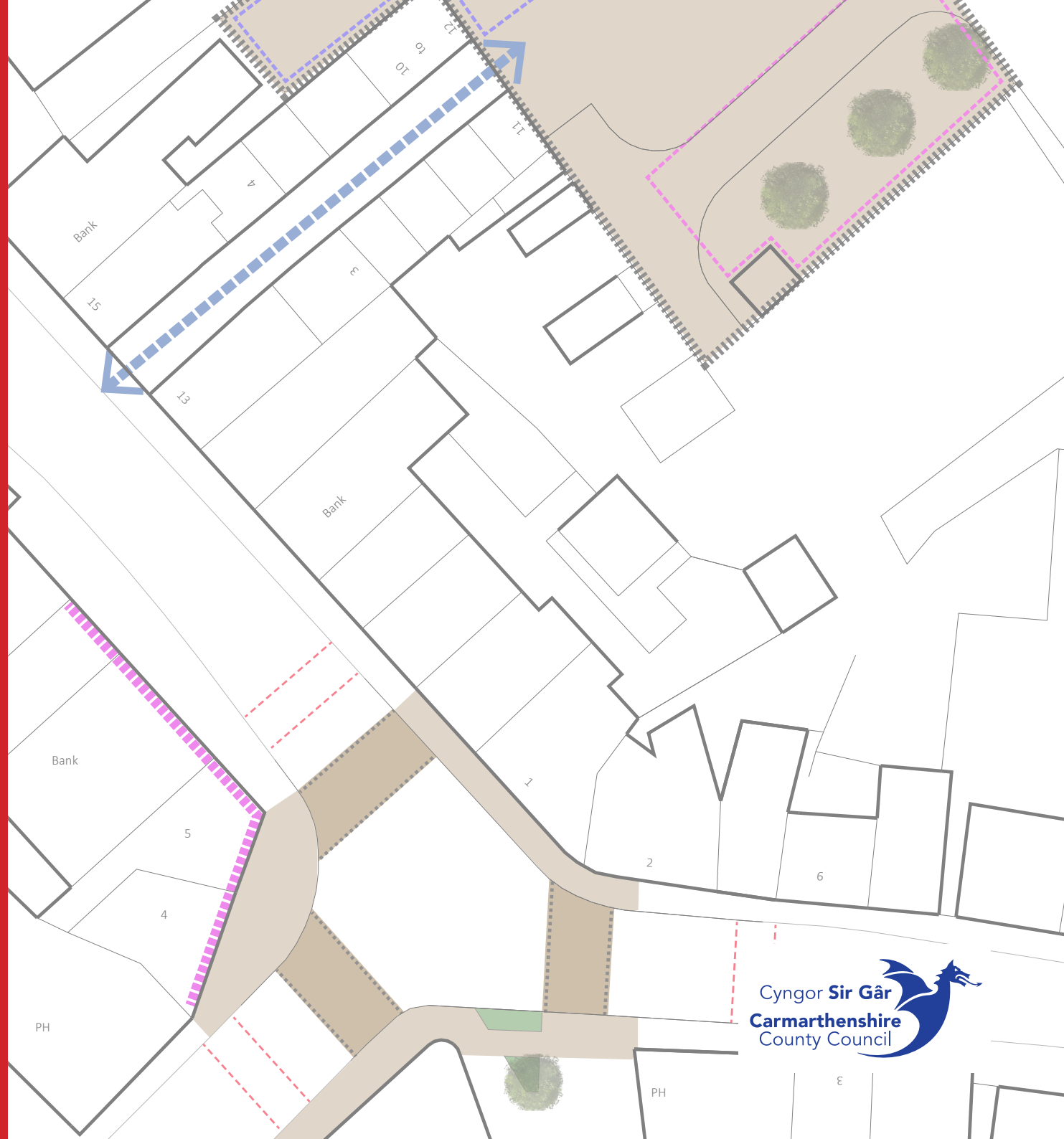
# Ammanford Town Centre

## Recovery Masterplan

Prepared for  
Carmarthenshire County  
Council

March 2021

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# 1 Purpose & Context

This recovery masterplan has been commissioned for Ammanford town centre by Carmarthenshire County Council (Carmarthenshire CC) in response to the effects of the COVID-19 pandemic. The masterplan reviews existing regeneration activity and provides a fresh focus on the priorities and the strategy for recovery and future growth.

At the current time, the long term effects of the COVID-19 crisis are highly uncertain which makes it difficult to draw a clear picture of the future. As we manage and adjust to the pandemic moving forward, there is the need to rethink the shape and purpose of the town centre and how to positively respond to longer term changes.

This recovery masterplan has been prepared with the contributions of local businesses and stakeholders to help steer the immediate actions in support of town centre recovery and to provide the framework to help re-imagine longer term regeneration and growth. Furthermore, at a time when Carmarthenshire as a whole is suffering from the effects of the pandemic, the recovery masterplan aligns with the priorities and actions that will support the Carmarthenshire wide economic recovery<sup>1</sup>.

<sup>1</sup>Carmarthenshire Economic Recovery and Delivery Plan, Carmarthenshire Council 2021

## Ammanford town centre profile

- A multifunctional town centre with a strong local convenience and community role
- Business and activity are concentrated around College Street, Quay Street and the edge of the town centre along Foundry Road
- The centre comprises of mainly independent businesses with strong interpersonal relationships and loyalty with their local customers
- Edge of centre Tesco and Lidl anchor the town's convenience shopping together with the town centre Co-op
- The Friday street market is the town's busiest day
- Competition for the town centre derives mostly from regional scale shopping located at Llanelli Parc Trostre, Swansea and Carmarthen
- Recent regeneration programmes have focussed on physical projects, buildings for commercial use and job creation funded through the Ammanford Regeneration Development Fund and Targeted Regeneration Fund (TRI)
- Local wards are some of the most deprived in Carmarthenshire and Wales which is reflected in the levels of prosperity and the characteristics and challenges facing the town centre as a whole

## 2 The Impact of COVID-19

The impacts of COVID-19 are huge, unprecedented and continue to cloud the economic outlook. The effects on the town centre have been driven by several inter-related shocks including forced closures, social distancing, accelerated online shopping and structural changes for national multiple retailers.

Whilst impacts have been largely negative, some positive changes have also arisen including strengthened community networks, support for local businesses and 'shop local'. It has also supported growth in business innovation, diversification and created new business opportunities.

The Economic Impact Assessment of COVID-19 on Ammanford town centre<sup>2</sup> identified the immediate and some potentially longer term impacts that shape this masterplan.

<sup>2</sup> Ammanford Town Centre – Economic Impact Assessment of COVID-19, December 2020, Owen Davies Consulting Ltd



- **£472k – the estimated amount of weekly spending on non-essential retail, services, leisure and hospitality that has been lost during periods of lockdown.**
- **A 70% decline in footfall at its lowest level in April 2020 compared to a year earlier. By September 2020, footfall remained 24% lower year on year. However, footfall levels have recovered at a higher rate compared with the other Primary Towns in the county. Footfall is highest on Friday market days.**
- **18% - the vacancy rate reflecting the loss of national multiples and independents in the last 12 months. Future closure of New Look is expected in 2021.**
- **Impacts on the wider Ammanford economy have been modelled and show reduced productivity, loss of employment with accommodation and food services businesses expected to experience significant closures. Prosperity measured in terms of average household income is lower than average.**

## Future drivers of change

Post COVID-19 life will likely be different to what many were used to with the pandemic accelerating many pre-existing structural trends as well as people forming new habits. This means people are unlikely to return entirely to the old behaviours. However, there remains uncertainty with how permanent these changes will prove once COVID-19 is no longer a threat and people can return to normal work patterns and socialising. The future drivers of change (Figure 1) are likely to have both positives and negatives effects for businesses and the people that use the town centre.

	Negatives	Positives
National multiple retailers	Loss of footfall as brands that once provided an important customer draw continue to restructure/close	Prime frontage become available for ambitious independents
Office space	New pattern of working from home reduces number and frequency of office workers commuting to the town	Working from home and reduced out-commuting increase opportunity for more localised spending and activity
	Demand for office spaces decline	Opportunity for combined agile office hubs and shared workspace
Online shopping	Continued growth of online shopping results in long term loss of footfall	Brick & mortar businesses grow trade online to reach new markets & customers
	Retail – require smaller sales areas and different type of space to allow increased storage and back office	Business offering quality, specialist and experience led retail and personal services likely to grow
Property	Decline in demand for retail and office space results in decline in property value/income for owners/investors	Lower 'attractive' rents and more flexible terms encourages independent business start-ups and existing business growth
	Declining viability and willingness to adapt property and invest	Landlords/property owners are incentivised to work in partnership with public sector and play an active role in regeneration
Place & attractiveness	Cautious consumers and ongoing health concerns attracts customers to locations considered safer e.g. retail parks	Opportunity to re-shape public spaces and improve pedestrian environments
	Loss of retail character and dominance of shopping	Space for new and intensified uses – residential, leisure, health, culture. Growth of new customers – e.g., homeworker meetings/ lunchtime hospitality
	Loss of hospitality, culture, leisure businesses that offer 'experiences' but have also been hardest hit	Greater emphasis on experience & 'place'

Figure 1: Drivers of change



# 3 Key Issues & Opportunities for the Town Centre

## People

Understanding the characteristics of the people who live nearby and potentially work, visit and use the town centre is an underpinning element of the masterplan. Once social distancing restrictions are lifted, it will become clearer how people’s behaviour and preferences have been altered, and this will determine how businesses, leisure and cultural attractions adapt as a result. It will be important for the masterplan to safeguard the businesses and activities that current customers want as well as attracting new users by understanding who they are and what they desire.

## Community Profile

CACI data<sup>3</sup> provides a 2020 data position prior to the pandemic and confirms a relatively wealthy shopper profile of those using Carmarthen town centre (Figure 2).

It confirmed town centre visitors as orientated towards the Acorn group profile categories of ‘Comfortable Communities’, particularly the dominant sub-category of ‘countryside communities’ which accounted for approximately half of all centre users - in part a reflection of the wide rural hinterland served by Carmarthen. There is also an underlying level of affluence particularly associated with ‘mature money’ which result in over 70% of town centre users considered to be above average in prosperity terms with associated levels of expenditure but equally expectations for quality and variety to meet requirements. By contrast, circa 23% of town centre users are identified as ‘Financially Stretched’ with the majority sub-group identified as ‘modest means’ (younger families in smaller homes with below average incomes) which reflect the importance of value and convenience as key considerations.

Category	% Using the centre
Affluent & prosperous	12%
Financially stretched	26%
Comfortable	58%

Figure 2 – Acorn consumer segmentation. Source CACI 2020

## Spending

Approximately 14% of comparison (non-food) expenditure made by residents living in Ammanford is currently spent in the town centre with circa one third (£58m) leaking to nearby locations including Parc Trostre, Fforest Fach Retail Park, Carmarthen and Cross Hands. Local working patterns are anticipated to account for expenditure away from the town centre.

Whilst the majority of weekly spend is on convenience (food and essentials), expenditure on clothing/footwear, and eating & drinking is also important (Figure 3). The centre's local convenience role is clearly important as is the value retail role. In addition, safeguarding the established hospitality sector will be important for the future recovery and growth in the town centre.

## Commuting

Before COVID-19 some 1,300 people commuted daily out of Ammanford. The main destinations being Swansea, Llanelli, Carmarthen, Cross Hands and Neath. A much smaller numbers of commuters travel to Ammanford from nearby towns and villages, including Glanamman and Llandybie.

## Outlook

The emerging local development plan (LDP) identifies Ammanford as playing a localised service centre function rather than being a primary focus for new development. With no major housing development or major economic development plans for the town, it is the investment in local infrastructure that will drive forward the town's regeneration. In Ammanford, this includes the proposals to remodel and modernise the primary school settings in the town with a new facility for children, staff (and parents) in the town centre and investment in leisure facilities.

Carmarthenshire's Modernising Education Programme currently contains a scheme to develop the existing educational provision within the Ammanford area, which will entail a review of the current infrastructure and facilities.

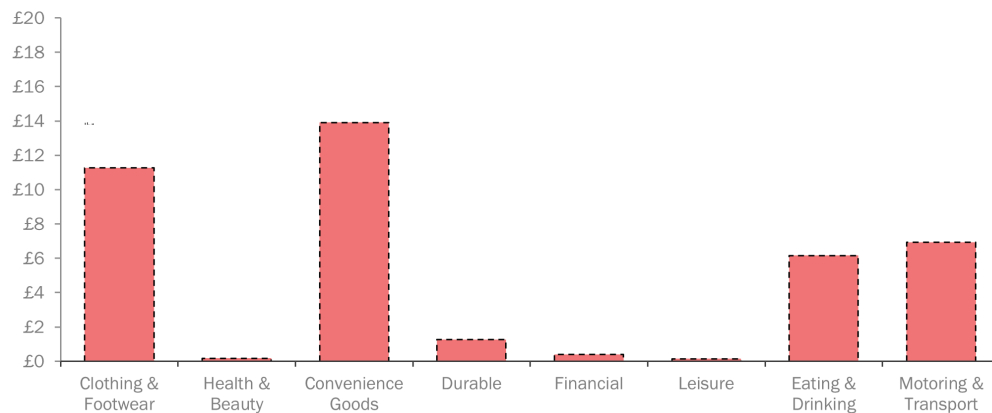


Figure 3: Average weekly household spend  
Source: CACI 2020 – Dash line represent average for towns located in the Swansea Bay city region

Carmarthenshire’s Leisure Services have appraised the market and identified the potential to expand the Health and Fitness suite offer in the town. This cannot be accommodated within the current shared school/leisure centre and a separate leisure/school site masterplan is expected to be completed within the next 10-15 years. Consequently, Leisure Services are considering several options including town centre properties suitable for an extension of leisure services.

## Business

The key considerations are the need to safeguard viable businesses particularly those in key sectors and that will contribute to a higher quality experience and diversity of uses. The masterplan also needs to support businesses capable of capturing new customers and opening up new markets whether they are new enterprises or established businesses ambitious for growth.

The business footprint demonstrates the number of businesses by type and how Ammanford town centre is dominated by retail across several categories. Whilst it is likely that retail will continue to decline (notably clothing and footwear and durable) as a proportion of the town centre, growth categories providing more personal and experience led services such as health, beauty and eating and drinking will have the potential to grow as part of an evening economy offer. The leisure offer is also an opportunity for growth.

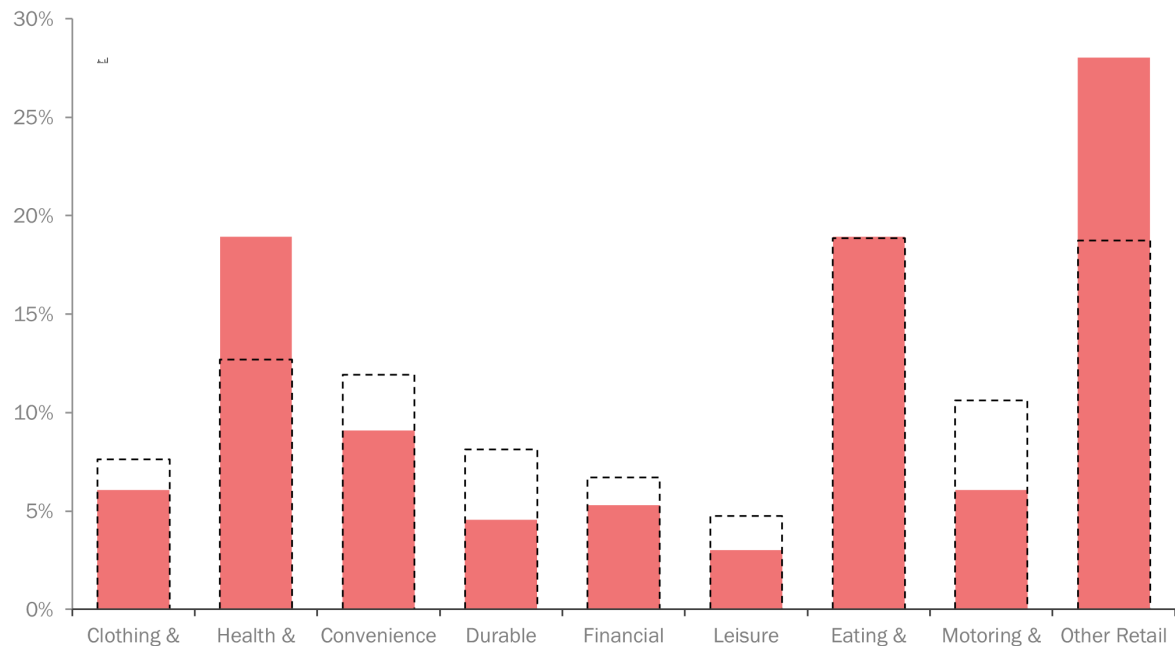


Figure 4: Town centre business footprint  
Source: CACI 2020 – Dash line represent average for towns located in the Swansea Bay city region

## Diversity & Speciality

It's possible to buy most essentials in the town centre from either the Co-op supermarket or independent businesses. There are independent bakers, butchers, pharmacy, florist and hardware shops. There are also a number of independent specialists including jewellery, cobblers, health and beauty and women's clothing. Furthermore, there is a notable quantity of book shops and antique shops. The evening economy is characterised by a handful of pubs and a large number of takeaway/ fast-food restaurants.

The specialist nature of several businesses may not be immediately apparent to a visitor because they are dispersed across the centre, but they signify a high quality of local business.

Research of the Ammanford areas has also identified a range of specialist 'home based' businesses that have the potential to provide the basis for further growth of the town centre and strengthen the quality independent charm. Businesses include 'maker business' such as Bespoke Wood, Y Gegin Maldod, Piece of Cake Wales, Hometime Crafts, Augustus Gloop Cake. There might be potential to established new cooperatives comparable to Ammanford Arts and Crafts, local artists and crafters located in a communal town centre shop and sharing their talent and costs in Ammanford's first arts co-operative.



Figure 6 Examples of specialist businesses located outside of the town centre

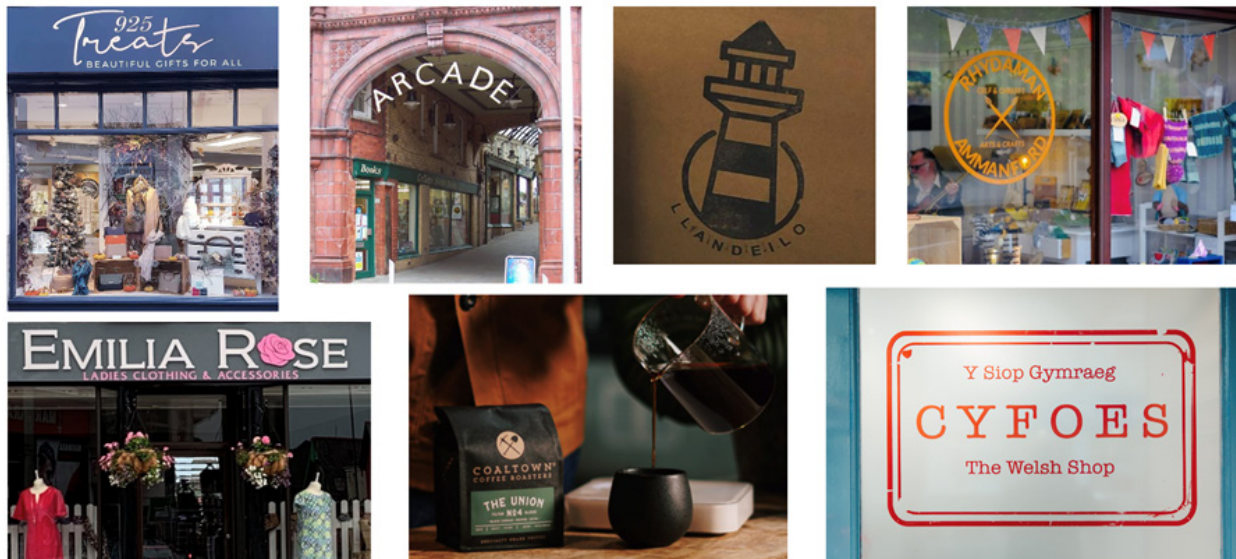


Figure 5: Examples of independent businesses

## Business Property

With the decline in retail and larger format stores, there is a need to repurpose and adapt a large amount of town centre property. Vacancy rates have grown in Ammanford and sustaining occupation levels, particularly if the new growth arises from the small business and independent sector, will require fit for purpose and attractive property with greater flexibility with rents and lease terms.

Vacant properties are distributed across the town centre, with a mixture of small and larger units available to let. Since the announcement in February 2021 that Poundstretcher will occupy the former supermarket building off College Street, the larger premises are now concentrated on Quay Street. The likelihood of large businesses closing in 2021 will compound this situation and lead to a concentration of empty frontages.

For some of the largest units, different opportunities in need of greater floorspace could arise including the reposition of the Councils leisure offer to provide centrally located facilities and potential for bringing college education and training closer to the town centres.

However, the dynamics of the property market are complex and require both the demand for units and willing landlords. If adaptation is necessary, a viable return for the owners/investor will be necessary. The potential for growth of the small independent business community and the need for recovery to cultivate closer to home solutions means that

commercial property needs to reflect the changing shape of demand whilst encouraging green shoots and opportunistic businesses willing to invest.

The proposed Local Development Order will be a critical policy tool to promote flexibility that can be enacted relatively quickly. An LDO, if approved in 2021 will provide general planning consent for the ground and upper floors, removing the need for planning applications and streamlines the planning system, lowering barriers to a range of new uses and investment.

## Digital and Social Media

Growing small businesses and transitioning to medium and potentially larger-scale operations requires improved productivity and market reach. Growing an effective online customer base will likely be an important part of this future business growth.

Our review of Ammanford's digital health suggests that not enough is being done by most local businesses online to maximise their communication - although the presence of community groups is relatively strong. There are, however, notable leaders such as Coaltown Coffee and RedStar 13 which set a precedent for communication, interaction and subsequent growth.

66% of UK consumers spend 3hr day on social media

52% of UK consumers use social media to research purchases

Only 27% of Ammanford's town centre businesses active on social media

Ammanford online profile is notable mostly for the nearby natural attractions and the sizeable building and manufacturing businesses situated close by, but not necessarily as a destination in its own right. There are some exceptions such as Coal Town Coffee which is a thriving cafe and roastery serving a spirited local community and is a clear county-level leader in its online retail approach.

The online community suggests the night-time economy is healthy thanks to a collection of good takeaways and restaurants and a quirky strong community spirit with Ammanford's Guinness Book of World Records for the Largest Gathering of Santa's Elves

However, with retail in decline in the town (even before the pandemic) and the online presence of the town and its businesses generally weak. This could be strengthened considerably to drive further local and independent business growth, as well as supporting and development of the weekly Friday market, which was once a destination point for people in the surrounding area and visitors alike.

Marketing and communication will also need to focus on the local community and catchments area with opportunities to create a sustainable regular event (e.g local market) which acts as a platform for small and local businesses to showcase their wares. As well as marketed to the local community and grown into a stronger local offering the potential grows to become an attraction for visitors.

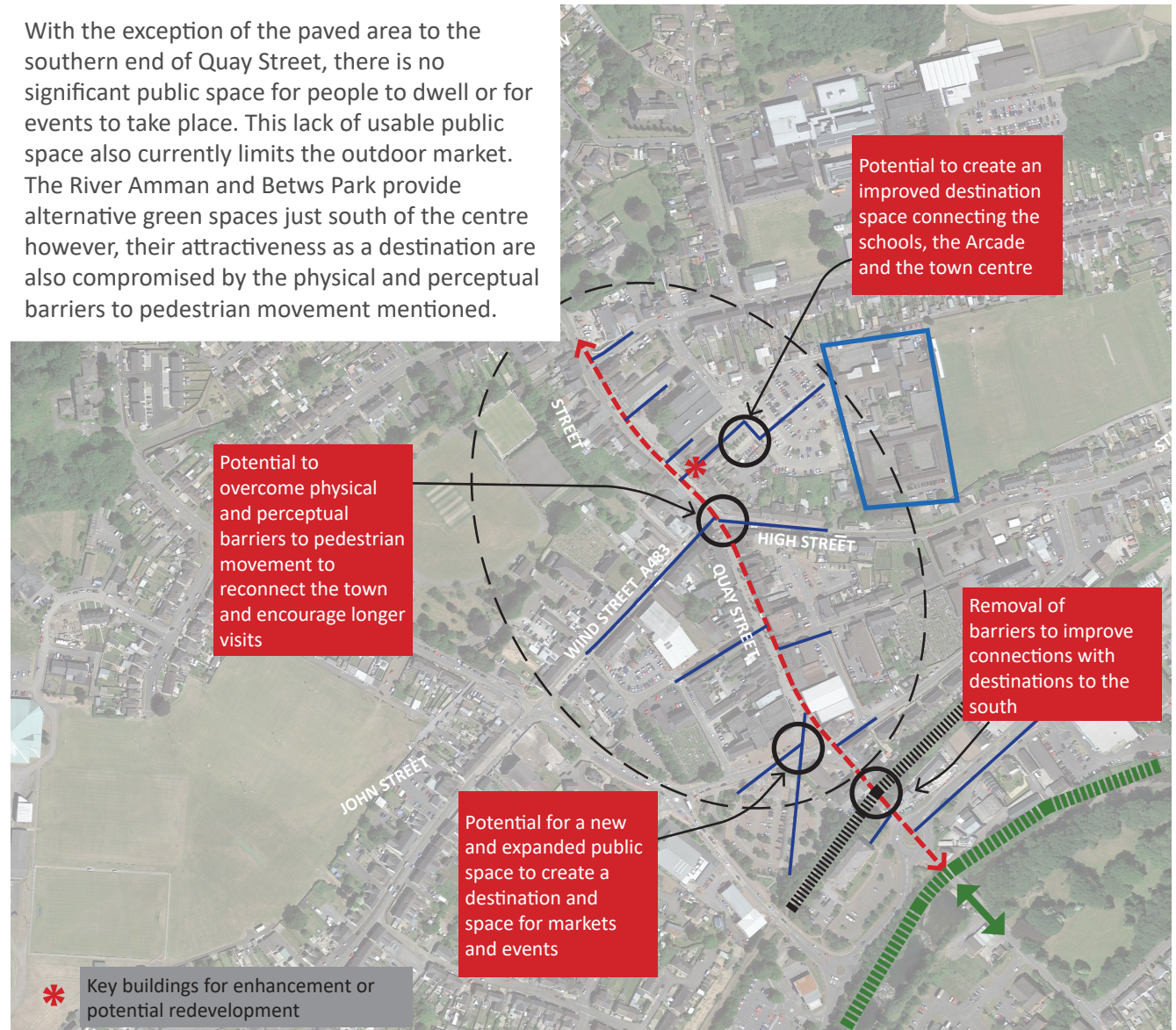
## Place

Ammanford's town centre has a linear form focused around the north-south alignment of Quay Street and High Street / College Street. Numerous lateral side streets connect with this route along its length, providing additional retail frontage and access to other facilities. This simple arrangement results in a highly legible town centre however, pedestrian connectivity, is significantly undermined by the east-west Wind Street (A483) High Street route. This route is dominated by traffic and presents a severe physical and perceptual barrier to pedestrian movement.

The compactness of the town centre has also been compromised in recent years by the increase of key destinations to the south of the town centre especially along Foundry Road. The distance of these locations is further compounded by the perception of severance by the railway line south of Quay Street.

Areas either side of the north-south axis behind the retail frontage comprise a mixture of important facilities such as the schools and car parks, together with numerous areas of fragmented and poorly planned urban form. The town also benefits from some notable attractive buildings and non-more impressive than the Arcade which provide an elegant location for high quality independent retail and is an important link between the schools and the town centre.

With the exception of the paved area to the southern end of Quay Street, there is no significant public space for people to dwell or for events to take place. This lack of usable public space also currently limits the outdoor market. The River Amman and Betws Park provide alternative green spaces just south of the centre however, their attractiveness as a destination are also compromised by the physical and perceptual barriers to pedestrian movement mentioned.



## Summary of Key Challenges & Opportunities

### Challenges

- Decline of retail the national brands that attracted footfall
- Large amount of local spend 'leaking' to Parc Trostre, Swansea, Carmarthen and Cross Hands (partly reflects commuter flows)
- Underlying lower levels of prosperity
- Growth of vacant property including several larger units
- Viability of adapting/reconfiguring commercial property with weakening demand
- Low levels of digital business engagement
- Cautious consumers
- Safeguarding – business 'surviving' the pandemic
- Place management – e.g. communication/marketing & car parking

### Opportunities

- Strengthening the local convenience community role
- Working from home/reduced out commuting increases localised spending
- New town centre education & leisure facilities
- New models of shared office workspaces
- Entertainment, hospitality, arts, culture and theatre
- Street markets that are distinctive and vibrant
- Existing base of interesting and specialist independents
- The Arcade, character buildings, riverside area and parks

## Summary of Key Objectives

To drive forward the plan for recovery and growth and to provide a focus for the strategy and delivery plan the following objectives for the town centre have been identified:

- Focus on attracting local families and younger people through securing new leisure, education and cultural uses, to help broaden the range of activities and extend 'dwell time' and spend throughout the day and evening
- Ensure plans to redevelop the town centre primary school and the expansion of leisure facilities provides new 'anchors' that drive footfall and directly benefits for the town centre
- Encourage the growth of the weekly market to include a greater number of stalls and new types of markets
- Unify the disjointed areas of the town centre through better-quality highway design, pedestrian links and the redesign and animation of key open spaces
- Safeguard viable businesses, cultivate new local enterprise and support independent businesses to locate and grow in the town centre
- Establish a SMART town with businesses making best use of digital technology to grow their market reach, turnover and footfall
- Using the towns natural 'green & blue' infrastructure to create a stronger sense of place and distinctiveness
- Effectively communicate what the town centre has to offer to the local community and grow local loyalty and new custom
- Initiatives that ensure a range of stakeholders are involved in delivering improvements for the town centre
- Encourage decarbonisation through low carbon and climate-resilient infrastructure, renewable energy and sustainable developments
- Support for the use and promotion of the Welsh language and culture.

# 4 The Recovery Masterplan

The social and economic impact of the pandemic and Brexit are expected to fall most heavily on places like Ammanford that are relatively more deprived. However, the town centre is likely to feel less directly impacted by the pandemic, because of its localised customer base and a smaller proportion of office workers and retail space to start with. Nevertheless, Ammanford needs to rethink the path for recovery and growth in light of the changes brought about by the pandemic, as small changes will have dramatic impacts such as the closure of national retailers creating large voids in the heart of the town. However, new commercial opportunities could also be created from the reduced level of outward commuting and the increased demand for living in rural towns.

The path towards town centre recovery and growth needs to be flexible in response to this uncertainty, but also it needs to focus on building a stronger, more sustainable and durable local economy based on local business, inspiring local people and strengthening the distinctiveness of the place.

The overall strategy for Ammanford town centre focuses on the town's community scale and purpose. With an emphasis on localism, the masterplan aims to harness closer to home solutions that build a stronger and more resilient town centre at the same time as capturing the positive effects of planned investment in local education and leisure facilities. Rooted in local people using the centre more often, the masterplans approach also seeks to support the

micro and small business community to grow and to upscale, to build the towns profile and positive character through the local brands, local culture and promoting access to the local environment.

The centre also needs to become more walkable and better connected by reducing the separation between the town's principal commercial areas and car parks located at both ends of the town centre. Better linkages are also needed to connect with the services and retail attractions located on the outer edge of the centre beyond the railway line.

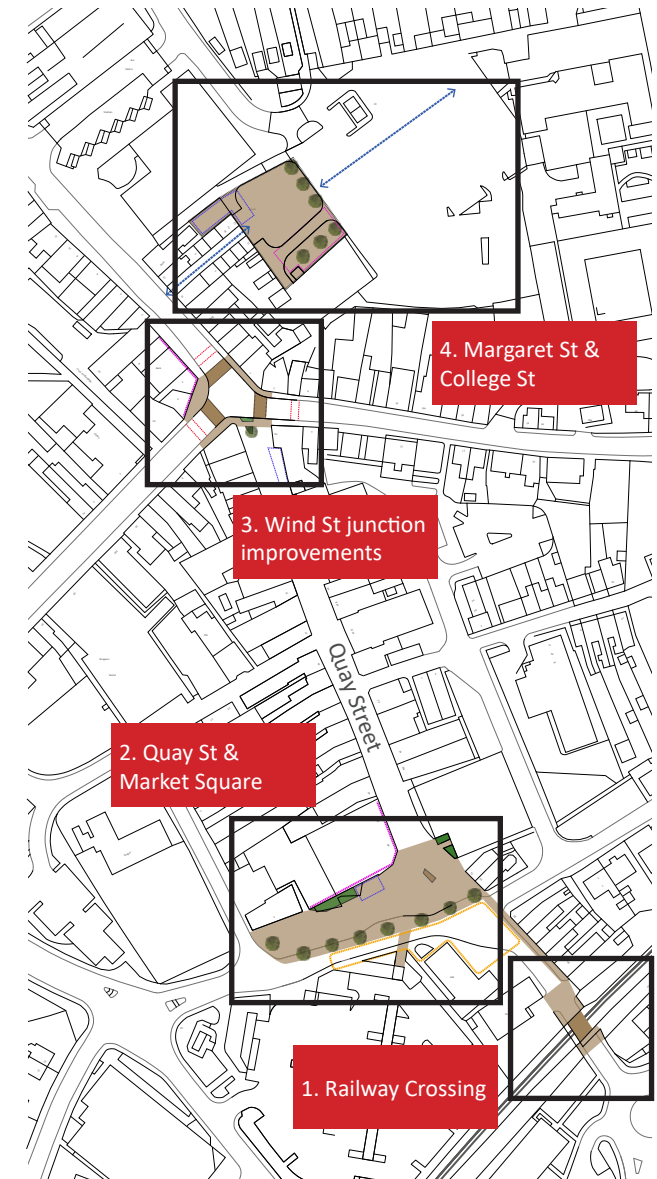
The place-making approach also helps to create more functional and attractive public spaces located at each end of the centre. This will improve connection with the riverside environment, support local businesses, help the weekly market to grow and encourage people to spend more leisure time in the centre.

As retail uses will command less space, especially in Quay Street, the centre will have to become more multi-purpose to replace the national retailers and to safeguard the business that remains and are reliant on footfall.

## Spatial Priority Areas

The masterplans spatial priority areas provide a focus for interventions based on both need and opportunity.

These are located on the adjacent plan.





## Project 1. Railway Crossing

### Objectives

Redesign of and environmental improvements to the existing pedestrian railroad crossing to ensure attractive inviting and safe connection with numerous destinations south of the rail line.

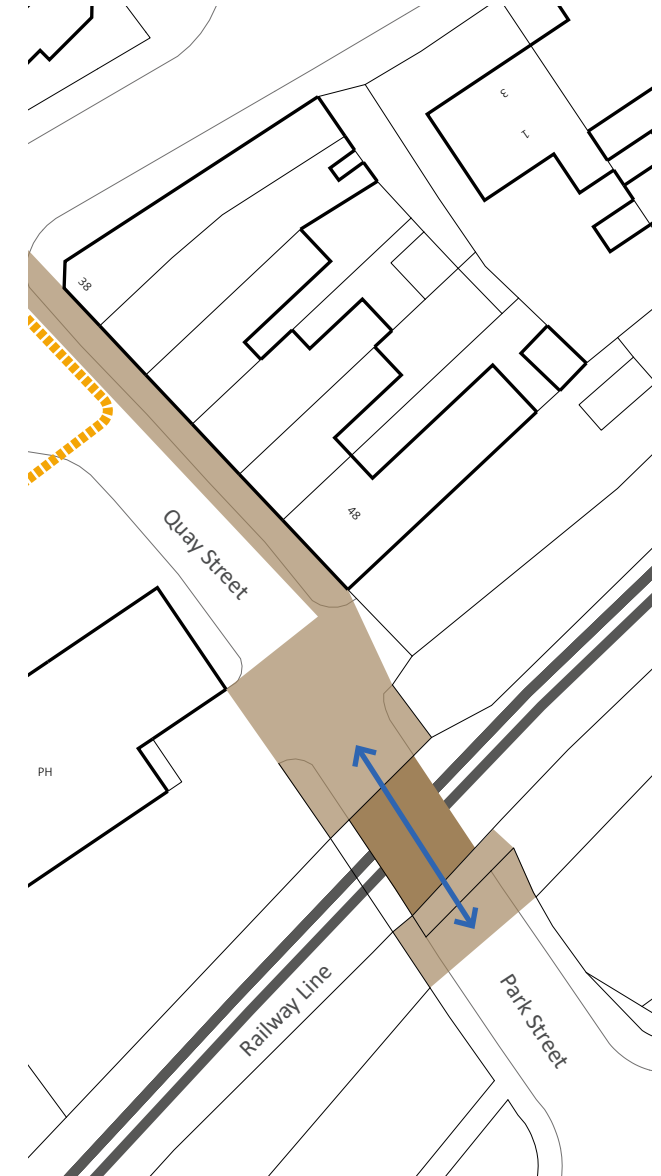
Many important commercial attractions, services and natural features are located along Foundry Road on the edge and outside of the town centre. Improved walking and cycling links between destinations such as Coal Town Coffee, Lidl, the Job Centre Plus offices and other office investment underway will be necessary if the town centre is to function more effectively as a whole. The riverside walk, Betws Park and the national cycle route are important elements of the towns green and blue infrastructure in need of better connections with the centre.

The infrequently used railway line acts as the main barrier to walking and cycling direct routes between these destinations, and the redesign and environmental improvements to the existing pedestrian rail crossing would ensure the link is more attractive, inviting and safe.



### Tasks

1. Preparation of a brief for a feasibility study (approximate RIBA Stage 2) to create improved pedestrian crossing of the railway line. Including:
  - Liaison with railway line operators to understand key parameters.
  - Engineering report and concept designs with associated public realm proposals to create a safe accessible and attractive route.
  - 'Access for all' appraisal of options
  - Guidance regarding costs, risks, delivery process and timescale



## Project 2. Quay Street & Market Square

### Objective

The redesign of the existing public space to create a significantly enhanced 'Market Square'. This re-imagined space should function as a focus for the town's civic activities, informal leisure an improved location for the town's market.

Quay St is the heart of the town centre shopping area and is likely to experience significant changes as a consequence of the decline of national retailers. The risk of large store closure and long term vacant premises, requires positive intervention to safeguard and prevent the street from declining further. The requirement for a new leisure gym and fitness suite is the obvious opportunity with the potential to occupy the scale of property available or if necessary, in a new building in this area.

The southern end of Quay Street is the location of the weekly market, however, space is constrained and hindered by its layout and other features including the road space and pedestrian crossings. The priority is for an improved public space designed to create a significant enhanced 'Market Square'. This reimagined space should function as a focus for the town's civic activities and an area for events and leisure activities.

### Tasks

1. Capacity study exercise that identifies options for expansion of the outdoor market including options for temporary use of the road space and use of part of the adjacent car park. The options could be tested on a trial basis to help support the development of permanent proposals for Market Square'.
2. Support the adaptive reuse of the 'Store 21' building and encourage an occupier that will contribute to the active use of the building to enliven Market Square. Consider the potential for increased opening of the blank wall to create active frontage, or the potential for a 'green wall' for visual and environmental benefits. Also explore the viability of a new-build property.
3. Liaise with Home Bargains to consider visual enhancement of their boundary walls and entrance area.
4. Preparation of a brief for a feasibility study (approximate RIBA Stage 2) to explore ideas for the redesign of Market Square. Including:
  - Options for the expansion of the usable public space through the reduction, removal or sharing of the adjacent highway, bus stop, roundabout (Heol Wallasey) and consideration of the wider implications of these approaches on the highway network
  - In conjunction with the above, options for improved and more direct pedestrian access from the south including the adjacent car park and with Quay Street railway crossing.
5. Commission Topographical survey; utilities, basement and radar survey; Liaison with statutory undertakers and assess funding opportunities
  - Coordination with the results of the market expansion capacity study.
  - Review pavement licensing arrangements and extend to encourage more active use.
  - Concepts for the significant redesign of the space in terms of its arrangement and aesthetics, to create an attractive, dynamic and contemporary public space that benefits from trees and planting and provides opportunities for sitting, shelter and informal leisure - as well as unconstrained usable space for market stalls.
  - Furniture / signage audit and proposals for the de-cluttering of the street environment.
  - Lighting proposals to create a more ambient setting for evening activity and power supplies for market stalls.
  - Review of existing TROs and 'Access for all' appraisal of options
  - A palette of materials, street furniture and lighting that is coordinated with Quay Street
  - Strategy for stakeholder/ public engagement
  - Cost appraisal / Risk assessment / Delivery timescale



- a** Potential to expand the public space and reduce or share the road space, to create a more attractive and usable destination town square, with opportunities for performance and events.
- b** Potential for occasional use adjacent highway space (or adjacent car park) for a larger scale outdoor market.
- c** Improved direct crossing to connect Quay Street with the car park.



- d** High quality and contemporary landscape treatment to create a genuine attraction in the town centres and encourages people to dwell and enjoy the space.
- e** Potential to improve the existing building edges through increased visual permeability, active frontages, 'green wall' solutions and seating areas for cafe or street food stalls.



## Project 3. Wind St junction improvements

### Objective

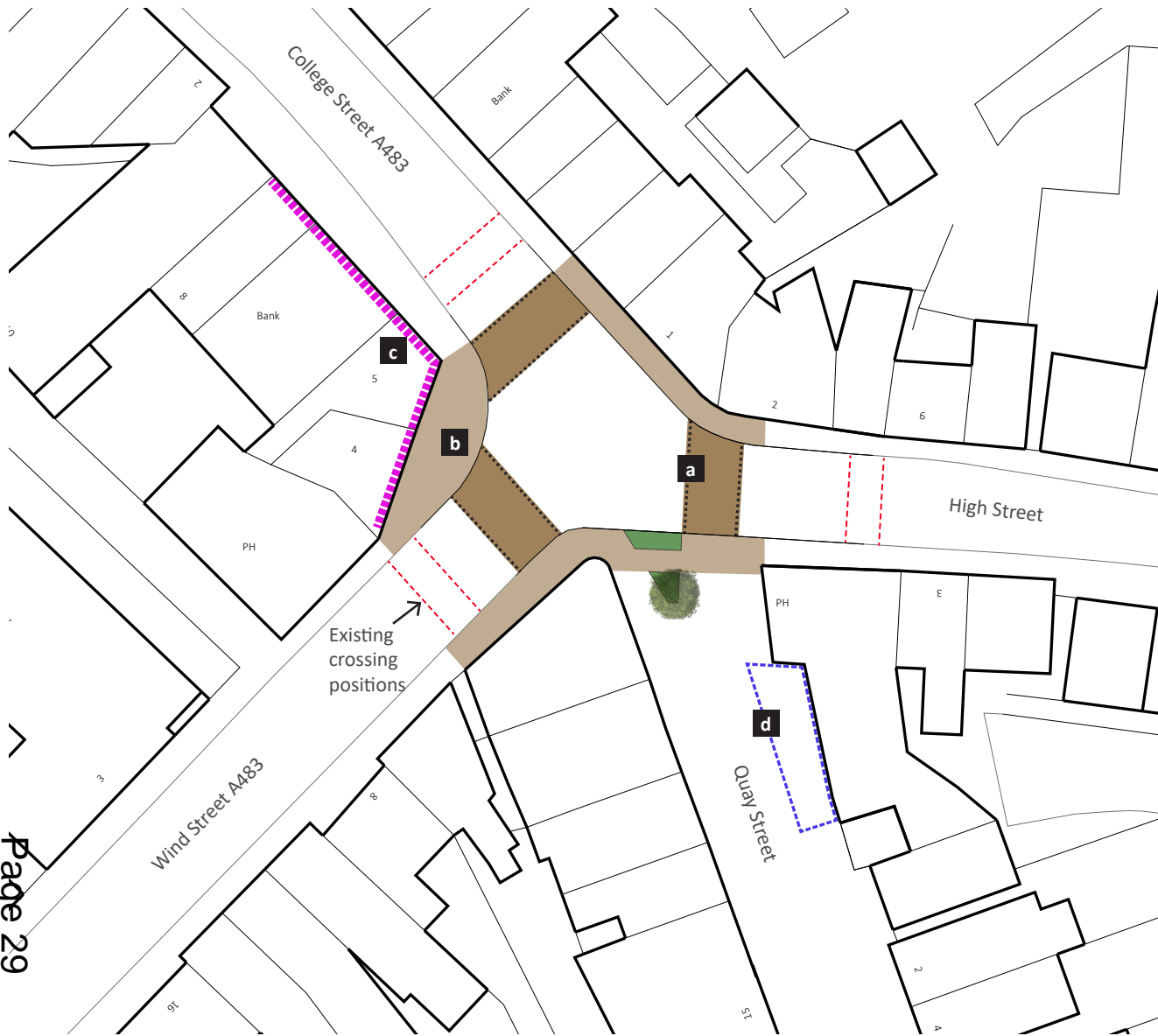
Explore opportunities to redesign the junction to maximise direct, intuitive pedestrian connection and minimise the dominance of highway infrastructure together with coordinated public realm improvements.

The Wind Street junction is a key space that connects the two halves of the town centre between College Street and Quay Street, yet the pedestrian experience is one of the barriers to smooth and convenient movement through the town. There is a need for a technical study to explore opportunities to redesign the junction to maximise direct intuitive pedestrian connections and minimised the dominance of the highway infrastructure.

In this location, the group of modern design building that frames the junction on the Wind Street corner are in poor condition and visually detract from the quality of the town centre and would benefit from improved façades. The redesign of the public realm and improvements to the adjacent spaces especially at the north end of Quay St will provide opportunities for commercial use of the external space including opportunities for the public house.

### Tasks

1. Preparation of a brief for a feasibility study (approximate RIBA Stage 3) to create improved pedestrian crossing at the junction of Wind Street. Options should seek to create wide crossings in-line with the pedestrian desire lines connecting Quay Street with High Street to the north. The study should include:
  - Technical highways appraisal of traffic flows, vehicle swept paths, traffic signal timings, and consideration of the wider implications on the highway network.
  - Consideration of the corresponding removal of the pedestrian barriers, kerbs and signage.
  - Liaison with the Highway Authority to understand key parameters and approval process for the exercise.
  - Associated public realm proposals to create a safe environment without the use of pedestrian barriers, and an attractive, welcoming setting at the northern end of Quay Street.
  - Street furniture and signage audit and proposals for the de-cluttering of the street environment.
  - Lighting proposals to create a more ambient setting for evening activity
  - Review of existing TROs
  - 'Access for all' appraisal of options
  - A palette of materials, street furniture and lighting that is coordinated with Quay Street
  - Strategy for stakeholder/ public engagement
  - Cost appraisal, risk assessment, delivery timescale
2. In support of the feasibility study, undertake or commission the following:
  - Topographical survey of the study area
  - Utilities, basement and radar surveys
  - Liaison with statutory undertakers to understand potential future works in the area
  - Assessment of funding opportunities
3. Promote the use of the outside space on Quay Street adjacent to the public house, for tables and chairs
4. Liaise with building owners especially those front the junction on Wind Street and High Street, to improve the appearance of the building and shop-fronts.



- a** Existing crossings and highways infrastructure replaced to contemporary pedestrian crossing solution and removal of pedestrian barriers to create a more convenient and attractive connection between north and south.
- b** Corresponding improvements in the public realm to coordinate with the materials used in Quay Street
- c** Cosmetic improvement to Key buildings and shop-fronts
- d** Use of the external spaces for outside dining areas

## Project 4. Margaret Street & College Street

### Objective

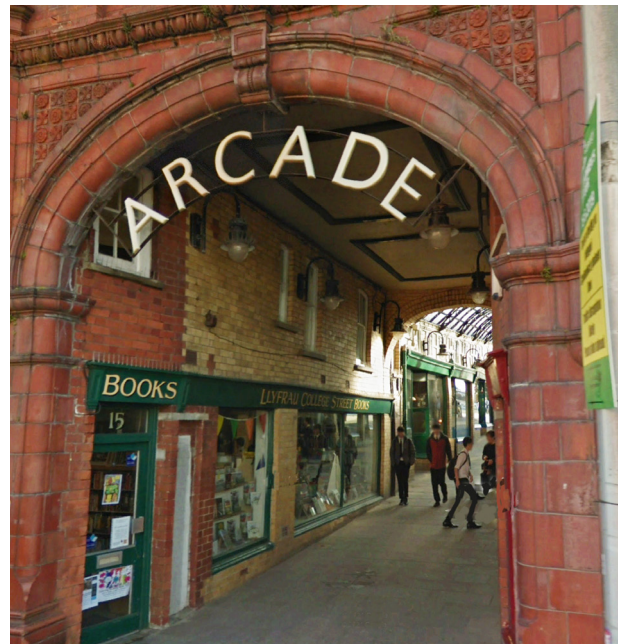
Re-imagining of the existing public space as 'Arcade Square' to create an inclusive facility to encourage families to remain in the area beyond school and use the arcade and wider town centre.

Carmarthenshire's Modernising Education Programme contains a Band B scheme for the development of educational provision within the Ammanford area. Whilst the scheme is currently in development it is hoped to provide medium to longer-term investment in community-focused education with potentially significant benefits for the town centre. This would be achieved through developing and providing fit for purpose, 21st century facilities which are appropriately located to support improving buildings, infrastructure and adjoining spaces that foster links with the town centre. Throughout the progression of the scheme, careful consideration will be given to ensure that any development supports and complements the town centre masterplan objectives.

In the immediate and shorter-term there are opportunities to address public spaces to connect the school to the town centre. 'Arcade square' is the existing public space positioned next to the car park and reimagined to create an inclusive facility to encourage families to remain in the area beyond school and use the arcade and wider town centre.

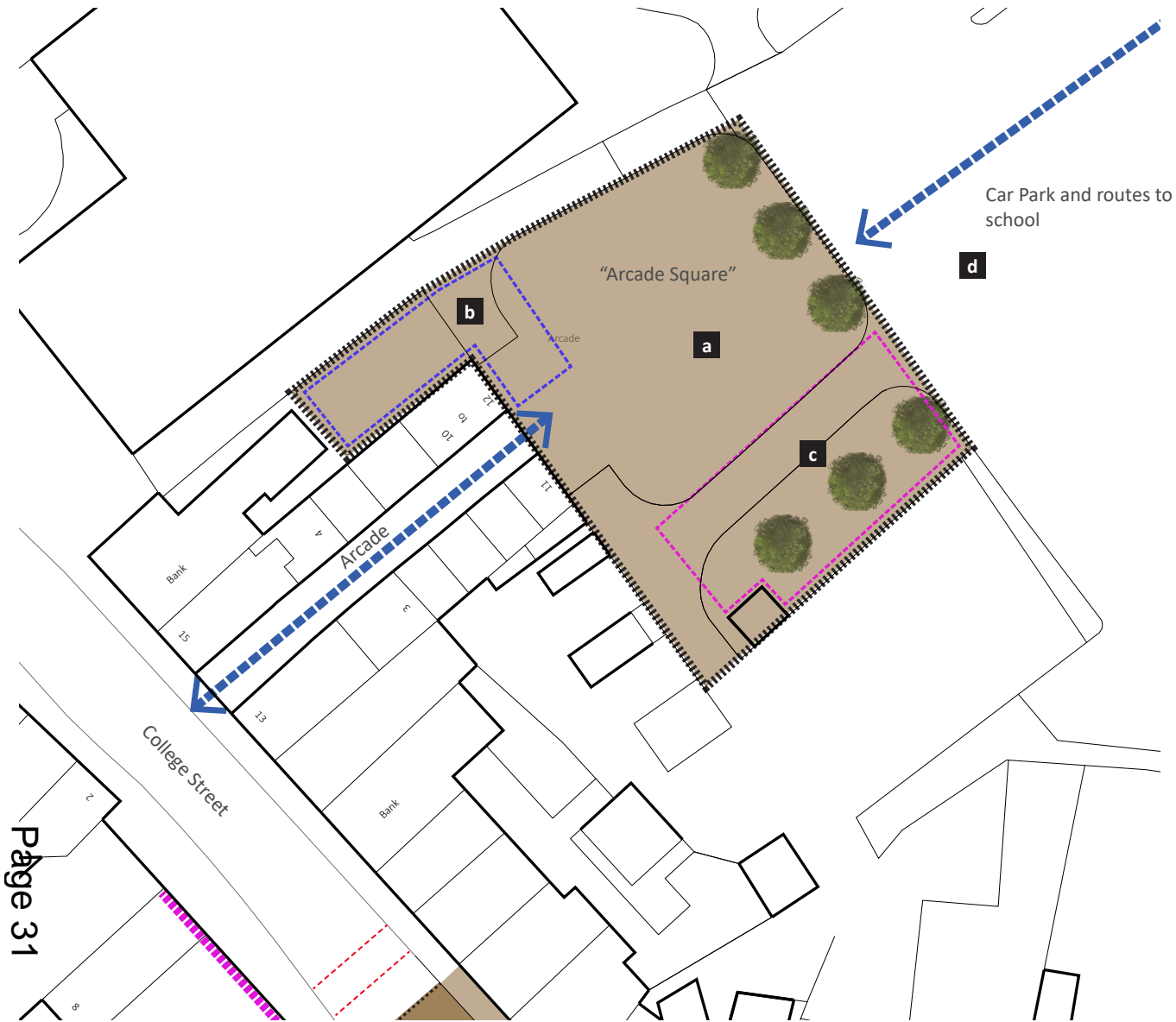
There is the possibility of installing imaginative play facilities and opportunities for table and chairs etc. that would support the hospitality businesses located in the Arcade.

The former Co-op building will be re-occupied by Poundstretcher, possibly on a soft short term lease. Longer-term, the building remains an option for the redevelopment and potentially expansion of larger-scale activities and uses including leisure facilities. There are several smaller vacant premises concentrated along College Street that would benefit from investment, potentially mixed uses and the encouragement of independent businesses.



### Actions

1. Liaise with local stakeholders and owner of the Arcade to agree objectives for the enhancement and redesign of the public space adjacent to the Arcade.
2. Prepare a design brief for the development of design concepts (approximate RIBA Stage 2) for the space including the incorporation of seating areas for a cafe, imaginative play facilities, paving and planting. The study should also include:
  - Strategy for stakeholder/ public engagement
  - Cost appraisal
  - Risk assessment
  - Commissioning of a topographic survey
3. Commission consultant to set out key development principles and design expectations for the future development of the school site specifically with regard its relationship with, and connection to, the adjacent car park, Arcade and town centre, to help inform the school masterplanning process.



**a** High quality redesign of the space to create greater enclosure and separation from the car park and enhance the route to the Arcade.

**b** Define areas for outside dining in support of cafés.



**c** Inclusion of an imaginative play area to encourage parents and children to dwell in the town centre

**d** Include improved pedestrian connections between the schools and the square



# Property Strategy

A core element of the recovery masterplan is property led and reflects the importance of a property strategy which directly supports and contributes to the objectives of recovery and future town centre opportunities.

The impact of the Covid pandemic has accelerated many structural trends which have increasingly shaped the high street over recent years. This is most evident in the changing composition and use of the town centre, especially the growth in vacant retail premises, which include a concentration of small shop vacancies on College Street and Wind Street and larger voids in Quay Street driven by the closures and pressures facing national multiple retailers and the challenge for securing new and viable reoccupation. The oversupply of retail combined with the loss of many traditional town centre footfall attractors emphasise the importance of securing alternative uses, including new anchors, to help broaden the range of activities and offer, extend 'dwell time' and diversify the reasons to visit the town centre throughout the day and evening. For example, this could include securing a new gym and fitness suite under consideration by Carmarthenshire CC and opportunities for providing college teaching and workshop facilities closer to the centre.

A key objective will be to encourage and promote new uses with attention on vacant and underutilised premises, including support for re-purposing to create a wider mix of uses including workspace, residential, leisure, education and community uses. This will require engagement with property owners, investors, the development industry and prospective occupiers. There will be 'areas of opportunity' which offer scope for qualitative improvements to existing property together with some sites that represent more comprehensive refocusing in the longer term. The Quay Street area is the prime example with modern empty units suitable for larger scale new uses and College Street has several opportunities for reoccupying units suitable for start-ups and smaller independents. Both areas will need safeguarding to support and encourage new businesses.

The role of public sector land and assets further offer opportunities to drive co-location and asset collaboration in the town centre to generate footfall. The town centre Hwb building and possibly the Job Centre offices (if pedestrian linkages are improved) are key opportunities for this type of use.

## Project 1: Local Market Insight

### Objective

In order to investigate and encourage realistic opportunities for new town centre uses, particularly through the reuse/re-purposing of vacant and underutilised premises, a property strategy requires market knowledge and proactive engagement with property owners/landlords/investors and commercial property agents active in the town centre. This is considered essential to early understanding of ownership intentions and aspirations, and market/occupier requirements. This will also align closely with the business support strategy which seeks to encourage new business activities, including the role of property in supporting a range of innovative and flexible accommodation and commercial terms/conditions for occupiers. This objective will:

- Investigate and identify key property assets that represent suitable, realistic opportunities for new uses beyond retail;
- Encourage property owners, investors and developers to consider alternative uses and re-purposing of assets that deliver economic and community value and drive town centre investment;
- Build and promote investor confidence in the town centre with support for a wider mix of uses and encouragement of modern and flexible uses;



- Encourage more flexible and innovative commercial terms/conditions for prospective occupiers especially independents to maximise affordability and de-risk exposure for landlords.

### Benefits

- Reduced vacant property rates
- Increased investor confidence
- Increased level of property improvements and refurbishments that supports the local demand
- Broader range of town centre uses including residential
- Greater flexibility that encourages enterprise and business growth



### Tasks

1. Undertake regular audit and monitoring of vacant premises in the town centre to identify key landowners and investors and establish where possible owner intentions.
2. Liaise with the development industry where known requirements exist, with priority to direct new investment to the town centre.
3. Investigate potential to establish a Property Owners/Investors/Commercial Agents Forum on a regular basis to monitor property issues, identify actions/opportunities for the town centre and investigate incentives to support and encourage take up of vacant properties.

## Project 2: Local Development Order

### Objective

Proposals are being examined for town centre Local Development Order, a planning policy tool that promote greater flexibility and opportunity for a wider range and mix of uses in the town centre. If approved, it is important this is promoted to property owners and commercial agents to communicate the benefits of the LDO particularly at a time of major change in the property market.

### Benefits

- Greater flexibility for the property market
- Directing investment towards town centre priority areas
- Increasing the viability of building improvements and mixed uses

### Tasks

1. Publicise and actively promote the advantages of the Local Development Order (LDO) to property owners/landlords/developers and local commercial agents to encourage opportunities for greater flexibility of uses and re-purposing of assets, including signposting of relevant Council support initiatives where appropriate.
2. Once implemented, keep under review the LDO boundary to ensure it reflects the need for a smaller town centre and to maintain a concentration of investment in the core commercial areas.
3. Promote the opportunities for residential uses in the town centre particularly in supporting more viable development. This could include opportunities to partner with Carmarthenshire County Council Housing Services to deliver increased levels of affordable properties to rent.

## Project 3: Funding Support

### Objectives

There are key town centre properties which contribute to the objectives of the recovery masterplan and the wider health of the town centre, but which are likely to require a targeted regeneration investment through public sector intervention given the scale, significance and potential complexity of the properties. It will be crucial to ensure these key properties, whether vacant or subject to a change in circumstances, are brought back into beneficial use given their prospects to accommodate, potentially via re-purposing, new activities and uses which can act as anchors and footfall attractors and deliver new investment. The opportunity also exists to target properties in need of qualitative improvement to improve the quality of the built environment.

### Benefits

- Intervening in property to deliver objectives for targeted priority areas
- Increasing the viability of building improvements and mixed uses
- Increasing investor confidence and encouraging the private sector to invest

### Task

1. Establish a target list of strategic acquisitions that can draw down funding from the Welsh Government Transforming Towns Programme which is available for key properties in the town centre.
2. Identify and establish key target properties in town centres and keep under regular review (which align with market knowledge from Project 1 Local Market Insight and Project 4 Public Sector Land and Assets).
3. Identify a target list of properties identified as in need of qualitative improvement and prioritisation of actions, including potential support for refurbishment and fit out.

## Project 4: Public Sector Land and Assets

### Objectives

The role of public sector land and assets offer opportunities to investigate greater co-location and public sector asset collaboration in town centre locations. The objectives of the Transforming Towns Programme and emphasis on Town Centre First clearly support this objective, particularly given the strong presence of the public sector locally and the scope to investigate new service delivery and activities from town centre premises. This approach would contribute to major footfall generators alongside enhanced community access for services and contribute to a mixed-use destination. In Ammanford, the opportunity exists to review the existing public sector office estate and identify the potential for extending the role of the existing Hwb alongside new agile working space for Carmarthenshire CC and other public and Third Sector staff.

### Benefits

- Co-location of services and office space
- Retain town centre office footfall and spend

### Task

- Proactively working with its public sector partners, including Ystadau Cymru, Carmarthenshire CC will investigate and encourage opportunities for more focused use of town centre locations by the public sector, including the Council's own services.

## Project 5: Reform of business rates

### Objective

The liability of business rates represents a barrier for many town centre businesses especially independents looking to grow into larger premises, but equally has cost implications for property owners when vacant and considering adaptation. The year-long business rates holiday granted for most Retail, Leisure and Hospitality businesses during 2021/22 as a part of Covid-19 economic support provides a welcome breathing space and encouragement for business to grow whilst a review of longer-term measures should be supported alongside initiatives to encourage business growth.

### Benefits

- Property related business costs that support and encourage small business growth.

### Task

- To champion changes to the business rates relief and overall taxation model that support the small and independent business to grow in town centre locations.
- Encourage property owners to investigate the adaption of town centre property which offer the greatest business rates efficiency, including innovative approaches to minimise empty rates liability which can be a major barrier to intervention.



# Business Support Strategy

Recovery will also be reliant on safeguarding key sectors and cultivating local and independent business growth and scaling up through a business strategy that supports businesses to become more competitive with greater potential for attracting footfall, paying higher wages and employing more people.

This can be achieved through a targeted multi-agency approach and the encouragement of the transition from meanwhile use and market trader through to a business located in the town centre.

Key areas that will help to build the town centre of tomorrow includes improving its digital health and installing SMART technology. This will assist in attracting new investment and business resilience alongside support to develop the skills and confidence to fully exploit technology.

## Project 1: Entrepreneurship and Business Support

### Objective

For the town centre to recover and grow there is the need to safeguard businesses in key sectors and cultivate new local enterprises and independent business growth. The masterplan has identified an appealing range of local independent business, many making specialist goods, located outside of the town that could be encouraged to establish

a presence in the centre and improve the quality of the offering. One option is to explore the cooperative model already proven by Ammanford Arts and Crafts.

Closely aligned with the property strategy, the business support strategy is about creating a pipeline of business occupiers across a range of sectors that adds diversity and attraction to the centre. The town centre business support strategy serves several purposes:

- Establishing a place-based approach to business support reflecting the needs and opportunities specific to the town and town centre
- Encouraging new businesses with the potential to occupy a range of requirements - meanwhile spaces, market stalls or traditional commercial property
- Inspiring micro businesses to transition into larger town centre premises
- Supporting businesses to become more competitive with greater potential for attracting footfall, paying higher wages and employing more people.
- Stimulating local demand in support of public and private sector investment e.g. strategic property acquisitions, creation of business incubation space, shared work hubs and investment in reconfiguring property to match new requirements.

### Benefits

- Increase business enquiries supported with advice and mentoring
- Increased number of businesses and jobs safeguarded
- Increased number of new businesses
- Increased rate of micro and small business growth
- Creation of tailored support packages to encourage investment in key sectors
- Decreased levels of vacant property

### Tasks

With several agencies providing support to businesses of various sizes and operating across a broad range of sectors, the delivery of business support at a place-based level requires a coordinated and targeted approach.

1. Bring all aspects of business support into one place (either virtual and/or as part of a Hwb), making it clear and simple for businesses to access and find the help they need. The role of the Carmarthenshire CC Economic Development team is helping to simplify for entrepreneurs and businesses a complex picture of entrepreneurship and business support products and ensuring coordinated multi-agency delivery. Partners include the Council, Business Wales, Federation of Small Businesses,

South Wales Chamber, Centre for Business and Social Action, MenTrau Iaith, University of Wales Trinity Saint David, Coleg Sir Gar, etc.

2. Promote and communicate at a town level the range of support available and target entrepreneurs and businesses via schools and colleges, businesses groups and organisations and targeting existing town centre traders.
3. Provide access to a helpline, website, and one-to-one sector-focused support, provide free support and guidance at any stage of the business life-cycle:
  - Starting a business
  - Growing a business
  - Developing skills
  - Networking
  - Finding finance
  - Finding a property

## Project 2: Digital Town Centre & Skills

### Objectives

Given the pressure on the High Street and the impact of COVID-19, it's important that businesses can exploit digital technology, in the same way as supermarkets and shopping centres have done for years. This provides businesses with the opportunity to grow their market and increase turnover locally and globally whilst remaining rooted in the town.

The digital health of Ammanford has demonstrated that just 27% of town centre business are active on social media where the majority of consumers 'hang-out' and can be influenced. Digital health is also influenced by the availability of new technology that exists and is already being used in Welsh towns to help business and places make informed decisions and plan for the future. The objective is to invest in infrastructure in support of creating a SMART town with businesses supported to make the best use of digital to grow their business. This includes:

- Putting in place ultra-fast, ultra-reliable connectivity and innovation networks
- Providing the support, training and encouragement network that helps to create a digital culture and enhanced business skills.

### Benefits

- Increased levels of town centre business active on social media
- Increased digital competency levels, qualifications and use of digital technologies
- Increased frequency of business collaboration using social media & technology

### Task

1. Carmarthenshire CC as lead authority for the Digital Infrastructure Programme of the Swansea Bay City Deal will work to ensure ultra-fast, ultra-reliable digital infrastructure and connectivity is available for the town to include but not limited to full-fibre gigabit-capable broadband, 4G/5G mobile, and Internet of Things (IoT) innovation networks.
2. Continue to build the Carmarthenshire Innovation Network, an 'Internet of Things' network for businesses, communities, and partners to exploit. Ensure Ammanford is prioritised for coverage along with other primary towns in the County.
3. As part of the business support package, and alongside initiatives including Super-Fast Business Wales, investigate and target the town centre with a Digital Initiative through a combination of, but not limited to, digital events, awareness, skills and support to thrive and take advantage of the digital opportunities
4. Adopt a social media data and insights tool for the town and its businesses that provide data, expertise, knowledge, training and support to help them to connect with their audience, to analyse what content engages them and measure what's impacting business results.

# Place Management Strategy

Town centres are places that attract a diverse mixture of people from the everyday user, creative, entrepreneurial and explorer, and no masterplan can force a lively attractive centre into being, but it can create the conditions that allow that to grow.

A prosperous town centre must be a place where people are safe, well managed and excited to be. And as it's no longer possible to guarantee the daytime footfall of shoppers and local workforce, more than ever the town centre must become more stimulating, exciting, community and cultural destinations both during the day and at night.

Ammanford has a strong track record of local events that enliven the town and generate a lot of local support. In 2018 the town was Carmarthenshire's Cultural Town with a wide-ranging events programme covering language, culture, sports and seasonal events such as Halloween and Christmas. Many of these events have been led by the County and Town Councils and moving forward there is the need for a sustainable local group or organisation with strong business representation and the necessary time and resources to drive forward events and promotion in the town. Also, such an organisation can provide businesses with a stronger influence in shaping business support and investment in local infrastructure and town centre improvements.

## Project 1: Place Management Organisation

### Objective

Investigate option for the creation of a place management group or organisation with a strong business voice and the necessary time and resources to drive forward a local programme of events, marketing and coordination of local initiatives. There are several options to consider including a voluntary partnership and a Business Improvement District similar to Llanelli and Carmarthen.

### Benefits

- Business-led group or organisation driving forward town centre activities and the promotion of the town.

### Task

1. Undertake consultation/feasibility work with local businesses and stakeholders to establish what new programme of events and marketing might look like, how much it might cost and how to fund it.
2. Identify funding opportunities to support either a town centre management group/organisation and/or feasibility study for a BID.



## Project 2: Culture & entertainment

### Objective

As the town centre becomes less about shopping and more about the experience, cultural activity and attractions become more important than ever in ensuring vitality. Cultural destinations (arts, heritage, entertainment) with a broad appeal anchored in the centre need to be safeguarded. In Ammanford, this includes The Miners theatre and local art galleries. Local events also provide an important part of the cultural experience covering language and culture, heritage, food and drink, sport and entertainment.

### Benefits

- Increased footfall and town centre visitors
- Enhanced local identity and positive reputation

### Tasks

1. Prioritise growing the calendar of events led by a town centre management group/organisation.
2. Draw up a marketing and communication plan with a focus on attracting the local community and visitors from the nearby catchments area

## Project 3: Transport & Movement

### Objective

The reliance on private vehicles needs to diminish if we are to meet the challenges of climate change and a fully integrated public transport service connecting rail, bus and cycle hire schemes would allow people to easily connect with and travel into and around the town from surrounding neighbourhoods.

As part of the wider investment in cycling across Carmarthenshire, Ammanford has grown its reputation as a stopping off point along local and national cycling routes. Growing the active travel infrastructure of the town, the option exists to extend the new Brompton Bike Hire scheme introduced for Carmarthen and Llanelli to link either of the two out of town train stations at Pantyffynnon and Dyffryn Road with the town centre and the bus station. The Brompton scheme provides a versatile folding bike scheme that supports travel to work, home, and on public transport.

An E-bike charging points will also be installed in the town at the Leisure Centre as part of a wider network of electric bike improvements. And the Carmarthenshire CC have also purchased E-Cargo Bikes for town centre businesses to utilise.

Car parking charges have been a concern of some town centre businesses for some time and Carmarthenshire CC has developed free parking days planned and advertise with local businesses and the current free parking scheme on Mondays and Wednesdays between 10 am and 2 pm in Council car parks. Revenue from car parking funds directly supports highway improvements and transportation services in support of the town centre.

### Benefits

- Increased levels of walking and cycling journeys
- Increased use of active travel for business journeys

### Tasks

1. Investigate opportunities for a Brompton Bike Dock located in the town.
2. Helping local businesses with new local logistics solutions through E-cargo bikes will require a clear strategy to encourage businesses to adopt the bikes as part of their business and to overcome practical barriers including adequate bike storage.
3. Continue to monitor the impact of town centre car parking charges during the period of their recovery from Covid-19 and the effectiveness of the free parking initiatives already in place.

# Delivery

Whilst investment in projects funded through programmes such as the Targeted Regeneration Investment (TRI) continue to make a difference, the masterplan identified that more is required.

The recovery masterplan is for everyone, not just Carmarthenshire CC, and it will require commitment and effort from all stakeholders if the town is to achieve success and deliver continued prosperity for the centre. This new plan is necessary to provide a clear pathway to town centre recovery and growth and it will be focused upon Business, People and Place, providing the framework in which prioritised actions over three levels of importance:

1. Immediate - actioning of quick-win permanent or temporary schemes, to take advantage of potential opportunities arising after the end of lockdown and for the remainder of 2021
2. Short term - delivery within the next 24 months - priority transformational projects that may require planning, funding, approvals and may cause some disruption during delivery
3. Strategic - Significant projects and strategies that will help guide the town centres direction to be resilient and to respond to long term changes

## Place projects

- Project 1: Railway Crossing
- Project 2: Quay Street & Market Square
- Project 3: Wind Street Junction Improvements
- Project 4: Margaret Street & College Street

## Property projects

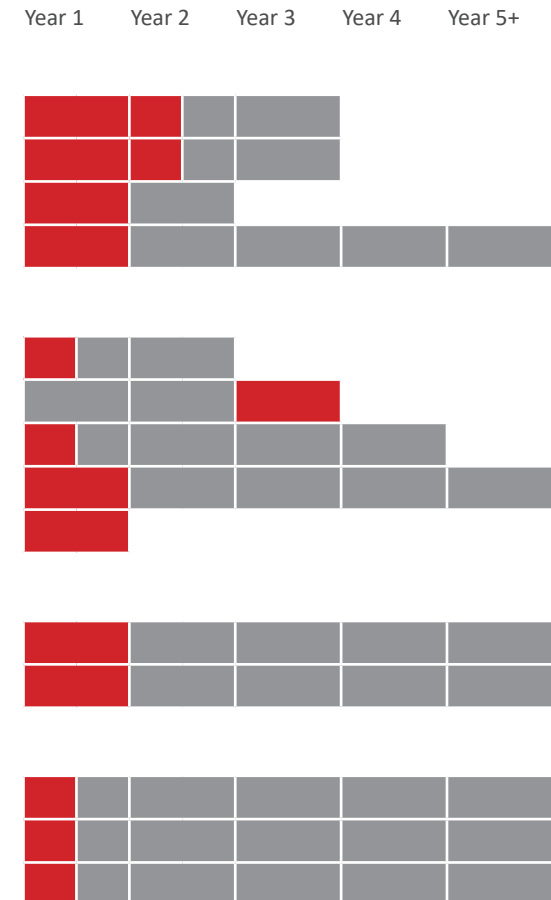
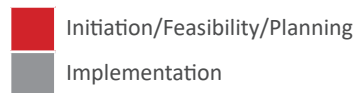
- Project 1: Local Market Insight
- Project 2: Local Development Order
- Project 3: Funding Support
- Project 4: Public Sector Land and Assets
- Project 5: Reform of business rates

## Business projects

- Project 1: Entrepreneurship & Business Support
- Project 2: Digital Town Centre & Skills

## Place management projects

- Project 1: Place Management Organisation
- Project 2: Culture & Entertainment
- Project 3: Transport & Movement





## Priorities

A series of projects are set out by the masterplan, however, it is recognised that it is unlikely that everything can be tackled at once and there will be the need to focus on the most important and high impact projects. All the actions identified support recovery and long term growth. Where more complex but high priority projects are identified, early development of outline business case and design development should be prioritised.

Projects that are likely to be funded from existing capital or revenue streams or through the immediate funding opportunities identified below, should be a priority.

To help deliver and drive forward the masterplan, the potential exists for funding support to the Local Authority to support improved town centre management/organisation with specific responsibility for the recovery of the town centre and the implementation of town centre initiatives.

## Funding

The funding landscape in Wales is experiencing a period of rapid transformation, this is being led by Welsh Government and the Local Authority in response to the pandemic and the UK Government with responsibility for the replacement funding programs following the UK's departure from the EU. At the time of writing some uncertainty exists around how some funding will be delivered. In light of this, the masterplan needs to be responsive over the coming 12-24 months and aligned to these emerging programs.

## Welsh Government – Transforming Towns Programme

Existing Targeted Regeneration Investment (TRI) program comes to an end in 2020/2021 and is replaced by the Transforming Towns Programme. This is a broad and flexible package of support that allows partners to decide upon the most appropriate mix of interventions and how to put them into practice effectively in each town. The new funding package will offer support for a wide range of projects, from green infrastructure developments, internal and external improvements for business owners, improvement of town centre markets, the support of new uses for vacant buildings, and driving activity to support the 'digital towns' agenda. Those eligible to apply for funding include local authorities, town centre businesses, Business Improvement Districts and Town and Community Councils.

## UK Government

- The UK Government published in March 2021 the prospectus documents on how local areas in Wales will be able to submit bids for the Levelling Up Fund and Shared Prosperity Fund (Community Renewal Fund for 2021-22) as a direct replacement for EU structural funds in Wales.
- Levelling Up Fund – small in scale and geography including regenerating a town centre, local investment in cultural facilities or upgrading local transport infrastructure. Delivered by local authorities who can submit one bid for every MP whose constituency lies wholly within their boundary with preference given to bids from higher priority areas including Carmarthenshire.
- Shared Prosperity Fund – EU Structural Funds will continue until 2023 and replaced through the new UK Shared Prosperity Fund. This new Fund, to be launched in 2022, will operate through the UK Government but to start with the UK Community Renewal Fund being provided for 2021-22 and targets priority local authority areas including Carmarthenshire.

## Carmarthenshire County Council

In response to COVID-19, the Council has established underpinning resources to support the recovery and growth of towns and the wider economy. Working with the Welsh Government, a range of new initiatives and business support will be made available.

### Business Recovery and Support

Subject to formal approval it is anticipated that the County Council led business recovery and support funding streams will be made available in 2021

- Recovery Fund to safeguard/create sustainable jobs within target growth sectors
- Revenue Support Fund to invest in skills, marketing and diversification to safeguard and grow jobs.
- Carmarthenshire Rural Enterprise Fund - development of new and existing business premises
- Transformational Commercial Property Development Fund - to provide financial assistance for the construction of buildings for industrial and commercial use.
- Business Start-Up Fund - capital support for the creation of new businesses resulting directly in the creation of jobs
- Business Growth Fund - support towards capital expenditure projects and specialist revenue expenditure, where new jobs are created

## Local Marketing and Distinctiveness

Funding has been secured via the Leader programme to promote rural Carmarthenshire to tourists - led by Carmarthenshire CC Marketing & Media Team to develop stories and reasons to visit, those that amplify

Welsh culture, language, locally produced produce etc. and deliver a marketing action plan (including branded promotional material, prepared social media content e.g. text, images and video, a business toolkit.

### Empty Premises/Meanwhile Uses

Welsh Government funding to develop a good practice guide for the region enabling communities to develop empty premises into 'meanwhile' spaces or pop up shops, providing practical advice on legal issues, business rates etc.. Potential to utilise the £10k Leader funding to fit out empty premises for this purpose

## **A Circular Economy - A Sustainable Recovery From Covid-19**

County Council is currently developing a strategy to support local investment in circular businesses and enterprises; that is, enterprises that keep things in use longer, through re-use, repair, re-manufacture and refurbishment, and in doing so, helping regenerate the community by adding jobs and developing skills locally. By doing this locally, the initiative will not only keep money in circulation within the county but vitally also reduce the impact that Carmarthenshire has on the environment. New potential projects are encouraged with local stakeholders, business owner, entrepreneur, volunteer etc.

The delivery plan indicates time-scales, suggested delivery partners and next steps. In each instance, a detailed review of the project scope would be required and or more detailed design work to provide costings.

The plan includes three stages, short, medium and long term with a suggested level of priority afforded based on stakeholder engagement and the need to complete certain tasks such as data collection to enable the development of key projects.

\* Since the publication of the Recovery Masterplan, the Wales Audit Office has published a Regenerating Town Centres Tool Kit for Local Authorities to self assess their approaches and improve their work on town centres. The masterplan has followed the principles of the Tool Kit and Carmarthenshire Council will fully adopt these principles going forward.



# Carmarthen Town Centre

## Recovery Masterplan

Prepared for  
Carmarthenshire County  
Council

March 2021

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# 1 Purpose & Context

This recovery masterplan has been commissioned for Carmarthen town centre by Carmarthenshire County Council (Carmarthenshire CC) in response to the effects of the COVID-19 pandemic. The masterplan reviews existing regeneration activity and provides a fresh focus on the priorities and the strategy for recovery and future growth.

At the current time, the long term effects of the COVID-19 crisis are highly uncertain which makes it difficult to draw a clear picture of the future. As we manage and adjust to the pandemic moving forward, there is the need to rethink the shape and purpose of the town centre and how to positively respond to longer term changes.

This recovery masterplan has been prepared with the contributions of local businesses and stakeholders to help steer the immediate actions in support of town centre recovery and to provide the framework to help re-imagine longer term regeneration and growth. Furthermore, at a time when Carmarthenshire as a whole is suffering from the effects of the pandemic, the recovery masterplan aligns with the priorities and actions that will support the Carmarthenshire wide economic recovery<sup>1</sup>.

<sup>1</sup>Carmarthenshire Economic Recovery and Delivery Plan, Carmarthenshire Council 2021

## Carmarthen town centre profile

- A multi-functional and historic town centre which serves an important regional role for a wide rural catchment in West Wales anchored by non-essential retail, leisure and hospitality, employment and administrative function as the county town.
- The centre supports a blended mix of national retailer representation and independents spread across a relatively large shopping area with two shopping centres; Merlin's Walk and St Catherine's Walk.
- Primarily a comparison (non food) led centre with key retail anchors including Debenhams (closing) and Marks & Spencer together with a commercial leisure offer (Vue cinema) and national food & drink operators focused at St Catherine's Walk.
- There are a number of entertainment, arts, culture and theatre attractors in the centre which contribute to the destination appeal.
- An historic and distinctive central area focused around Nott Square, Guildhall Square and the castle together with traditional independent business areas of King Street and Lamma Street which are complemented by more modern shopping centres.
- An established indoor market together with outdoor market (held twice weekly).
- A town centre which benefits from visits and expenditure from tourists and workers alongside traditional shoppers in the catchment area, characterised by a relatively wealthy shopper profile and local levels of prosperity.
- Focus for ongoing transformation with mature partnerships in place and guided by the priorities of the town centre masterplan, the town regeneration forum and its sub groups, Carmarthen BID and committed County Council and European funded projects.



## 2 The Impact of COVID-19

The impacts of COVID-19 are huge, unprecedented and continue to cloud the economic outlook. The effects on the town centre have been driven by several inter-related shocks including forced closures, social distancing, accelerated online shopping and structural changes for national multiple retailers.

Whilst impacts have been largely negative, some positive changes have also arisen including strengthened community networks, support for local businesses and 'shop local'. It has also supported growth in business innovation, diversification and created new business opportunities.

The Economic Impact Assessment of COVID-19 on Carmarthen town centre<sup>2</sup> identified the immediate and some potentially longer term impacts that shape this masterplan.

<sup>2</sup> Carmarthen Town Centre – Economic Impact Assessment of COVID-19, December 2020, Owen Davies Consulting Ltd



- **£1.3M** – the estimated amount of weekly spending on non-essential retail, services, leisure and hospitality that has been lost during periods of lockdown. These hard hit sectors are all well represented in Carmarthen town centre.
- **Over 80% decline in footfall at its lowest level (April 2020) compared to a year earlier.** Even during the summer 'unlock', weekly footfall over August 2020 remained circa 55-60% of the previous year. Compared to the other primary towns in the county, the town centre has suffered a major drop in footfall reflecting its role as a regional destination with a wide catchment area, appeal to tourists and town centre workers, which have all been impacted by lockdown and travel restrictions.
- **17% vacancy rate reflecting the impacts of store closures especially amongst the national multiples some of which represent large units.** Further closures are anticipated in 2021.
- **Impacts on the wider Carmarthen economy have been modelled and show reduced productivity, loss of employment with accommodation and food services businesses expected to experience significant closures.** Prosperity measured in terms of average household income is lower than average.

## Future drivers of change

Post COVID-19 life will likely be different to what many were used to with the pandemic accelerating many pre-existing structural trends as well as people forming new habits. This means people are unlikely to return entirely to the old behaviours. However, there remains uncertainty with how permanent these changes will prove once COVID-19 is no longer a threat and people can return to normal work patterns and socialising. The future drivers of change (Figure 1) are likely to have both positives and negatives effects for businesses and the people that use the town centre.

	Negatives	Positives
National multiple retailers	Loss of footfall as brands that once provided an important customer draw continue to restructure/close	Prime frontage become available for ambitious independents
Office space	New pattern of working from home reduces number and frequency of office workers commuting to the town	Working from home and reduced out-commuting increase opportunity for more localised spending and activity
	Demand for office spaces decline	Opportunity for combined agile office hubs and shared workspace.
Online shopping	Continued growth of online shopping results in long term loss of footfall	Brick & mortar businesses grow trade online to reach new markets & customers
	Retail – require smaller sales areas and different type of space to allow increased storage and back office	Business offering quality, specialist and experience led retail and personal services likely to grow.
Property	Decline in demand for retail and office space results in decline in property value/income for owners/investors	Lower 'attractive' rents and more flexible terms encourages independent business start-ups and existing business growth
	Declining viability and willingness to adapt property and invest	Landlords/property owners are incentivised to work in partnership with public sector and play an active role in regeneration
Place & attractiveness	Cautious consumers and ongoing health concerns attracts customers to locations considered safer e.g. retail parks	Opportunity to re-shape public spaces and improve pedestrian environments
	Loss of retail character and dominance of shopping	Space for new and intensified uses – residential, leisure, health, culture. Growth of new customers – e.g., homeworker meetings/ lunchtime hospitality
	Loss of hospitality, culture, leisure businesses that offer 'experiences' but have also been hardest hit	Greater emphasis on experience & 'place'

Figure 1: Drivers of change

# 3 Key Issues & Opportunities for the Town Centre

## People

Understanding the characteristics of the people who live nearby and potentially work, visit and use the town centre is an underpinning element of the masterplan. Once social distancing restrictions are lifted, it will become clearer how people’s behaviour and preferences have been altered, and this will determine how businesses, leisure and cultural attractions adapt as a result. It will be important for the masterplan to safeguard the businesses and activities that current customers want as well as attracting new users by understanding who they are and what they desire.

## Community Profile

CACI data<sup>3</sup> provides a 2020 data position prior to the pandemic and confirms a relatively wealthy shopper profile of those using Carmarthen town centre (Figure 2).

It confirmed town centre visitors as orientated towards the Acorn group profile categories of ‘Comfortable Communities’, particularly the dominant sub-category of ‘countryside communities’ which accounted for approximately half of all centre users - in part a reflection of the wide rural hinterland served by Carmarthen. There is also an underlying level of affluence particularly associated with ‘mature money’ which result in over 70% of town centre users considered to be above average in prosperity terms with associated levels of expenditure but equally expectations for quality and variety to meet requirements. By contrast, circa 23% of town centre users are identified as ‘Financially Stretched’ with the majority sub-group identified as ‘modest means’ (younger families in smaller homes with below average incomes) which reflect the importance of value and convenience as key considerations.

<sup>3</sup>CACI Retail Footprint Report – Carmarthen 2020

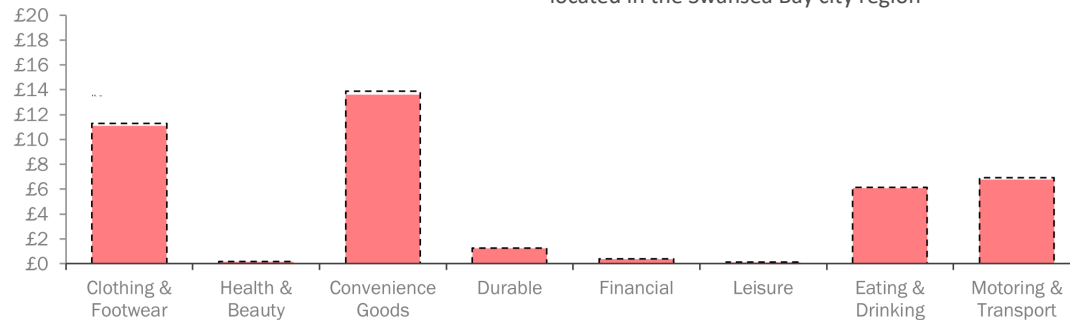
Category	% Using the centre
Comfortable Communities	58%
Affluent Achievers	14%
Financially Stretched	23%

Figure 2 – Acorn consumer segmentation. Source CACI 2020

## Spending

In assessing expenditure patterns, CACI confirms the role, function and attraction of Carmarthen town centre as an important regional centre with over 77% (£74m) of comparison (non-food) expenditure from its shopping catchment area. In addition, local workers are estimated to contribute £5m (5.2%) of expenditure whilst the contribution of tourists/visitors to the town centre is significant – accounting for £22m (17.7%) of expenditure. Together, these spend estimates confirm the multi-functional appeal of the town centre to a variety of users with nearly a quarter of expenditure derived from visitors, and to a lesser extent, local workers.

Analysis of average weekly spend data by CACI (Figure 3) recognise the essential expenditure on convenience goods (food) but also at the town centre level of expenditure on clothing/footwear, and eating & drinking. This reflects the level of clothing and footwear offer available in the town centre, split across national multiples and independents, whilst the spend on local food and drink facilities indicate the destination status for many users.



## Commuting

Prior to COVID-19, some 1,000 people commuted daily out of Carmarthen with the main destinations for commuters identified to be Swansea, Llanelli, Cross Hands and Cardiff. By contrast, as a county town and key regional location for many public sector organisations, Carmarthen attracts more in-commuters than out-commuters, particularly Llanelli, and the Cross Hands, Kidwelly and Ammanford areas. The potential for future changes in commuting trends and resultant implications for working patterns and workspace requirements (including flexible and innovative workspace), will likely have implications for the town centre.

## Outlook

Whilst Carmarthen town centre has proved to be a popular and well performing centre, it is recognised the town centre has been more exposed to the impacts of COVID-19 when compared to many other town centres for a variety of reasons. This includes its core composition and offer which is predominantly oriented towards non-essential, leisure and hospitality uses but also as a consequence of its status as a county town and regional shopping/leisure destination to a wide hinterland. The direct impacts of lockdown, temporary closures, travel restrictions on visitors and working from home by previously centrally based workers have, collectively, contributed to falling footfall and reduced expenditure in the town centre.

This remains a challenge but there remain fundamental and positive credentials for the town centre which offers a unique cultural and heritage destination set in the context of its strong foundation of specialist independents and national multiples together with focus for entertainment, arts, hospitality, work and education. Furthermore, the local area and socio-economic profile of existing town centre users indicate a relatively affluent population which offers a good base for supporting recovery from a regeneration and investment perspective.

The town is identified as an area of Transformation<sup>4</sup> and focus for investment particularly at Carmarthen West following the delivery of Yr Egin creative

and digital centre delivered at University of Wales Trinity Saint David. This offers potential to expand the creative and digital sector in the town centre, potentially linked to a greater student presence in the centre given the significant number of students at the university and also Coleg Sir Gar. The town centre is an integral element of this 'Transformation' with the town centre regeneration masterplan<sup>5</sup> outlining key priorities for the central area. This recovery masterplan complements the existing framework which is supported by the ongoing work of the Regeneration Forum's sub-groups.

At the national level, Carmarthen is identified as a Regional Growth Area in the Future Wales plan<sup>6</sup> which seeks to grow, develop and offer a variety of commercial and public services that will act as the focal point for their areas. Coupled with the principle of 'Town Centres First', this has potential to further strengthen investment and facilities in Carmarthen town centre.

<sup>4</sup> A strategic regeneration plan for Carmarthenshire 2015-2030 – Transformations, Carmarthenshire CC

<sup>5</sup> Carmarthen Town Regeneration Masterplan 2014 – 2030, Capita 2014

<sup>6</sup> Future Wales: The National Plan 2040, Welsh Government

## Business

The key driver of the recovery masterplan is the need to safeguard viable local businesses particularly those which contribute to quality, experience and diversity of uses. The masterplan also recognises the need to support businesses which are capable of opening up and responding to new markets, and targeting/capturing new customers, whether they are new enterprises or established businesses ambitious to evolve and grow.

CACI data for Carmarthen town centre (Figure 4) confirms the composition which can be characterised by an over representation of health and beauty, 'other' retail and eating/drinking offer. This is not surprising given the scale, diversity and extent of the retail offer. Equally, the concentration on non-essential retail confirms a low level of convenience (food) provision. The changing nature of the retail sector will likely further impact on the composition of the town centre although Carmarthen continues to retain a healthy range, choice and offer of clothing and footwear retailers, whilst the shift towards more personal and experience led services such as leisure, health and beauty, and eating & drinking, appear to be well established in supporting these trends.

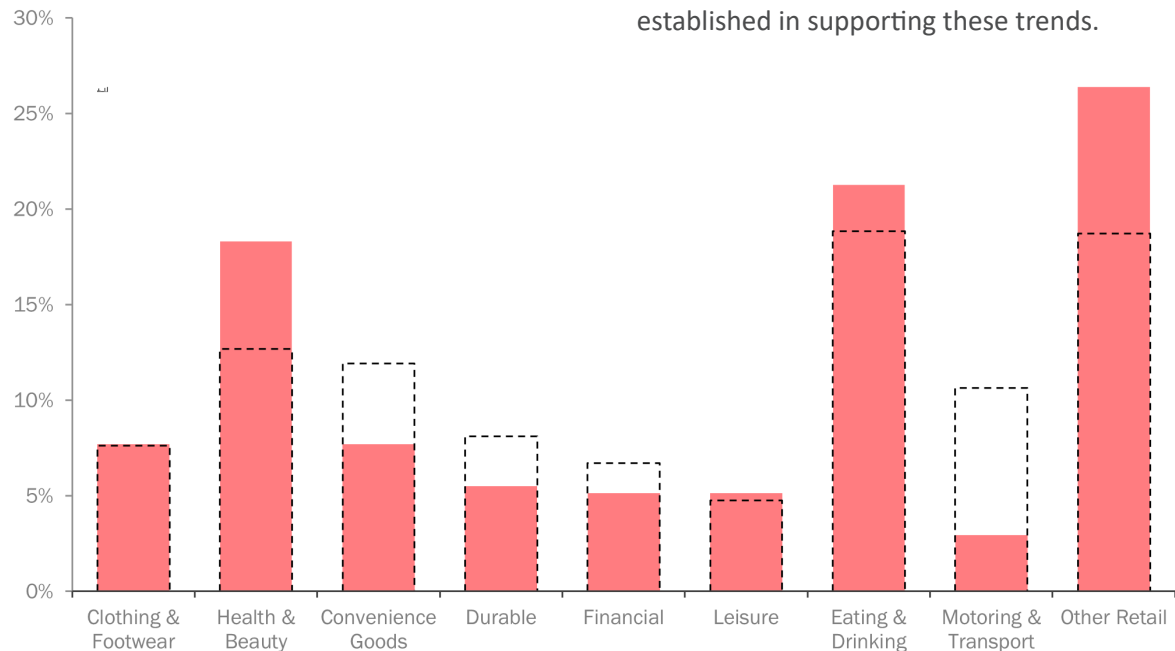


Figure 4: Town centre composition

Source: CACI 2020 – Dash line represent average for towns located in the Swansea Bay city region

## Diversity & Speciality

The town centre provides a comprehensive blended mix of uses and services, many by high quality independent businesses (Figure 5) which contribute to its attraction and appeal as a visit destination. This variety and choice extends across numerous uses, some specialist in nature and which have developed a loyal customer base. This mix of independents ensures a unique and distinct shopping, leisure and hospitality experience with certain parts of the town centre characterised as 'independent quarters' such as King Street, which differentiate from other areas of the centre. In addition, the very nature of independent businesses ensures variety of product offer; customer experience, advice and service, and shop-front and display.

The extent of the independent business community in the town centre provides opportunities to develop and strengthen representation throughout the town, particularly given the ability to more readily manage, respond and implement change. There is good evidence of business expansion by independent retailers in the town centre, including take up of larger vacant units formally occupied by national multiples. This reflects a positive commitment by occupiers to 'scale up' and refocus their presence and position alongside flexibility and support on the part of landlords to encourage and promote opportunities for those who previously faced barriers to larger premises.

## Creative Industries

The significant investment at Yr Egin represents a strategic opportunity to grow Carmarthen's role as a creative industries hub based around Welsh Language media. To capitalise on this unique facility, this recovery masterplan recognises the potential to explore and promote opportunities for creative and digital industries in the town centre, including its potential to link activities with the University of Wales Trinity Saint David. This has implications for supporting new activities and uses of buildings (potentially re-purposing vacant properties) alongside the creation of new footfall generators and importantly help to further promote the creative offer of Carmarthen.



Figure 5: Examples of independent businesses in Carmarthen town centre

## Business Property

With weakening demand and the general decline in retail (including larger format stores), opportunities exist to repurpose and adapt a large amount of town centre property. A consequence of structural change has been the growth in the vacancy rate, as evidenced in Carmarthen town centre, with particular issues arising from the closure of national multiples and resultant large vacant units which present greater challenges for securing realistic prospects for reoccupation. Vacancies are distributed throughout the centre although a concentration of units exist in Red Street and Cambrian Way whilst the owners of St Catherine's Walk and Merlin's Walk are proactively seeking to address voids where they exist, which include the closure of Debenhams, the largest unit and a significant attractor for the town centre.

The key issue will be to focus beyond retail use and to avoid a 'hollowing out' of the town centre. There will be the need to secure new occupiers with attention and priority on identifying new uses which can drive footfall and activity such as residential, leisure, workspace, education, community and public services. Given the extent of the public sector presence in Carmarthen, opportunities exist for Pembrokeshire County Council and its partners, including the university and college to explore the scope to bring services and facilities into the town centre that can make use of vacant premises. This will be of relevance to the largest units.

In addition, to ensure the independent and small business community can grow and flourish locally, it will be important to ensure suitable property is available, which can provide for modern and flexible needs but also ensures flexibility, innovation and affordability in regard to rental and lease terms/conditions. This will better help support opportunistic businesses willing to invest whilst responding to changes in market and commercial trends. Where re-purposing and adaptation is necessary, it will be important to recognise the viability considerations for property owners/ investors.

The proposed Local Development Order (LDO) for Carmarthen town centre will be a critical policy tool to promote flexibility of uses that can be enacted relatively quickly. An LDO, if approved in 2021, will provide general planning consent for a wider range of uses at ground and upper floor level, removing the need for planning applications and streamlines the planning system, lowering barriers to a range of alternative uses and investment.

## Digital and Social Media

Growing small businesses and transitioning to medium and potentially larger scale operations requires improved productivity and market reach. It is likely that growing an effective online customer base will be an important part of this future business growth.

Our review of Carmarthen digital health suggests that not enough is being done by most local businesses online to maximise their communication - although the presence of some proactive local businesses, community groups and Carmarthen BID are seeking to raise the vital importance of digital and social media exposure to help raise business profile and profitability.

66% of UK consumers spend 3hr day on social media

52% of UK consumers use social media to research purchases

Only 30% of Carmarthen's town centre businesses active on social media

There is major scope to improve the online presence of the town centre businesses with data suggesting generally weak levels of social media engagement by the business community with less than a third actively engaged.

Given the vital importance of online presence for modern business, this could be strengthened considerably to drive further local and independent business growth.

## Place

The Recovery Masterplan has benefited from the 'Carmarthen Town Regeneration Masterplan', an earlier masterplanning exercise undertaken in 2014. This study appraises the urban conditions that characterise the town centre and identifies a number of potential projects. The Recovery Masterplan does not seek to replicate this work, but instead review it alongside other ongoing and planned projects, to identify priority interventions and strategies to support the survival and recovery of the town centre especially in response to the pandemic and notable trends in the retail sector. These 'Place Projects' are described in more detail in the following sections.

With regard to the town's sense of identity, Carmarthen claims to be the oldest town in Wales and evidence of its rich history is certainly a key defining feature of the town centre. Its character is largely defined by a medieval street pattern and numerous listed buildings, particularly concentrated along King Street and Nott Square including the Grade I listed St Peter's Church and Castle, and the Grade II\* listed Guildhall.

The structure of the town centre has a distinctly radial pattern with key routes converging on the junction of Blue Street, Red Street and Guildhall Square.

From here, the historic character continues to the west along Lammas Street and east along King Street which connects with Nott Square and

Guildhall Square with St Peter's Church. However, to the north of these routes, the primary retail frontage which lines Red Street connecting to the St Catherine's Centre is defined by large format retail units and modern architecture and public realm, in stark contrast to the adjacent areas of heritage.

This radial pattern with numerous changes in direction and irregular arrangement creates a characterful network of streets, spaces and alleyways, and the perception that the town centre is extensive. Between these radial routes the townscape is often fragmented and dominated by service yards, car parks and the blank rears of buildings.

Generally, the quality of the public realm is lacklustre and does not complement or meet the standards set by its attractive historic buildings. There is also a distinct lack of green space and trees. Although relatively close the River Towy, the town centres connection with the riverside is compromised by the change in level, lack of direct pedestrian routes, and the busy Coracle Way road.

Overall, Carmarthen benefits from a wealth of historic and cultural assets, and places of interest however, the potential of these assets is currently not realised. Investment to reinforce the town's 'sense of place' is required to help create a setting that supports businesses, attracts new visitors and creates a desirable place to live and spend time in.







Opportunity for retail core to adapt to changing context and refresh its public realm and street activity

Opportunities to enhance existing routes and create new spaces

Opportunity to define and celebrate a 'Cultural Quarter' centred on King Street

Imperative to enhance the setting of the historic core as the 'heart' of the town centre

Connection and relationship between the town centre and the riverside should be strengthened

## Summary of Key Challenges & Opportunities

### Challenges

- Vulnerability and threat to its regional shopping role including the loss of major branded retail
- Shift to remote working has led to a marked reduction in office workers using the town centre particularly given the extent of the public sector in Carmarthen
- Growth in vacant property, many relatively large which have potential to ‘hollow out’ the town centre
- Maintaining a strong enough attraction and appeal of the centre to a wide and relatively affluent catchment area compared to other nearby centres
- Weakening demand for retail and realistic prospects for securing take-up given an oversupply of units
- Low levels of digital business engagement by businesses
- Safeguarding and retaining the remaining retail anchors and leisure attractors
- Flood risk at the riverside edge of town centre

### Opportunities

- The mix of retail, leisure and employment mixed with culture and heritage which already provide an experience-led destination
- Strong foundation base of interesting and specialist independents
- Existing entertainment, hospitality, arts, culture and theatre including ongoing investment
- Re-purposing of the central core to create new uses and activities including flexible workspace and residential
- Extend public sector services and facilities in the town centre
- Requirements in for Carmarthen town for a new hotel
- Build on the creative and digital industry at Yr Egin to develop a greater role for the creative industries
- Extend the local markets (indoor and street) to ‘showcase local’
- Enhance outdoor spaces to support the growth of hospitality, social gathering and well being
- Promote the quality of place and improve linkages through the town centre
- Jacksons Lane as a focus for regeneration activity

## Summary of Key Objectives

To drive forward the plan for recovery and growth and to provide a focus for the strategy and delivery plan the following objectives for the town centre have been identified:

- Safeguard, protect and strengthen the regional role of Carmarthen town centre as a destination for retail, leisure, hospitality, culture, employment, education and residential.
- Concentrate activity on the central core to avoid ‘hollowing out’ and maximise opportunities for a greater mix of uses through the reuse and re-purposing of empty and underused buildings in an area undergoing significant change.
- Strengthen the leisure and hospitality facilities of the town centre to enhance the under-performing evening economy and develop the tourist infrastructure that provides a year-round offer, including the opportunity for a new hotel.
- Support and encourage small and independent businesses to develop, grow and expand in the town centre.
- Expand the public sector presence in the town centre, including opportunities to deliver new service provision (health and well-being, leisure, local services/advice hwb, residential) and collaboration with third sector organisations, to generate footfall ‘anchors’ and utilise empty premises.
- Build on the opportunities for greater links between the University and town centre including the scope for educational and cultural activities to complement the cultural quarter, and specifically the potential for a creative and digital hub linked to Yr Egin.
- Encourage the growth of the outdoor market to include a greater number of stalls and potential for a new theme/style of markets.
- Ensure improvements to the quality of outdoor spaces, especially Jacksons Lane, to deliver a safe, attractive, inviting and stimulating town centre environment that supports the hospitality sector and evening economy.
- Improve pedestrian and cycle linkages throughout the town centre, many of which are of poor quality.
- Establish a SMART town with businesses making best use of digital to grow their market reach, turnover and footfall.
- Initiatives that ensure a range of stakeholders are involved in delivering improvements for the town centre.
- Encourage decarbonisation through low carbon and climate-resilient infrastructure, renewable energy and sustainable developments.
- Support for the use and promotion of the Welsh language and culture.

# 4 The Recovery Masterplan

Carmarthen town centre faces ongoing challenges and transition as it adapts to wider structural changes and the effects of the pandemic on its regional role as a retail, leisure and employment centre.

A flexible approach towards recovery and growth will be required which seeks to safeguard the town's role as a regional centre for employment and shopping effected by the pandemic. The strategy focusses on the positive attributes that already exist alongside the need for diversification and is driven by a focus to support and nurture local business, promote a mix of uses for a variety of people, and strengthen and rejuvenate the town centre as a more attractive place.

The strategy seeks to broaden and extend the range of uses beyond the traditional retail led and employment role but equally safeguard existing anchors and attractors. This shift and re-purposing towards a multi-purpose destination provides genuine opportunity to respond to the evolution in modern retail, leisure and hospitality trends for existing and new businesses together with genuine encouragement for new uses, particularly residential, flexible workspace, education, cultural and social/community activities. Recent interest from hotel operators in the town centre has provided encouragement that greater levels of diversity can be achieved and would help to grow a generally under-performing evening economy. The future contribution of the public sector to the town centre, given its long-standing administrative

role, is also likely to change and provides an opportunity to reconsider the way that local services are delivered and more agile working is provided within the town centre.

A greater concentration of new activity on the core town centre will help to support and widen economic activity and vibrancy throughout the day and evening, extending the reasons to visit for local residents, workers and visitors alike.

The town centre also offers significant opportunity for environmental improvement, especially of the public realm to help showcase the quality of the heritage and to encourage greater use of its high-quality outdoor spaces. The central area combines a number of distinct areas and more can be done to promote the town as a genuine experience led destination which maximises the advantages of the town's history, Welsh culture and regional centre facilities.

## Spatial Priority Areas

The recovery masterplan is concentrated around four distinct strategy areas, which provide the spatial focus for action and intervention.

### The Eastern Gateway/Cultural Quarter

*A priority area for improving the public realm and driving regeneration, mixed-use activity and support for small independent businesses, cultural activity and the evening economy in an area that is facing transition with some prominent vacant buildings alongside some core cultural assets and development sites.*

### The Historic Core

*A priority area which represents the heritage asset of the town centre, and the link between the old and new town. Significant opportunity for greater public use of the outdoor spaces as a safe pedestrian focus for cultural, food and drink, and entertainment activities throughout the day/evening alongside qualitative improvements to enhance the outdoor experience.*

### The Central Commercial Core

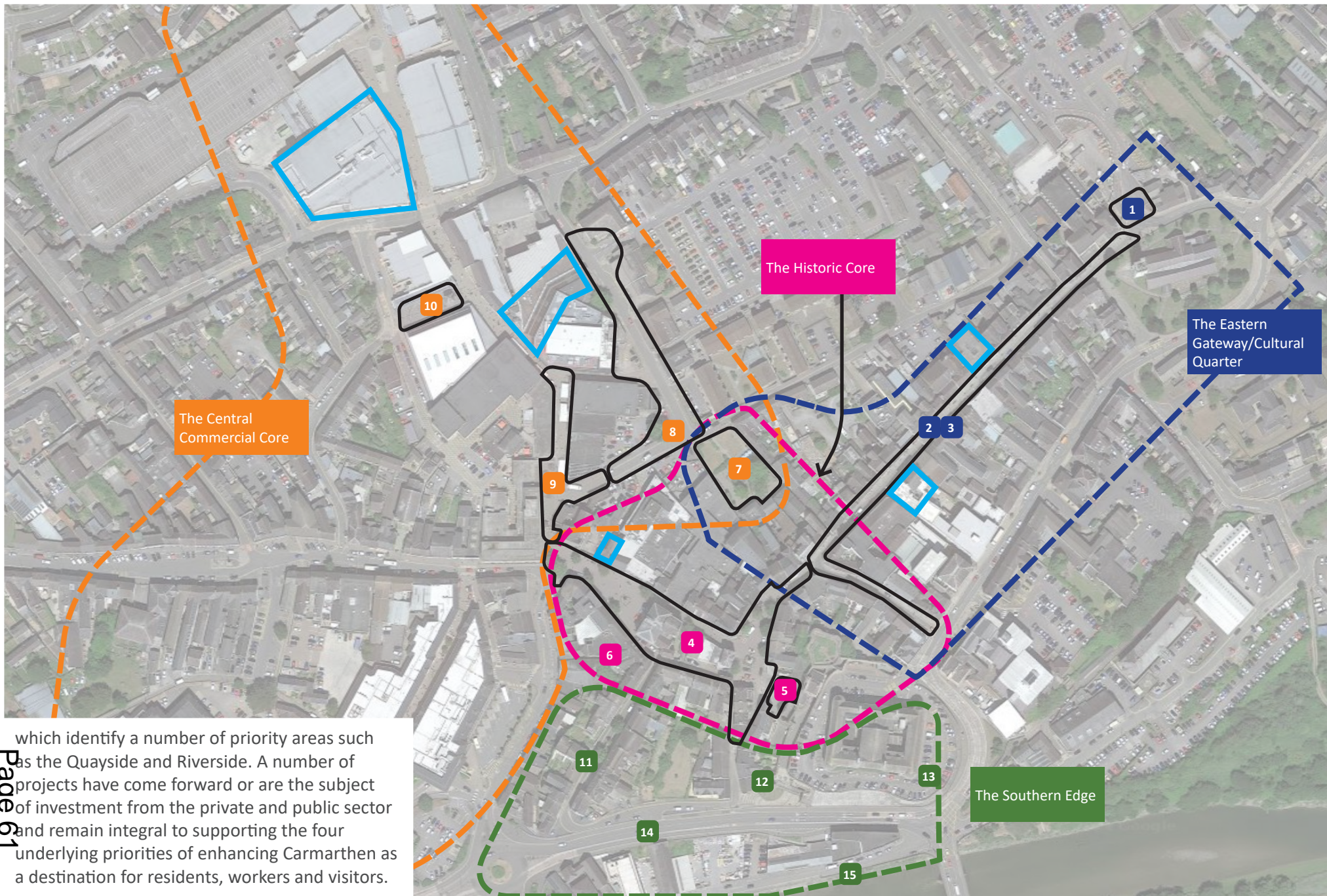
*An area for safeguarding the core commercial activity focused on retail, leisure and hospitality, including the shopping centre anchors of Merlin's Walk and St Catherine's Walk together with other existing footfall attractors.*

### The Southern Edge

*The area between the historic core and Coracle Way, including County Hall and Quay Street, which provides linkages towards the Quay and riverside. The area offers scope for qualitative enhancement given the 'gateway' location together with areas of transition, especially in Quay Street.*

The focus for the masterplan is centred on the core area of the town centre given the priority objective in the short term to protect and strengthen the appeal and offer of the traditional town centre.

Despite this geographic prioritisation, it remains supportive and complementary to the wider objectives and aspirations identified in the 2014 Carmarthen Town Regeneration Masterplan



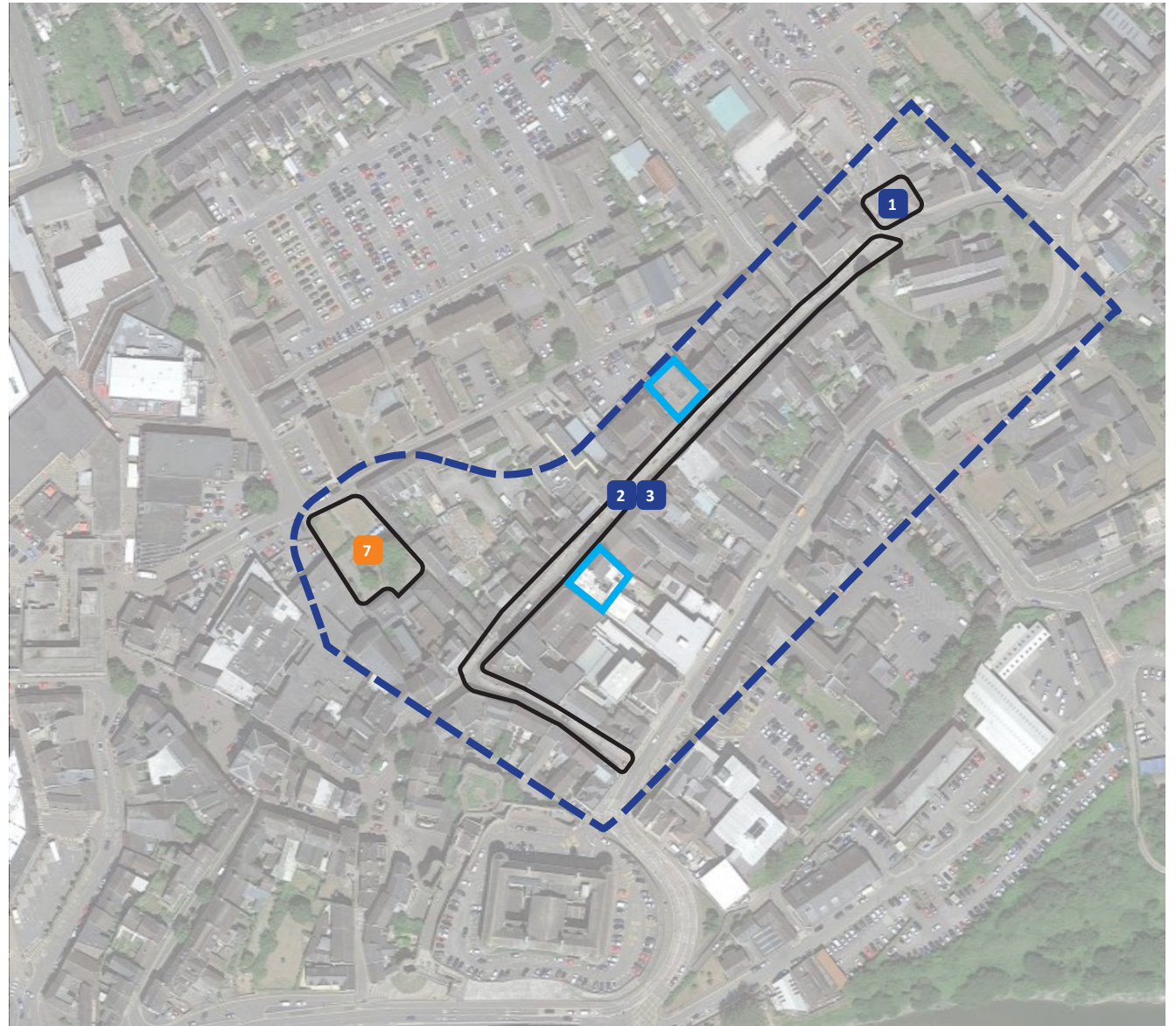
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which identify a number of priority areas such as the Quayside and Riverside. A number of projects have come forward or are the subject of investment from the private and public sector and remain integral to supporting the four underlying priorities of enhancing Carmarthen as a destination for residents, workers and visitors.

## The Eastern Gateway/Cultural Quarter

### Strategic objective:

The strategy is focused on rejuvenating activity, the public realm & built environment, and the range of uses in the heart of the Old Town Quarter, building on the existing heritage and cultural assets such as Peter's Church, Oriol Myrddin, library (housing Carmarthenshire Archives) and Lyric Theatre alongside the independent business community. The temporary pedestrianisation of King Street offer opportunities to investigate longer term changes to encourage street-based activities and improved public realm alongside support for a wider mix of uses, to build on the independent culture of the area alongside scope for new footfall attractors, including the potential for educational related uses, especially a creative industries hub and student residential, linked to the University. A number of prominent vacant buildings exist, especially on King Street (Post Office, Former Family Value unit) which offer large scale opportunities for reuse to improve the qualitative appearance of the area. The area represents the 'independent, cultural quarter' of the town centre and offers good opportunity for building on and expanding the variety of uses to extend economic activity, particularly into the evening, and promoting an artisan village.



## Project 1: St Peter's Street Car Park Entrance

### Objective

The car park entrance currently detracts from the high quality and historic character of the area and creates a negative first impression.

A scheme comprising proposals for extended footways, natural stone finishes, new barriers, signage, and trees/ornamental planting will help to enhance this point of arrival and complement the character of the area.

### Tasks

1. Liaison with the Highways team to agree scope and parameters for design i.e. is a reconfiguration of the highway and access arrangements required? Are other environmental improvements required in the wider car park?
2. Preparation of a brief for the design of an environmental enhancement scheme (Approximately RIBA Stage 4). The study should include:

- Technical highways design as necessary
  - Public realm proposals including paving, planting, boundary walls seating signage, lighting, de-cluttering
  - Review of any existing TROs
  - 'Access for all' appraisal
  - A palette of materials, street furniture and lighting that is coordinated with existing public realm treatment in vicinity of St Peters Church
  - Stakeholder engagement
  - Cost appraisal, risk assessment, delivery timescale
3. In support of the feasibility study, undertake or commission the following:
    - Topographical survey of the study area
    - Utilities, basement and radar surveys
    - Liaison with statutory undertakers to understand potential future works in the area
    - Assessment of funding opportunities



## Project 2: King Street/Queen Street Access Improvements

### Objective

Kings Street and Queen Street have previously been identified for potential pedestrianisation, and the temporary measures in place to allow for social distancing due to COVID-19, have allowed a preliminary assessment of its effect.

Potential advantages of pedestrianisation include a safer and more pedestrian friendly environment, increased space for external seating, dining and the on-street presentation of wares, space for market stalls to increase footfall. There appears to be few disadvantages as the route is not a strategic through route and does not provide significant on-street parking.

On this basis, the potential for pedestrianisation together with other approaches to managing access to the street, should be further explored taking into consideration access and timing of deliveries; shared surface treatments and the possibility of closure to traffic being limited to seasons.

Any comprehensive redesign should include for the implementation of high-quality materials (including natural stone) and a consistent approach to street furniture to enhance the areas identity.

### Tasks

Liaison with the Highways team to agree scope and parameters for the feasibility study.

Preparation of a brief for a feasibility and options study to explore the range of approaches to improving pedestrian

accessibility (Approximately RIBA Stage 3). The study should include:

- Options and assessment of a variety of design approaches including pedestrianisation, reduced carriageway widths, shared-surfacing, reduced / controlled access for different vehicle users, reduced / no parking, etc.
  - Appraisal of wider network implications and review of existing TROs
  - Opportunities for outside seating, display areas for businesses, market stalls and review pavement licensing arrangements
  - Street furniture and signage audit and proposals for the de-cluttering
  - 'Access for all' appraisal of options
  - A palette of materials, street furniture and lighting that is coordinated with future proposals for the town centre
  - Strategy for stakeholder/ public engagement
  - Cost appraisal; Risk assessment; Delivery timescale
3. In support of the feasibility study, undertake or commission the following:
- Topographical survey
  - Utilities, basement and radar surveys
  - Liaison with statutory undertakers
  - Assessment of funding opportunities



Existing

A redesign of the street environment would create a more attractive and usable space that is welcoming to pedestrians and would create opportunities for street stalls, tables and chairs and events. Vehicular access can be managed to allow deliveries and emergency services in a shared street.





## Project 3: Cultural Quarter Enhancement

### Objective

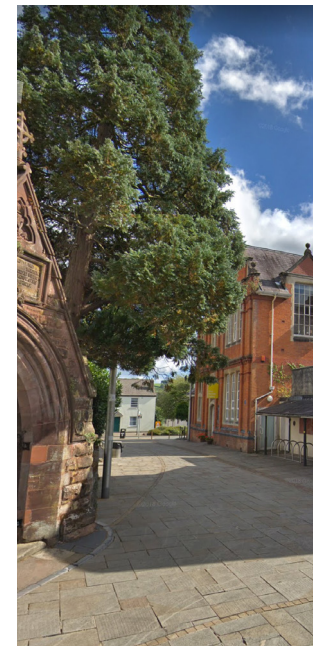
The idea of a 'Cultural Quarter' based on existing heritage, cultural and educational assets such as St Peters Church, Oriel Myrddin, library (housing Carmarthenshire Archives) and the Lyric Theatre alongside the independent business community, has grown momentum in recent years.

This strategy seeks to consolidate this idea through a wide range of localised and focused improvements which improve the fabric and character of this part of the town and encourage and expand economic, cultural and educational activity.

### Tasks

1. Liaise with building and business owners to enhance the appearance and maintenance of shop-fronts and key buildings such as the Art Deco King Street Furnishers, the Post Office, and the portico entrance to the Lyric Theatre.
2. Sundry improvements to the public realm and streetscape including the implementation of consistent bollards and furniture, seating, hanging baskets, seasonal flags, and banners. This is considered an interim measure ahead of long-term public realm improvements.  
Review the function and appearance of the bike shelter adjacent to the Oriel Myrddin Gallery and consider new cycle infrastructure such as e-bikes, to promote use by students and visitors.

4. Review pavement licence provision and conditions to promote greater use of the external space, al-fresco dining, the evening and night-time economy, and independent traders.
5. Identify suitable locations for market stalls during the temporary access restrictions in King Street and Queen Street and monitor their impact on footfall and local businesses, in consideration of the business case for pedestrianisation.
6. Investigate alternative reuse of prominent vacant properties – including potentially University uses such as student residential, education hub, creative/digital industries.
7. Investigate opportunities for a hotel.
8. Commission artwork to signal the entrance to Jackson's Lane off King Street.
9. Assess the potential value of branding and promoting the area as a distinct 'quarter' and destination within the town centre.



## The Historic Core

### Strategic objective:

The heritage asset of the town centre, the area centred on Nott Square, Guildhall Square and the Castle provides the transition between the independent & cultural quarter, and the modern shopping centre. The focus of the strategy is on qualitative improvement and enhancement of the existing distinctive, unique built environment and assets alongside more proactive use of this area, by building on existing initiatives and providing the appropriate physical infrastructure and conditions to support greater public use (safe, weather protected) of the outdoor spaces, to accommodate food/drink/hospitality and entertainment/street activities. This is an immediate priority to help extend economic activity of the day and season and respond to social distancing requirements.



## Project 4: Guildhall Square & Nott Square

### Objective

Guildhall Square, Nott Square and the routes that connect them, represent the historic core of the town centre and a key asset and visitor attraction.

The quality of public realm in these areas does not match the quality or character of its setting and improvements are considered a priority.

In the short term, it is understood that some cosmetic improvements to these key spaces are currently being implemented by the 'Public Realm Group'. In the medium term however, a comprehensive replacement of paving and furniture is required to realise the full potential of this important area.

Note that some of the tasks itemised below may already be underway through the work of the 'Public Realm Group'.

### Tasks

1. Consider providing consultant support to the 'Public Realm Group', to audit these key areas in terms of short term improvements.
2. De-cluttering of the space and the implementation of consistent furniture, seating, signage etc.
3. Review pavement licence provision and conditions to promote greater use of the external space, al-fresco dining, the evening and night-time economy, and independent traders.

4. Allocate space to the central parts of the squares for market stalls, street-food stalls and/or covered staging for outside dining areas that are usable during inclement weather and early/late season, etc.). Infrastructure could possibly include power, security, furniture and lighting. Space should take into consideration permitted vehicle routes, deliveries, and emergency access.
5. Licensing and locations for street performance should also be investigated.
6. Celebrate the heritage of the town and its spaces with seasonal flags and banners and decorate with hanging baskets and seasonal lighting.
7. Prepare a brief for the design of a public realm scheme (Approximately RIBA Stage 4). The study should include:
  - Public realm proposals including paving, planting, seating, signage, lighting, de-cluttering
  - Review of any existing TROs
  - 'Access for all' appraisal
  - A palette of materials, street furniture and lighting that is coordinated with a town wide strategy including the replacement of the existing concrete paving with natural stone and furniture with consistent town centre style appropriate to its important historic setting

- Stakeholder engagement
  - Cost appraisal, risk assessment, delivery timescale
8. In support of the feasibility study, undertake or commission the following:
    - Topographical survey of the study area
    - Utilities, basement and radar surveys
    - Liaison with statutory undertakers to understand potential future works in street
    - Assessment of funding opportunities



## Project 5: Castle Entrance

### Objective

In association with Guildhall Square and Nott Square, the Castle is a highly valued asset and important visitor attraction. Currently its entrance is severely compromised by clutter and the appearance of adjacent buildings. The environmental enhancement of this area should be a priority.

As with Guildhall Square and Nott Square, the 'Public Realm Group' have identified and are implementing opportunities to improve appearance and accessibility and have successfully introduced an outdoor seating initiative in response to the Covid-19 pandemic. In the medium, a comprehensive redesign of this area should be coordinated with the adjacent Nott Square.

### Tasks

1. Consider providing consultant support to the 'Public Realm Group', to audit these key areas in terms of short term improvements.
2. De-clutter the castle entrance space by removing all the street furniture located between the castle and Nott Square.
3. Investigate options to improve the boundary treatment to the northern edge of the castle entrance space and its interface to adjacent buildings. This could include temporary stalls in the short term and a permanent new high stone wall with interpretation and market stalls in the long term. It is understood that a mural to the blank gable wall is currently being considered.
4. Investigate ideas for flags, banners, and a theatrical lighting scheme to enliven the space and reinforce its presence in the town.
5. A medium-term aspiration should be to redesign of the castle entrance space to create usable, level, gathering / performance area. This exercise should be incorporated into a wider scheme for public realm improvements to Nott Square and Guildhall Square.



## Project 6: The Lanes

### Objective

The numerous alleyways in the town centre are an interesting and distinctive feature of the town's history and morphology however, many are not well maintained and consequently not inviting to pedestrians.

A project to work with building and business owners adjacent to the lanes, to clean, repair, resurface, light, and signpost these routes, will encourage visitors to use them to explore the town.

### Tasks

1. Prepare a brief for an audit of the lanes. The audit should include:
  - Mapping and measuring of the lanes.
  - Assessment of the condition of surface materials, levels and accessibility issues.
  - Assessment of boundary treatment including surface finish, condition and ownership.
  - Assessment of lighting
  - Recommendations for improvements including potential constraints, high level costs, and potential programme of implementation
  - Scoping of potential for further project to implement a series of public art projects to reinforce and communicate the culture and heritage of the town and provide additional places of interest and connectivity.



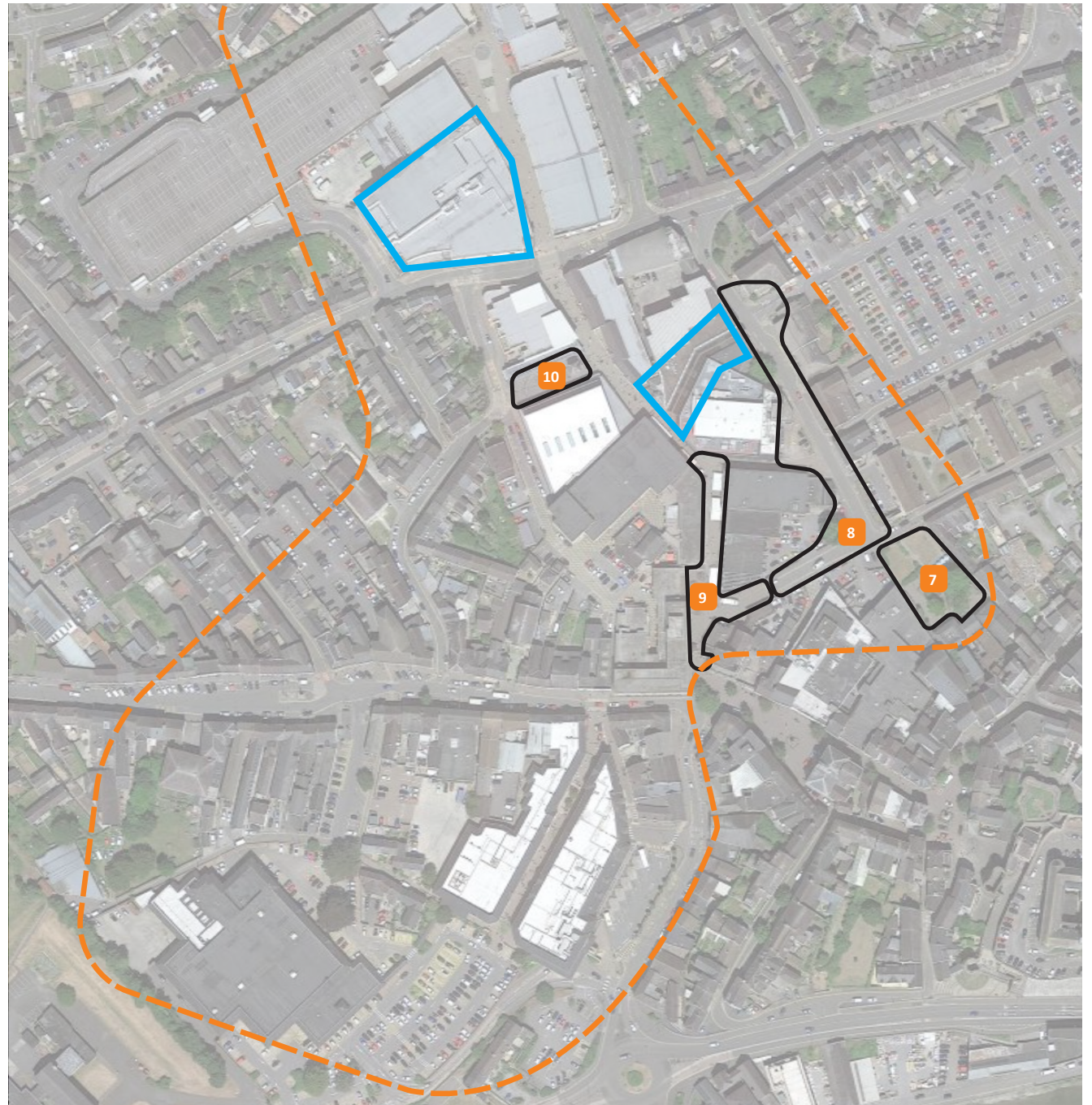
Public realm improvements to the market square at Caernarfon Castle (below) have created a simple, uncluttered space surfaced with natural stone, which allows space events, tables and chairs, etc.



## The Central Commercial Core

### Strategic objective:

An area which traditionally has been driven by the commercial retail market, the core is facing significant challenges and threats particularly to its retail offer, following the loss of key attractors including Debenhams. The strategy is focused on safeguarding the core retail, leisure and hospitality offer which contains a number of key anchors including Merlin's Walk and St Catherine's Walk and other individual attractors. There are a number of large vacant units which offer opportunities for new uses, including potential facilities for public sector partners to drive activity and footfall but also supporting a broadening of uses. Opportunities for improvements to the public realm, especially in Red Street exist whilst the strategy seeks to support the expansion of the outdoor market and ensure a holistic linkage with private sector aspirations and activity.



## Project 7: Jacksons Lane Gardens

### Objective

Jackson's Lane is a committed project priority for the town centre and work is already underway to review earlier plans for the area.

The Recovery Masterplan has identified the area as a key asset to the town centre in providing green open space and a valuable alternative experience for visitors, in contrast to the town's numerous hard paved public spaces. It also provides opportunities for existing and new businesses to exploit and so it is recommended that this area is enhanced in terms of its appearance, accessibility, and its potential for accommodating moderate commercial activities and events.

The character of the enhancements should retain the intimate, verdant and 'gardenesque' character that the space currently provides. The inclusion of increased enclosure to screen views (e.g. bin storage areas) and extend the protected environment is also considered to be desirable. It is understood that a separate green/blue infrastructure project has been identified which should ideally be incorporated into future proposals without compromising the other primary objectives.

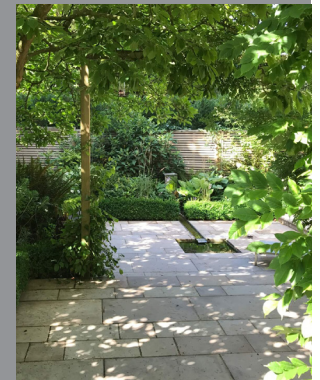
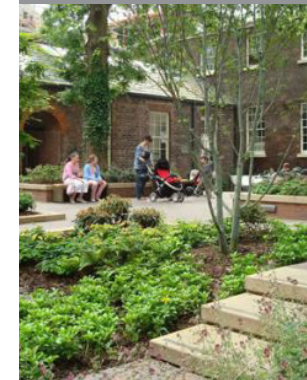
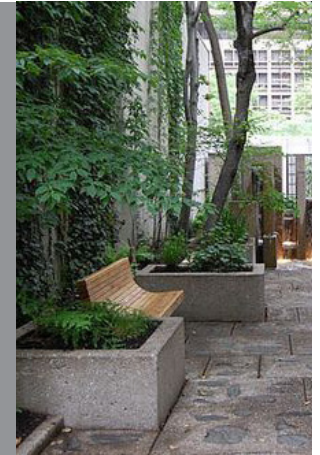
Depending on overall cost and available funds, this Project could be developed in conjunction with Project 8: Chapel Street, Cambrian Place, John Street.

### Tasks

1. Short term improvements scheme to include repairs and adjustments to the paths and walls, tree maintenance, ornamental planting, and the laying of turf to be implemented for summer 2021.
2. Review of current licences should be granted for businesses to utilise the outside space and erect covered areas and opportunities for pop-up stalls, etc. should be pursued.
3. Preparation of a brief for the comprehensive redesign of the space from concept options to full technical design of the preferred scheme (Approximately RIBA Stage 4). The brief may require some preliminary scoping, consultation and high-level design concepts to provide a clear direction for the detailed stages.
4. The study should include:
  - Developed concept options expressed in 3D through to full technical design ready for construction
  - 'Access for all' appraisal of options
  - A palette of materials, street furniture and lighting potentially unique to the gardens.
  - Strategy for stakeholder/ public engagement
  - Cost appraisal; Risk assessment; Delivery timescale
5. In support of the feasibility study, undertake or commission the following:
  - Topographical survey
  - Utilities, basement and radar surveys
  - Liaison with statutory undertakers
  - Assessment of funding opportunities

The current form of Jackson's Lane provides a tranquil space at the heart of the town, and an attractive alternative destination in comparison to the nearby Nott and Guildhall Square.

Retaining this green and secluded character will provide will a variety of experiences which will appeal to a wide range of visitors.



## Project 8: Chapel Street, Cambrian Place, John Street

### Objective

This grouping of streets does not provide any significant retail frontage and is dominated by delivery yards and the rears of buildings. However, this area sits between the primary destinations of Queen Street and Red Street and as such, provide important and well used connecting routes for pedestrians.

These streets are generally of poor townscape quality and significantly detract from the otherwise high quality urban environment of the town centre.

Environmental improvements should be implemented to create an attractive, safe and usable streetscape including improved boundaries, active frontages, and an improved street space.

It is understood that elements of this area may be improved by the proposals for Jackson's Lane.

### Tasks

1. The scoping of the Jacksons Lane project should include these areas to understand what could be achieved within the budget limitations without compromising the aspirations for the Jacksons Lane project.

When the available budget is identified then the scope of the environmental enhancement project for Chapel Street and potentially Cambrian Place and John Street can be established.

3. Prepare a brief (or extend the Jackson's Lane brief) to include concept options to full technical design of streetscape improvements (Approximately RIBA Stage 4). The study should include:

- Developed concept options expressed in 3D through to full technical design ready for construction - including surfaces, walls, planting, pop-up power supplies, signage.
- 'Access for all' appraisal of options
- A palette of materials, street furniture consistent with the wider public realm improvements in the town centre.
- Strategy for stakeholder/ public engagement
- Cost appraisal; Risk assessment; Delivery timescale

4. In support of the feasibility study, undertake or commission the following:

- Topographical survey
- Utilities, basement and radar surveys
- Liaison with statutory undertakers
- Assessment of funding opportunities



The town's historic Market gates are currently held in storage and could be incorporated into the proposals for Chapel Street / Jacksons Lane.



## Project 9: Red Street

### Objective

The public realm in Red Street should be redesigned in coordination with improvements proposed for Guildhall Square and Nott Square, to significantly enhance its appearance and create more usable space.

The style and appearance should match or complement the materials and furniture used for the pedestrian shopping areas to the north to reinforce the identity of the commercial core and positively contrast with the adjacent historic areas.

### Tasks

1. In the short-term, the potential for various enhancements including de-cluttering, cleaning the existing paving, removal of the circular planters and seating, should be considered.
2. Liaise with the owners of the developments fronting Red Street with regard to cleaning and repairing the building elevations fronting the street especially at first floor level to the western side of the street.
3. Identify additional dedicated space for market stalls and pop-up power supplies.

Undertake a preliminary scoping for the renewal of the public realm. Although this is considered less of a priority compared to Nott Square and Guildhall Square, the preliminary designs could be carried out at the same time but delivered at a later date.

5. Prepare a brief (or extend the Nott Square / Guildhall Square brief) to include concept options for streetscape improvements (Approximately RIBA Stage 2/3). The study should include:
  - Developed concept options expressed in 3D for paving, planting, furniture, de-cluttering, etc.
  - 'Access for all' appraisal of options
  - A palette of materials, street furniture consistent with the wider public realm improvements in the town centre.
  - Strategy for stakeholder/ public engagement
  - High-level cost appraisal; Risk assessment; Delivery timescale



## Project 10: Market Precinct

### Objective

Market Precinct provides space in an otherwise constricted part of the town centre however, it is under-utilised and would benefit from minor maintenance and public realm improvements.

### Tasks

1. The existing paving should be repaired and cleaned.
2. Permanent improvements should include:
  - Better use of the space including dedicated areas for market stalls, street food, table and chairs
  - Pop-up power supplies
  - New street furniture to coordinate with a town-wide public realm strategy
  - Lighting scheme to create ambient light effect



## The Southern Edge

### Strategic objective:

A relatively compact and mixed area, which represents a historic linkage from the heritage core to a main gateway and the riverside. Quay Street is transitioning from an office location (mainly to residential) although challenges remain whilst the wider environment, including around County Hall offers scope for qualitative improvements. Recognising the importance of the riverside (viewed beyond the short term), an enhancement of safe and attractive links is considered important for encouraging greater access to the waterfront.



## Project 11: Quay Street

### Objective / Tasks

A refresh and encouragement of increased occupancy in this attractive street linking the town centre with the riverside.

1. Liaise with building and business owners to enhance the appearance and maintenance of buildings.
2. Sundry improvements to the public realm and streetscape including the implementation of consistent bollards and furniture, with a longer-term aspiration for repaving.

## 12. Castle Wall overlooking Coracle Way

### Objective / Tasks

Minor repairs and enhancement to better present the historic walls as a defining feature on approach to the town centre.

1. The areas adjacent to the remnant castle walls require various environmental improvements including repainting (or artworks) to the adjacent gable walls, a lighting scheme to the castle wall, repair and repainting of the metal railings and improved access/ way-finding for routes to the river.

## 13. County Hall

### Objective / Tasks

The stone-faced retaining wall to the southern side of County Hall should be cleaned and the installation of a lighting scheme to walls and building considered, as this area demarcates the edge of the town centre on approach from the south.

1. Obtain quotes for wall cleaning and repair.

## 14. River Towy Connection

### Objective / Tasks

An improved pedestrian connection including road crossings linking the town centre with the riverside should be investigated.

1. Outline feasibility study to identify opportunities to create direct pedestrian connections, considering access for all, way-finding and improved road crossing at Coracle Way.

## 15. Riverside

### Objective / Tasks

Scope and initiate a long-term strategy for the management of flooding events at the riverside to help aspirations to regenerate the area and better connect it with the town centre.

## Town Centre Wide Strategies

### Objective / Tasks

There are a number of town centre wide initiatives which will directly support and complement the recovery masterplan. In some cases, the objectives and initiatives are identified for delivery by Carmarthen BID as outlined in the four priorities of its Business Plan and form the focus for the Regeneration Forum Sub-Groups.

1. The preparation of a town centre design guide to establish a suite of paving, furniture, signage and lighting should be commissioned to help ensure the coordination of the various public realm schemes identified as part of Recovery Masterplan and to help guide other future projects.
2. Brown tourist signage located on approaches to the town centre, to promote the key attractions.

# Property Strategy

A core element of the recovery masterplan is property led and reflects the importance of a property strategy which directly supports and contributes to the objectives of recovery and future town centre opportunities.

The impact of the Covid pandemic has accelerated many structural trends which have increasingly shaped the high street over recent years. This is most evident in the shifting composition and use of town centres, especially change in the retail sector and to a lesser extent office market. At the local level this has led to an increase in vacant units in Carmarthen town centre especially in the Old Town Quarter (e.g. King Street, Queen Street), Quay Street and the commercial core including Red Street, Cambrian Way and larger voids in St Catherine's Walk.

The pressures and closures facing national multiple retailers has major implications for the town centre given its focus for many national operators that has resulted in the loss of a number of key attractors, primarily mid-fashion clothing and footwear retailers. This presents major challenges for securing new and viable reoccupation reflecting the large size of units involved and declining retail demand.

The physical oversupply of retail units emphasise the importance of securing alternative uses which will help to broaden the range of activities and offer extended 'dwell time' and expand the reasons to visit the town centre throughout the day and evening for

residents, workers and visitors. The strengthening of the town centre evening economy and associated activity forms an integral element of the recovery masterplan.

Whilst a core objective of the masterplan seeks to safeguard the town centre's regional role for retail, leisure and employment, it also seeks to encourage and promote new uses with attention on vacant and underutilised premises. This priority should focus on the primary shopping streets which have lost, and are likely to continue to lose, national multiples. It seeks to encourage a wider mix of uses including flexible workspace, residential, hotel, leisure, education and community use, including the re-purposing of property. This will require engagement with property owners, investors, the development industry and prospective occupiers. There will also be 'areas of opportunity' which offer scope for improvements to existing property together with some sites which represent more comprehensive development opportunities in the longer term, such as Cambrian Way.

The confirmed closure of Debenhams department store will be a significant loss for Carmarthen town centre, particularly where the realistic prospects for reoccupation of a large, prominent unit by a single occupier is challenging. An innovative approach will be required and will likely necessitate public sector intervention to maximise the potential for alternative use(s). There are other large buildings on King Street (for example, former Post Office and

former Family Value unit) which also offer potential for a mix of uses including residential, hotel and workspace.

The strong public sector presence in Carmarthen presents good opportunities to investigate, develop and grow public sector work hubs from large vacant town centre premises. This would help generate new footfall including scope for co-location and collaboration via shared workspace/offices. The potential by Carmarthenshire CC to deliver a Hwb facility (currently absent in the town centre but an ambition) and possibly leisure activities (such as a 24/7 fitness suite and play facilities subject to further investigation) reflects the types of activity that could be provided. Other key local partners including Hywel Dda Heath Board (in the process of reviewing its property estate related to non-clinical and primary care services), University of Wales Trinity St David and Coleg Sir Gar could also operate community health and education services from town centre premises. The main issue is the strong potential that exists to drive more social and community activity by the public sector (alongside third sector partners) given the availability of large vacant units to accommodate these uses.

## Project 1: Local Market Insight

### Objective

In order to investigate and encourage realistic opportunities for new town centre uses, particularly through the reuse/re-purposing of vacant and underutilised premises, a property strategy requires market knowledge and proactive engagement with property owners/landlords/investors and commercial property agents active in the town centre. This masterplan has involved detailed discussion with local property owners, particularly the shopping centre owners and local agents, which is considered essential to manage change and ensure early understanding of ownership intentions and aspirations, and market/occupier requirements. Ongoing dialogue will be required and actions will need to align closely with the business support strategy which seeks to encourage new business activities, including the role of property in supporting a range of innovative and flexible accommodation and commercial terms/conditions for occupiers. This objective will:

- Investigate and identify key property assets that represent suitable, realistic opportunities for new uses beyond retail;
- Encourage property owners, investors and developers to consider alternative uses and re-purposing of assets that deliver economic and community value and drive town centre investment;
- Build and promote investor confidence in the town centre with support for a wider mix of uses and encouragement of modern and flexible uses;
- Encourage more flexible and innovative commercial terms/conditions for prospective occupiers especially independents to maximise affordability and de-risk exposure for landlords.

### Benefits

- Reduced vacant property rates
- Increased investor confidence
- Increased level of property improvements and refurbishments that supports local demand
- Broader range of town centre uses including residential
- Greater flexibility that encourages enterprise and business growth

### Tasks

1. Undertake regular audit and monitoring of vacant premises in the town centre to identify key landowners and investors and establish where possible owner intentions.
2. Liaise with the development industry where known requirements exist, with priority to direct new investment to the town centre.
3. Investigate potential to establish a Property Owners/Investors/Commercial Agents Forum on a regular basis to monitor property issues, identify actions/opportunities for the town centre and investigate incentives to support and encourage take up of vacant properties. In addition, maintain dialogue with key town centre property owners e.g. shopping centres to manage risk and structural change relevant to their assets.

## Project 2: Local Development Order

### Objective

Proposals are being examined for a Carmarthen town centre Local Development Order (LDO), a planning policy tool that promotes greater flexibility and opportunity for a wider range and mix of uses in the town centre. If approved, it is important this is promoted to property owners and commercial agents to communicate the benefits of the LDO particularly at a time of major change in the property market.

### Benefits

- Greater flexibility for the property market
- Directing investment towards town centre priority areas
- Increasing the viability of building improvements and mixed uses

### Tasks

1. Publicise and actively promote the advantages of the Local Development Order (LDO) to property owners/landlords/developers and local commercial agents to encourage opportunities for greater flexibility of uses and re-purposing of assets, including signposting of relevant Council support initiatives where appropriate.

2. If necessary, monitor and review the LDO boundary to ensure it reflects the need for a smaller town centre and to maintain a concentration of investment in the core commercial areas.
3. Promote the opportunities for residential uses in the town centre particularly in supporting more viable development. This could include opportunities to partner with Carmarthenshire CC Housing Services to deliver increased levels of affordable properties to rent.

## Project 3: Funding Support

### Objectives

There are key town centre properties which contribute to the objectives of the recovery masterplan and the wider health of the town centre, but which are likely to require a targeted regeneration investment through public sector intervention given the scale, significance and potential complexity of the properties. It will be crucial to ensure these key properties, whether vacant or subject to a change in circumstances, are brought back into beneficial use given their prospects to accommodate, potentially via re-purposing, new activities and uses which can act as anchors and footfall attractors and deliver new investment. The opportunity also exists to target properties in need of qualitative improvement to improve the quality of the built environment.

### Benefits

- Intervening in property to deliver objectives for targeted priority areas
- Increasing the viability of building improvements and mixed uses
- Increasing investor confidence and encouraging the private sector to invest

### Task

1. Establish a target list of strategic acquisitions that can draw down funding from the Welsh Government Transforming Towns Programme, which is available for key properties in the town centre.
2. Identify and establish key target properties in town centres and keep under regular review (which align with market knowledge from Project 1 Local Market Insight and Project 4 Public Sector Land and Assets).
3. Identify a target list of properties identified as in need of qualitative improvement and prioritisation of actions, including potential support for refurbishment and fit out.

## Project 4: Public Sector Land and Assets

### Objectives

The role of public sector land and assets offer opportunities to investigate greater co-location and public sector asset collaboration in town centre locations. The objectives of the Transforming Towns Programme and emphasis on Town Centre First clearly support this objective, particularly given the strong presence of the public sector locally and the scope to investigate new service delivery and activities from town centre premises. This approach would contribute to major footfall generators alongside enhanced community access for services and contribute to a mixed-use destination.

This is of particular relevance to Carmarthen given its administrative role as the county town and the extent of the public sector in the wider town. Opportunities exist for Carmarthenshire CC, Hywel Dda Heath Board, University of Wales Trinity St David (such as its initial ideas for an enhanced town centre presence) and Coleg Sir Gar to investigate greater service provision and delivery from town centre premises, including the potential for shared collaborative space. It will also provide opportunities for third sector organisations and offers a realistic prospect for beneficial reuse of large vacant premises where commercial demand is likely to be limited.

### Benefits

- Co-location of services and office space
- Retain town centre office footfall and spend

### Task

- Proactively working with its public sector partners, including Ystadau Cymru, Carmarthenshire CC will investigate and encourage opportunities for more focused use of town centre locations by the public sector, including the Council's own services together with Hywel Dda Heath Board, University of Wales Trinity St David and Coleg Sir Gar and other relevant organisations.



## Project 5: Reform of business rates

### Objective

The liability of business rates represents a barrier for many town centre businesses especially independents looking to grow into larger premises, but equally has cost implications for property owners when vacant and considering adaptation. The year-long business rates holiday granted for most Retail, Leisure and Hospitality businesses during 2021/22 as a part of Covid-19 economic support provides a welcome breathing space and encouragement for business to grow whilst a review of longer-term measures should be supported alongside initiatives to encourage business growth.

### Benefits

- Property related business costs that support and encourage small business growth.

### Task

- To champion changes to the business rates relief and overall taxation model that support the small and independent business to grow in town centre locations.
- Encourage property owners to investigate the adaption of town centre property which offer the greatest business rates efficiency, including innovative approaches to minimise empty rates liability which can be a major barrier to intervention.

# Business Support Strategy

A core element of recovery and growth of Carmarthen town centre is the need to safeguard existing businesses alongside support and encouragement for local and independent business growth through a business strategy.

The strategy is to develop greater business resilience and confidence together with an expanded range of new businesses with potential to attract and drive higher footfall. The aim is also to stimulate wider economic benefits for the business community through increased productivity, higher wages and job creation. This can be achieved through a targeted multi-agency approach and the encouragement of the transition from meanwhile use and market trader through to a business located on the main high street.

It is recognised that technology will help to build the town centre of tomorrow and there is the need to focus on supporting the digital health of the local business community whilst installing SMART technology to maximise the benefits of innovation and information. Improved digital infrastructure with associated skills will provide town centre businesses with the ability and confidence to fully exploit technology to improve business performance.

## Project 1: Entrepreneurship and Business Support

### Objective

Carmarthen town centre is characterised by its diversity of independent businesses, and many specialists that contribute to the wide range and choice on offer. They complement the national multiple retailers, increasingly a weakening presence in the town centre which threatens the town's regional role.

To maintain and strengthen the centre's shopping role, it is important to support the growth of independent businesses and maximise opportunities for new local enterprise. The masterplan has identified examples of recent independent business growth, including the take up of large units in the main shopping centres by prominent local businesses. This is a positive indicator of confidence in the central core and offers good prospects for reuse of vacant units where national retailer demand is more limited. It also reflects the realistic prospects that exist throughout the centre for small businesses, ranging from the indoor (and outdoor) market to more traditional areas such as the Old Town Quarter to scale up. Overall, this closely aligns with the property strategy and is primarily concerned with ensuring the creation of a 'pipeline' of business occupiers across a range of sectors that adds diversity and attraction to the town centre.

In summary, the business support strategy serves several purposes which seek to:

- Establish a place-based approach to business support which reflects the needs and opportunities specific to the town centre
- Encourage new businesses with potential to occupy a range of spaces - meanwhile spaces, market stalls or traditional commercial property
- Inspire micro-businesses to transition into larger premises thereby supporting active take up of town centre accommodation
- Support businesses to become more competitive with greater potential for attracting footfall, raising productivity and employment creation
- Stimulate local demand in support of public and private sector investment e.g., strategic property acquisitions, creation of business incubation space, shared work hubs and investment in reconfiguring and re-purposing property to match new requirements

### Benefits

- Increase business enquiries supported with advice and mentoring
- Increased number of businesses and jobs safeguarded
- Increased number of new businesses
- Increased rate of micro/small business growth
- Creation of tailored support packages to encourage investment in key sectors
- Decreased levels of vacant property



## Tasks

1. With several agencies providing support to businesses of various sizes and operating across a broad range of sectors, the delivery of business support at a place-based level requires a coordinated and targeted approach.
2. Bring all aspects of business support into one place (either virtual and/or as part of a new town centre Hwb facility), making it clear and simple for local businesses to access and find the help they need. The role of the Carmarthenshire CC Economic Development team is helping to simplify for entrepreneurs and businesses a complex picture of entrepreneurship and business support products and ensuring coordinated multi-agency delivery. Partners include the Council, Business Wales, Federation of Small Businesses, South Wales Chamber, Centre for Business and Social Action, Mentrau Iaith, University of Wales Trinity Saint David, Coleg Sir Gar, etc.
3. Promote and communicate at a town level the range of support available and target entrepreneurs and businesses via schools and colleges, businesses groups and organisations and targeting existing town centre traders.  
Provide access to a helpline, website, and one-to-one sector-focused support, provide free support and guidance at any stage of the business life-cycle including Starting a business; Growing a business; Developing skills; Networking; Finding finance; Finding a property

## Project 2: Digital Town Centre & Skills

### Objectives

Given the pressure on the High Street and the impact of COVID-19, it's important that businesses can exploit digital technology, in the same way as supermarkets and shopping centres have done for years. This provides businesses with the opportunity to grow their market and increase turnover locally and globally whilst remaining rooted in the town centre.

The digital health of Carmarthen has demonstrated that just 30% of town centre business are active on social media where the majority of consumers 'hang-out' and can be influenced. Digital health is also influenced by the availability of new technology that exists and is already being used in Welsh towns to help business and places make informed decisions and plan for the future. The objective is to invest in infrastructure in support of creating a SMART town with businesses encouraged to make the best use of digital to grow their business. This includes:

- Putting in place ultra-fast, ultra-reliable connectivity and innovation networks;
- Providing the support, training and encouragement network that helps to create a digital culture and enhanced business skills.

### Benefits

- Increased levels of town centre business active on social media

- Increased digital competency levels, qualifications and use of digital technologies
- Increased incidents of business collaboration using social media & technology

## Tasks

1. Carmarthenshire CC as lead authority for the Digital Infrastructure Programme of the Swansea Bay City Deal will work to ensure ultra-fast, ultra-reliable digital infrastructure and connectivity is available for the town to include but not limited to full-fibre gigabit-capable broadband, 4G/5G mobile, and Internet of Things (IoT) innovation networks.
2. Continue to build the Carmarthenshire Innovation Network, an 'Internet of Things' network for businesses, communities, and partners to exploit the coverage provided in Carmarthen town.
3. As part of the business support package, and alongside initiatives including Super-Fast Business Wales, investigate and target the town centre with a Digital Initiative through a combination of, but not limited to, digital events, awareness, skills and support to thrive and take advantage of the digital opportunities
4. Adopt a social media data and insights tool for the town and its businesses that provide data, expertise, knowledge, training and support to help them to connect with their audience, to analyse what content engages them and measure what's impacting business results.

# Place Management Strategy

Town centres are places that attract a diverse mixture of people from the everyday user, creative, entrepreneurial and explorer, and no masterplan can force a lively attractive centre into being, but it can create the conditions that allow that to grow.

A prosperous town centre must be a place where people are safe, well managed and excited to be. As it is no longer possible to guarantee the daytime footfall of shoppers and local workforce, more than ever the town centre must become more stimulating, exciting, community and cultural destinations both during the day and at night to maximise its appeal to local residents and visitors throughout the year.

The importance of place management and promotion is fundamental to achieving this objective and at the local level is led by Carmarthen Business Improvement District (BID). Whilst relatively new, the BID business plan identifies a draft budget of £845k over the next 5 years for a range of initiatives focused on:

- Improving business profitability: bespoke training - collective waste and recycling – loyalty card - mystery shopper;
- Improve profile of the town: improve branding and signage – “warm welcome/croeso cynnes” initiative – BID website and online business directory – high quality events and festivals;

- Improve parking experience – management and charging incentives – loyalty reward – improved signage and information – ‘meet and greet’ scheme;
- Improve look of the town – cleaning and maintenance – utilise empty shops/shop fronts.

This masterplan fully supports the delivery of the BID’s business plan and outlines objectives and ambitions which align with the BID initiatives to improve the profile of the town centre, support local business to flourish and drive footfall, spend, dwell time and repeat visits in the town centre. A number of actions are at early stages of advancement.

On the basis of the nature of the challenges and opportunities related to its regional role, there will be an advantage to secure town centre operations/initiatives support, working alongside the BID, to ensure project coordination and delivery (recommended as a delivery priority).

## Project 1: Culture & entertainment

### Objective

As the town centre becomes less about shopping and more about the experience, cultural activity and attractions become more important than ever in ensuring vitality. Cultural destinations (arts, heritage, entertainment) with a broad appeal anchored in the centre need to be safeguarded. Carmarthen town centre supports a good range of

cultural and entertainment assets including Oriel Myrddin (funding secured for redevelopment as a national exhibition asset), Lyric Theatre, the soon to open Carmarthenshire Archives (Y Stordy) at the library, and Vue cinema. The opportunity to build the cultural offer already exists including the linkage with the growth of Yr Egin and the University’s proposals for a cultural quarter. Both would have the potential to enhance the evening economy in the town centre with focus on King Street given its relationship with complementary uses.

There is good scope to build on and expand existing events such as River Festival, Winter Wonderland and St David’s Week alongside the promotion of new high- quality events and festival in the town centre. This would maximise its distinctive historic, cultural and Welsh language appeal as the oldest market town in Wales and raise its reputation and profile as a cultural destination.

### Benefits

- Build cultural reputation
- Diversifying town centre attractions
- Increased daytime and evening footfall

### Tasks

1. Prioritise growing the calendar and coordination of events led by the BID in partnership with local community groups, to enhance existing events and explore opportunities for a new signature event to showcase and promote Carmarthen.

2. Support cultural venues and actively explore the potential for creative business linked to Yr Egin and the university to develop a creative town centre hub.

## Project 2: Transport and Movement

### Objective

The reliance on private vehicles needs to diminish if we are to meet the challenges of climate change and a fully integrated public transport service connecting rail, bus and cycle hire schemes would allow people to easily connect with and travel into and around the town from surrounding neighbourhoods. The improvement of public transport service frequency to/from the town centre in the evenings is a known constraint which impacts on the evening economy whilst residents and visitors expect central areas to support sustainable forms of transport. Improved services could also encourage greater use of the town centre by university students.

The cycling credentials of Carmarthen are being strengthened following the implementation of a Brompton Bike Hire scheme at the bus station that provides a versatile folding bike scheme to support travel to work, home, and on public transport. In addition, E-bike charging points will also be installed at St Catherine's Walk and King Street/St Peter's car parks as part of a wider network of electric bike improvements. The County Council have also purchased E-Cargo Bikes for town centre businesses to utilise.

Car parking charges has been a concern of town centre businesses and represents a core priority for Carmarthen BID. At present, the County Council has introduced a pilot free parking scheme in its short stay car parks on Tuesdays and Thursdays between 3.30pm and 6pm. Revenue from car parking funds directly support highway improvements and transportation services in support of the town centre.

### Benefits

- Increased levels of walking and cycling journeys
- Increased use of active travel for businesses journeys

### Tasks

1. Investigate opportunities with local public transport providers to extend bus service frequency in the evenings, initially on a trial basis.
2. Helping local businesses with new local logistics solutions through E-cargo bikes will require a clear strategy to encourage businesses to adopt the bikes as part of their business and to overcome practical barriers including adequate bike storage.
3. Continue to monitor the impact of town centre car parking charges during the period of recovery from Covid-19 and the effectiveness of the free parking initiatives already in place.

## Project 3: Town Centre heritage review

### Objective

The unique heritage setting and Conservation Area status of large areas of the town centre ensure a distinctive built environment but equally one which requires sensitive investment and use of enforcement powers to ensure the quality of place is safeguarded and enhanced. A review of the Conservation Area would help identify areas of priority, including scope for targeted intervention where necessary. It would also inform the potential for design guides (including the public realm and shop fronts) which would fully support other initiatives outlined in this masterplan, especially the enhancement of high-quality outdoor spaces and improvements to public realm and buildings.

### Benefits

- Enhance the quality of place
- Promote investment in the built environment

### Tasks

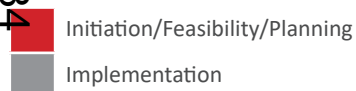
1. Undertake a town centre Conservation Area review to identify areas for action, including the potential for a design guide to inform physical development and build on the recommended projects of the recovery masterplan.

# Delivery

Whilst investment in projects funded through programmes continue to make a difference, the masterplan identified that more is required.

The recovery masterplan is for everyone, not just the Carmarthenshire CC, and it will require the commitment and efforts of all stakeholders if the town is to achieve success and deliver continued prosperity for the centre. This new plan is necessary to provide a clear pathway to town centre recovery and growth and it will be focused upon Business, People and Place, providing the framework in which prioritised actions over three levels of importance:

1. Immediate - actioning of quick-win permanent or temporary schemes, to take advantage of potential opportunities arising after the end of lockdown and for the remainder of 2021
2. Short term - delivery within the next 24 months - priority transformational projects that may require planning, funding, approvals and may cause some disruption during delivery
3. Strategic - Significant projects and strategies that will help guide the town centres direction to be resilient and to respond to long term changes



## Place projects

- Project 1: St Peter’s Street car park entrance
- Project 2: King Street/Queen Street pedestrianisation
- Project 3: Cultural Quarter enhancement
- Project 4: Guildhall Square and Nott Square
- Project 5: Castle entrance
- Project 6: The Lanes
- Project 7: Jacksons Lane Gardens
- Project 8: Chapel Street, Cambrian Place, John Street
- Project 9: Red Street
- Project 10: Market precinct
- Project 11: Quay Street
- Project 12: Castle Wall
- Project 13: County Hall
- Project 14: River Towy connection
- Project 15: Riverside

## Property projects

- Project 1: Local Market Insight
- Project 2: Local Development Order
- Project 3: Funding Support
- Project 4: Public Sector Land and Assets
- Project 5: Reform of business rates

## Business projects

- Project 1: Entrepreneurship & Business Support
- Project 2: Digital Town Centre & Skills

## Place management projects

- Project 1: Culture and Entertainment
- Project 2: Transport and Movement
- Project 3: Town Centre Heritage Review

Year 1    Year 2    Year 3    Year 4    Year 5+



## Priorities

A series of projects are set out by the masterplan, however, it is recognised that it is unlikely that everything can be tackled at once and there will be the need to focus on the most important and high impact projects. All the actions identified support recovery and long term growth. Where more complex but high priority projects are identified, early development of outline business case and design development should be prioritised.

Projects that are anticipated to be funded from existing capital or revenue streams, or through available funding should be a priority.

To help deliver and drive forward the masterplan, the potential exists for funding support to the Local Authority to support a new Town Centre Operations/Initiatives role with strategic oversight to work horizontally across the Council and with other agencies, to broker solutions and drive forward complex initiatives for the recovery of the town centre.

## Funding

The funding landscape in Wales is experiencing a period of rapid transformation, this is being led by Welsh Government and the Local Authority in response to the pandemic and the UK Government with responsibility for the replacement funding programs following the UK's departure from the EU. At the time of writing some uncertainty exists around how some funding will be delivered. In light of this, the masterplan needs to be responsive over the coming 12-24 months and aligned to these emerging programs.

## Welsh Government – Transforming Towns Programme

Existing Targeted Regeneration Investment (TRI) program comes to an end in 2020/2021 and is replaced by the Transforming Towns Programme. This is a broad and flexible package of support that allows partners to decide upon the most appropriate mix of interventions and how to put them into practice effectively in each town. The new funding package will offer support for a wide range of projects, from green infrastructure developments and the creation of active travel routes to internal and external improvements for business owners, improvement of town centre markets, create new uses for vacant buildings, and drive activity to support the 'digital towns' agenda. Those eligible to apply for funding include local authorities, town centre businesses, Business Improvement Districts and Town and Community Councils.

## UK Government

- The UK Government published in March 2021 the prospectus documents on how local areas in Wales will be able to submit bids for the Levelling Up Fund and Shared Prosperity Fund (Community Renewal Fund for 2021-22) as a direct replacement for EU structural funds in Wales.
- Levelling Up Fund – small in scale and geography including regenerating a town centre, local investment in cultural facilities or upgrading local transport infrastructure. Delivered by local authorities who can submit one bid for every MP whose constituency lies wholly within their boundary with preference given to bids from higher priority areas including Carmarthenshire.
- Shared Prosperity Fund – EU Structural Funds will continue until 2023 and replaced through the new UK Shared Prosperity Fund. This new Fund, to be launched in 2022, will operate through the UK Government but to start with the UK Community Renewal Fund being provided for 2021-22 and targets priority local authority areas including Carmarthenshire.

## Carmarthenshire County Council

In response to COVID-19, the Council has established underpinning resources to support the recovery and growth of towns and the wider economy. Working with the Welsh Government, a range of new initiatives and business support will be made available.

### Business Recovery and Support

Subject to formal approval it is anticipated that the County Council led business recovery and support funding streams will be made available in 2021

- Recovery Fund to safeguard/create sustainable jobs within target growth sectors
- Revenue Support Fund to invest in skills, marketing and diversification to safeguard and grow jobs
- Carmarthenshire Rural Enterprise Fund - development of new and existing business premises
- Transformational Commercial Property Development Fund - to provide financial assistance for the construction of buildings for industrial and commercial use.
- Business Start-Up Fund - capital support for the creation of new businesses resulting directly in the creation of jobs
- Business Growth Fund - support towards capital expenditure projects and specialist revenue expenditure, where new jobs are created

## Local Marketing and Distinctiveness

Funding has been secured via the Leader programme to promote rural Carmarthenshire to tourists - led by Carmarthenshire CC Marketing & Media Team to develop stories and reasons to visit, those that amplify

Welsh culture, language, locally produced produce etc. and deliver a marketing action plan including branded promotional material, prepared social media content e.g. text, images and video, a business toolkit.

## Empty Premises/Meanwhile Uses

Welsh Government funding to develop a good practice guide for the region enabling communities to develop empty premises into 'meanwhile' spaces or pop up shops, providing practical advice on legal issues, business rates etc. Potential to utilise the £10k Leader funding to fit out empty premises for this purpose.

## **A Circular Economy - A Sustainable Recovery From Covid-19**

The County Council is currently developing a strategy to support local investment in circular businesses and enterprises; that is, enterprises that keep things in use longer, through re-use, repair, re-manufacture and refurbishment, and in doing so, helping regenerate the community by adding jobs and developing skills locally. By promoting this locally, the initiative will not only keep money in circulation within the county but vitally also reduce the impact that Carmarthenshire has on the environment. New potential projects are encouraged with local stakeholders, business owner, entrepreneur, volunteer etc.

The delivery plan indicates time-scales, suggested delivery partners and next steps. In each instance, a detailed review of the project scope would be required and or more detailed design work to provide costings.

The plan includes three stages, short, medium and long term with a suggested level of priority afforded based on stakeholder engagement and the need to complete certain tasks such as data collection to enable the development of key projects.

\* Since the publication of the Recovery Masterplan, the Wales Audit Office has published a Regenerating Town Centres Tool Kit for Local Authorities to self assess their approaches and improve their work on town centres. The masterplan has followed the principles of the Tool Kit and Carmarthenshire Council will fully adopt these principles going forward.

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# Llanelli Town Centre

## Recovery Masterplan

Prepared for Carmarthenshire  
County Council

March 2021

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# 1 Purpose & Context

This recovery masterplan has been commissioned for Llanelli town centre by Carmarthenshire County Council (Carmarthenshire CC) in response to the effects of the COVID-19 pandemic. The masterplan reviews existing regeneration activity and provides a fresh focus on the priorities and the strategy for recovery and future growth.

At the current time the long term effects of the COVID-19 crisis are highly uncertain which makes it difficult to draw a clear picture of the future. As we manage and adjust to the pandemic moving forward, there is the need to rethink the shape and purpose of the town centre and how to positively respond to longer term changes.

This recovery masterplan has been prepared with the contributions of local businesses and stakeholders to help steer the immediate actions in support of town centre recovery and to provide the framework to help re-imagine longer term regeneration and growth. Furthermore, at a time when Carmarthenshire as a whole is suffering from the effects of the pandemic, the recovery masterplan aligns with the priorities and actions that will support the Carmarthenshire wide economic recovery<sup>1</sup>.

<sup>1</sup>Carmarthenshire Economic Recovery and Delivery Plan, Carmarthenshire Council 2021

## Llanelli town centre profile

- A multifunctional town centre with a strong local convenience and community role.
- Businesses and activity are concentrated around Stepney Street, Central Square and Vaughan Street.
- The centre comprises of mainly independent businesses with strong interpersonal relationships and loyalty with their local customers.
- ASDA superstore anchors the town's convenience shopping role alongside a small number of national multiples.
- Llanelli Indoor Market provides a vibrant focus for the town and attracts footfall throughout the week.
- Competition for the town centre derives from regional scale shopping located at Parc Trostre, Parc Pemberton, Swansea and Carmarthen.
- Recent regeneration programmes have focused on physical projects, buildings for commercial use and job creation funded through the Targeted Regeneration Fund (TRI).
- Local wards are amongst some of the most deprived in Carmarthenshire and Wales which is reflected in the levels of prosperity and challenges facing the town centre as a whole.

## 2 The Impact of COVID-19

The impacts of COVID-19 are huge, unprecedented and continue to cloud the economic outlook. The effects on the town centre have been driven by several inter-related shocks including forced closures, social distancing, accelerated online shopping and structural changes for national multiple retailers.

Whilst impacts have been largely negative, some positive changes have also arisen including strengthened community networks, support for local businesses and 'shop local'. It has also supported growth in business innovation, diversification and created new business opportunities.

The Economic Impact Assessment of COVID-19 on Llanelli town centre<sup>2</sup> identified the immediate and some potentially longer term impacts that shape this masterplan.

<sup>2</sup> Llanelli Town Centre – Economic Impact Assessment of COVID-19, December 2020, Owen Davies Consulting Ltd



- £584k – the estimated amount of weekly spending on non-essential retail, services, leisure and hospitality that has been lost during periods of lockdown.
- A 66% decline in footfall at its lowest level in April 2020 compared to a year earlier. By September 2020, footfall remained 25% lower year on year. However footfall levels have recovered at a higher rate compared with the other Primary Towns in the county.
- 18% - the vacancy rate reflecting the loss of national multiples and independents in the last 12 months. Future closures among other national multiples are expected in 2021.
- Impacts on the wider Llanelli economy have been modelled and show reduced productivity, loss of employment with accommodation and food services businesses expected to experience significant closures. Prosperity measured in terms of average household income is lower than average.

## Future drivers of change

Post COVID-19 life will likely be different to what many were used to with the pandemic accelerating many pre-existing structural trends as well as people forming new habits. This means people are unlikely to return entirely to the old behaviours. However, there remains uncertainty with how permanent these changes will prove once COVID-19 is no longer a threat and people can return to normal work patterns and socialising. The future drivers of change (Figure 1) are likely to have both positives and negatives effects for businesses and the people that use the town centre.

	Negatives	Positives
National multiple retailers	Loss of footfall as brands that once provided an important customer draw continue to restructure/close	Prime frontage become available for ambitious independents
Office space	New pattern of working from home reduces number and frequency of office workers commuting to the town	Working from home and reduced out-commuting increase opportunity for more localised spending
	Demand for office spaces decline	Opportunity for combined agile office hubs and shared workspace.
Online shopping	Continued growth of online shopping results in long term loss of footfall	Brick & mortar businesses grow trade online to reach new markets & customers
	Retail – require smaller sales areas and different type of space to allow increased storage and back office	Business offering quality, specialist and experience led retail and personal services likely to grow.
Property	Decline in demand for retail and office space results in decline in property value/income for owners/investors	Lower “attractive’ rents and more flexible terms encourages independent business start-ups and existing business growth
	Declining viability and willingness to adapt property and invest	Landlords/property owners are incentivised to work in partnership with public sector and play an active role in regeneration
Place & attractiveness	Cautious consumers and ongoing health concerns attracts customers to locations considered safer e.g. retail parks	Opportunity to re-shape public spaces and improve pedestrian environments
	Loss of retail character and dominance of shopping	Space for new and intensified uses – residential, leisure, health, culture. Growth of new customers – e.g., homeworker meetings/ lunchtime hospitality
	Loss of hospitality, culture, leisure businesses that offer ‘experiences’ but have also been hardest hit	Greater emphasis on experience & ‘place’

Figure 1: Drivers of change

# 3 Key Issues & Opportunities for the Town Centre

## People

Understanding the characteristics of the people who live nearby and potentially work and use the town centre is an underpinning element of the masterplan. Once social distancing restrictions are lifted it will become clearer how people’s behaviour and preferences have been altered, and this will determine how businesses, leisure and cultural attractions adapt as a result. It will be important for the masterplan to safeguard the businesses and activities the current customers want as well as attracting new users by understanding who they are and what they desire.

## Community Profile

CACI data<sup>3</sup> confirms the majority of people using Llanelli town centre before the pandemic had an average or below average level of affluence but one which was broadly similar to other towns in the region. In consumer composition terms, the ‘Modest means’ (younger families in smaller homes with below average incomes) were identified as the largest ‘expenditure category’ group in the town centre, with value and convenience important considerations for this group. However higher levels of prosperity exist amongst a small but significant group of high level professionals and retirees living in the area and these consumers have a higher levels of expectation and spending power.

<sup>3</sup> CACI Retail Footprint Report – Llanelli 2020

Category	% Using the centre
Affluent & prosperous	12%
Comfortable/modest means	40%
Financially stretched	41%

Figure 2 – Acorn consumer segmentation. Source CACI 2020

## Spending

Approximately 8% of comparison (non-food) expenditure made by residents living in Llanelli is currently spent in the town centre with circa two thirds (£253m) leaking to nearby locations including Parc Trostre, Fforest Fach Retail Park and Swansea. Parc Trostre alone accounts for £125m of this leakage whilst local working patterns are also anticipated to account for expenditure away from the town centre.

Whilst the majority of weekly spend is on convenience (food and essentials), expenditure on clothing/footwear, and eating & drinking is also important (Figure 3). The centre's local convenience role is clearly important as is the value retail role. In addition, safeguarding the established hospitality sector will be important for the future recovery and growth in the town centre.

## Commuting

Before COVID-19 some 5,000 people commuted daily out of Llanelli with the main destinations being Swansea, Carmarthen, Cross Hands and Neath. A smaller numbers of commuters travel to Ammanford as well as nearby towns and villages, including Burry Port and Llangennech.

## Outlook

With underlying prosperity issues, the wider regeneration and investment context is fundamental to creating a more thriving and resilient local community and town centre. Llanelli has good reasons to be optimistic following the designation of the wider area nationally as an area for future growth under the Future Wales Plan. The focus on growth through the provision of homes, jobs and services will be particularly beneficial in providing a long term basis for planned growth for the area with the potential for supporting the town centre. Current and future investment that contribute to this growth include.

- **Pentre Awel** - academic, business, leisure, health and care in partnership with Hywel Dda Health Board.
- **Tyisha ward** – housing led regeneration project and area of strategic importance, providing a vital link between Llanelli town centre and Pentre Awel.

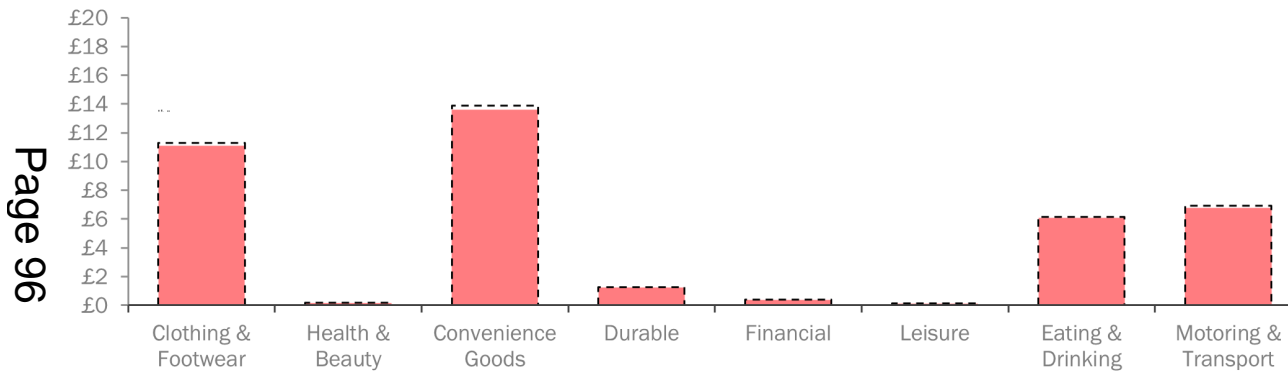


Figure 3: Average weekly household spend  
Source: CACI 2020 – Dash line represent average for towns located in the Swansea Bay city region



- **Burry Port Harbour Development** - a new waterfront area and circa 350 new homes as well as shops, restaurant, pub and hotel.
- **The coast** - Millennium Coastal Park and Attractions, Discovery Centre, Llanelli Wetland Centre, Pembrey Country Park.
- **Beacon Centre for Enterprise** - a centre for enterprise, flexible workspace as well as conference and meeting facilities.
- **Parc Y Scarlets** - rugby stadium and major international sports venue which hosts a number of music and entertainment events and is a strong attractor and focal point of the local identity.
- **Coleg Sir Gar** – the college’s largest campus is located outside of the town providing further education for approximately 10,000 students county-wide.

## Business

The key consideration is the need to safeguard viable businesses particularly those in key sectors, which will contribute to a higher quality experience and diversity of uses. The masterplan also needs to support businesses capable of capturing new customers and opening up new markets whether they are new enterprises or established businesses ambitious for growth.

The business footprint demonstrates the number of businesses by type and how Llanelli town centre is dominated by retail across several categories (Figure 4). Whilst it is likely that retail will continue to decline (notably clothing, footwear and durable goods) as a proportion of the town centre. Growth categories will likely be those providing more personal, and experience led services such as leisure, health and beauty, and eating & drinking. Both health and beauty, and eating & drinking are already well established in the town centre, and have potential to grow, including as part of an evening economy offer.

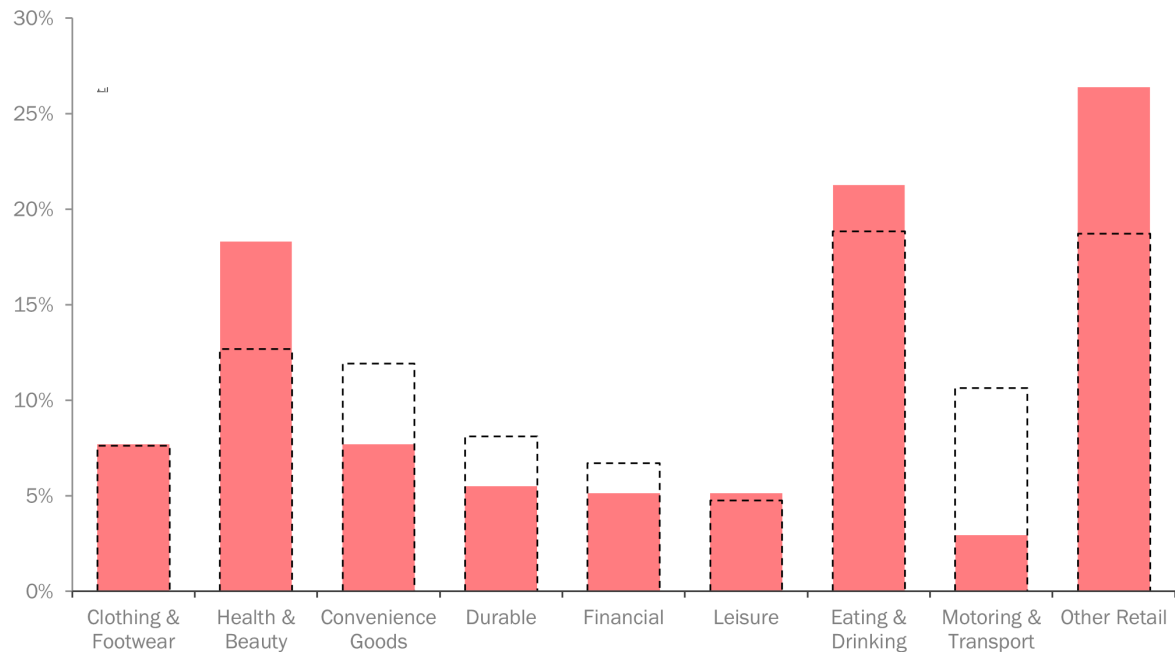


Figure 4: Town centre business footprint  
 Source: CACI 2020 – Dash line represent average for towns located in the Swansea Bay city region

## Diversity & Speciality

It is possible to buy all the essentials in the town centre from independent businesses or national multiples including ASDA. There are many specialist independents including a bike shop, baker, a deli and a variety of goods and local services. The indoor market is also a highlight providing a vibrant mix of traders.

The good range of businesses are clearly something the local community rely upon and use regularly and could grow to become more experience based to encourage more interaction with a wider catchment and new markets.

Llanelli House, the theatre and the variety of pubs, bars and restaurants is an attractive foundation of the town centre as well as a strong local evening and night-time economy which is accompanied by a range of clubs and late night takeaways.



Figure 5: Examples of independent businesses

## Business Property

With the decline in retail, and larger format stores there is the need to re-purpose and adapt a large amount of town centre property. Vacancy rates have grown in Llanelli particularly in the central area along Vaughan Street, Stepney Street and the St Elli Centre. Sustaining occupation levels and avoiding a ‘hollowing out’ of the centre will be critically important.

A specific characteristic of the town centre is the significant amount of property in the freehold ownership of Carmarthenshire CC, including a large amount of leasehold ownerships with circa 40 years left to run. This has implications for property owners looking to adapt and reuse property in response to a changing occupier requirements and demand, and may require longer leases as an incentive for investment over time.

Another characteristic is the configuration of some of the town centre vacant properties (typically long and narrow) which can create problems for subdivision at ground floor level. Other identified issues include the need for assistance to support independent businesses eager to move into larger premises, including the constraints of fit-out costs and increased business rates as a barrier to growth.

For some of the larger units, different opportunities could exist including the repositioning of the Councils leisure offer to provide centrally located facilities. There could also be potential for bringing education and training provision closer to the town centre.

The Local Development Order (LDO) has been in place since February 2019 and is a critical policy tool to promote many of the changes to commercial property that can be enacted relatively quickly. The LDO provides general planning consent for the ground and upper floors, removing the need for planning applications and streamlines the planning system, lowering barriers to a range of new uses and investment.

## Digital and Social Media

Growing small businesses and transitioning to medium and potentially larger scale operations requires improved productivity and market reach. It is likely that growing an effective online customer base will be an important part of this future business growth.

Our review of Llanelli digital health suggests that not enough is being done by most local businesses online to maximise their communication - although the presence of community groups is relatively strong. There are, however, notable leaders such as Pets Pantry and HWYL which set a precedent for communication, interaction and subsequent growth.

66% of UK consumers spend 3hr day on social media

52% UK consumers use social media to research purchases

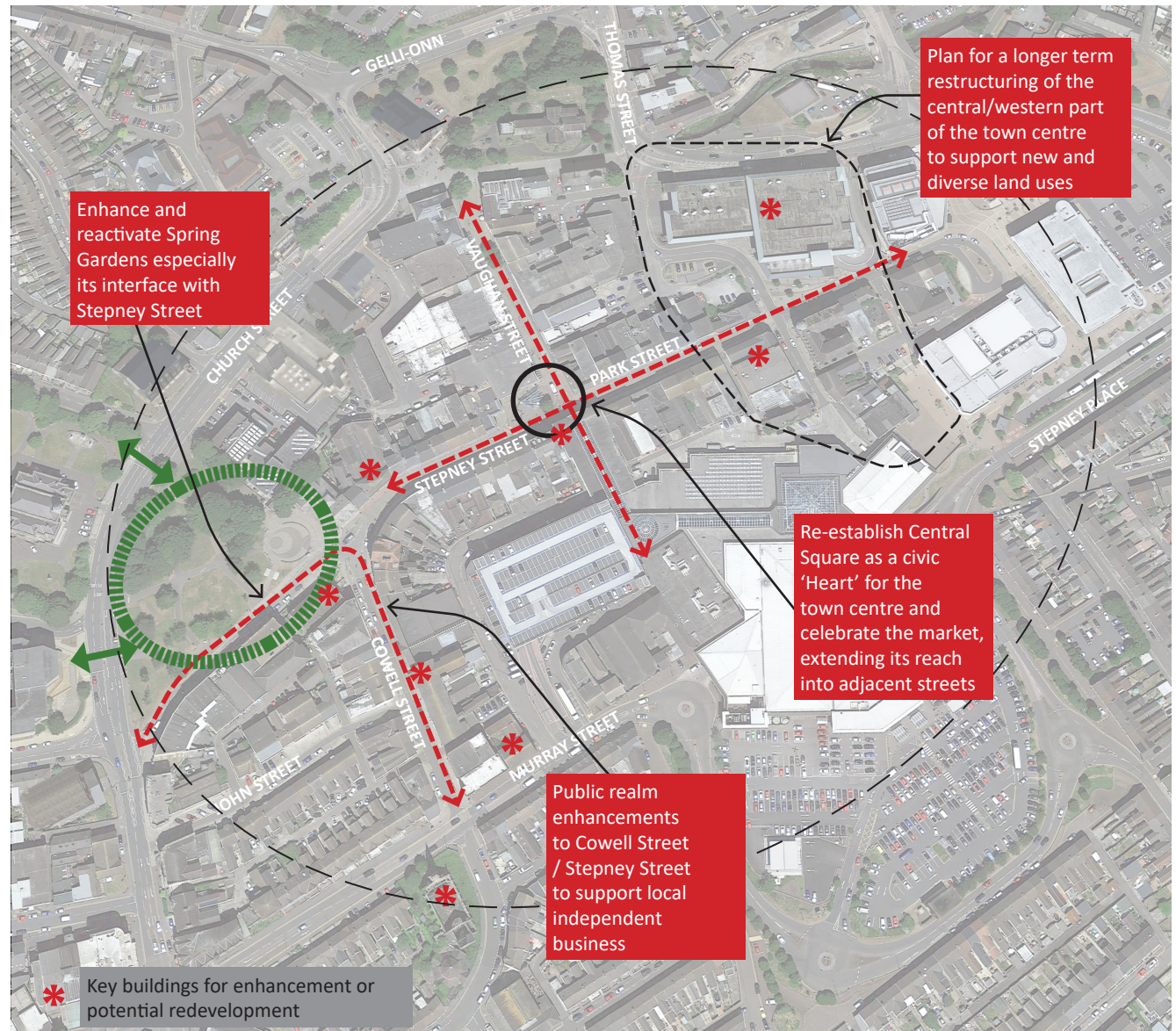
Only 28% of Llanelli town centre businesses active on social media

However, the online presence of the town and businesses is generally weak. This could be strengthened considerably to drive further local and independent business growth, as well as supporting and development of the market.

## Place

The recovery masterplan has benefited from the 'Llanelli Town Centre Regeneration Delivery Plan', an earlier masterplanning exercise undertaken in 2018. This study appraises the urban conditions that characterise the town centre and identifies a number of potential projects. The Recovery Masterplan does not seek to replicate this work, but rather assesses it alongside other ongoing and planned projects, to identify priority interventions and strategies to support the survival and recovery of the town centre, especially in light of the current circumstances resulting from the pandemic. These 'Place Projects' are described in more detail in the following sections however, the adjacent plan highlights some of the key principles that have helped to guide the process.

In essence, the central and eastern parts of the town centre are considered the priorities for action. Stepney, Vaughan and Park Street as a focus for retail, have experienced significant negative impacts resulting from the pandemic. The Eastern end of the town has received least investment in recent years, and yet with Spring Gardens and Cowell Street can offer an alternative character and commercial offer. The Western end of the town centre has undergone transformation in recent years however, there remain some large scale opportunities which although longer term, early consideration will be important in determining the town centres strategic direction and sustained recovery.



## Summary of Key Challenges & Opportunities

### Challenges

- £584k – the estimated amount of weekly spending on non-essential retail, services, leisure and hospitality that has been lost during periods of lockdown.
- A 66% decline in footfall at its lowest level in April 2020 compared to a year earlier. By September 2020, footfall remained 25% lower year on year. However footfall levels have recovered at a higher rate compared with the other Primary Towns in the county.
- 18% - the vacancy rate reflecting the loss of national multiples and independents in the last 12 months. Future closures among other national multiples are expected in 2021.
- Impacts on the wider Llanelli economy have been modelled and show reduced productivity, loss of employment with accommodation and food services businesses expected to experience significant closures. Prosperity measured in terms of average household income is lower than average.

### Opportunities

- Working from home/reduced out commuting increases localised spending
- Regeneration projects creating new employment, leisure & living
- New & replacement education & leisure facilities
- New models of shared office workspaces
- Building on the local convenience community role
- Entertainment, Hospitality, Arts, Culture & Theatre
- Markets (indoor & street) distinctive & vibrant
- Foundation of interesting and specialist independents
- Prime frontage buildings available for ambitious independents
- Conservation area & character buildings
- Spring Gardens green open space

## Summary of Key Objectives

To drive forward the plan for recovery and growth and to provide a focus for the strategy and delivery plan the following objectives for the town centre have been identified:

- Strengthen the features that make the centre distinctive from the out of town retail parks and supports a greater mix of experiences and uses.
- Sustain the convenience and local service role of the centre, focus on attracting families and younger people and encourage the local population to visit more often, stay longer and spend more.
- A place for living, learning, leisure and entertainment with reasons to visit the centre during the day and at night.
- Manage the shift towards a smaller town centre with a vibrant, fully occupied central core.
- Improve walking and cycling connections with the outer neighbourhoods and strengthen the links with wider coastal attractions
- Safeguard viable businesses and cultivate new start-ups and support independent businesses to grow from within the town centre.
- A SMART town with businesses making best use of digital to grow their market reach, turnover and footfall.
- Using the town's natural 'green & blue' infrastructure to create a stronger sense of place and distinctiveness.
- Strengthen further the marketing, communications, events and activities that attract more people to use the town centre
- A well-presented centre that has tidy streets and clean buildings.
- Initiatives that ensure a range of stakeholders are involved in delivering improvements for the town centre
- Encourage decarbonisation through low carbon and climate-resilient infrastructure, renewable energy and sustainable developments
- Support for the use and promotion of the Welsh language and culture.

# 4 The Recovery Masterplan

Llanelli town centre is unlikely to return to the pre-pandemic ways of shopping, socialising and working although there remains a great deal of uncertainty with how deep and permanent these changes will become.

The path towards town centre recovery and growth needs to be flexible in response to this uncertainty, but also it needs to focus on building a stronger, more sustainable and durable local economy based on local business, inspiring local people and strengthening the distinctiveness of the place.

The overall strategy for Llanelli town centre recognises that retail is unlikely to command the same size of space, and with the main competition coming from online and the regional out of town retail parks, the centre needs to become more multi-purpose, about experiences and focusing on what makes it distinctive. The town must avoid a 'hollowing out' around Stepney Street, Vaughan Street and the St Elli Centre and establish a vibrant and fully occupied central core. It needs to create opportunities to bring new economic activity and employment back to the centre and grow the role of leisure, learning, local services including health and cultural activities.

The place-making approach addresses the opportunity to re-purpose empty as well as derelict buildings, create greener more active open spaces and destinations that reflect the distinctive local character, attractions and facilities. This will help reconnect with 'walkable neighbourhoods' near to

the centre and the wider hinterland including the regeneration projects, coastal communities and attractions to the west of the town.

## Spatial Priority Areas

The masterplans spatial priority areas provide a focus for interventions based on both need and opportunity.



### Spring Gardens & Western Gateway

The strategy is to support investment in key projects such as the YMCA and Crown Buildings, build on the temporary measures in Cowell Street in response to COVID-19 and support the small and independent business community. It focuses on enhancing Spring Gardens as a key asset and invigorating the public realm to support outside activities both recreational and commercial. This area also addresses derelict buildings that detract from the quality of the area and if required, manage the contraction of the area in response to the need for less commercial space and concentration on the core town centre. The area is also an important gateway and link with the Tyisha neighbourhood, railway station, Pentre Awel and North Dock.



### Central Square & Vaughan Street

As an area facing significant challenges in terms of retail occupancy levels, this central location needs to establish itself as the 'heart' of the town through physical improvements, the promotion of markets and other street activities and good connection with nearby facilities and destinations. There also needs to be investment and potential subdivision of large vacant retail units in support of alternative uses and encouraging independent traders.



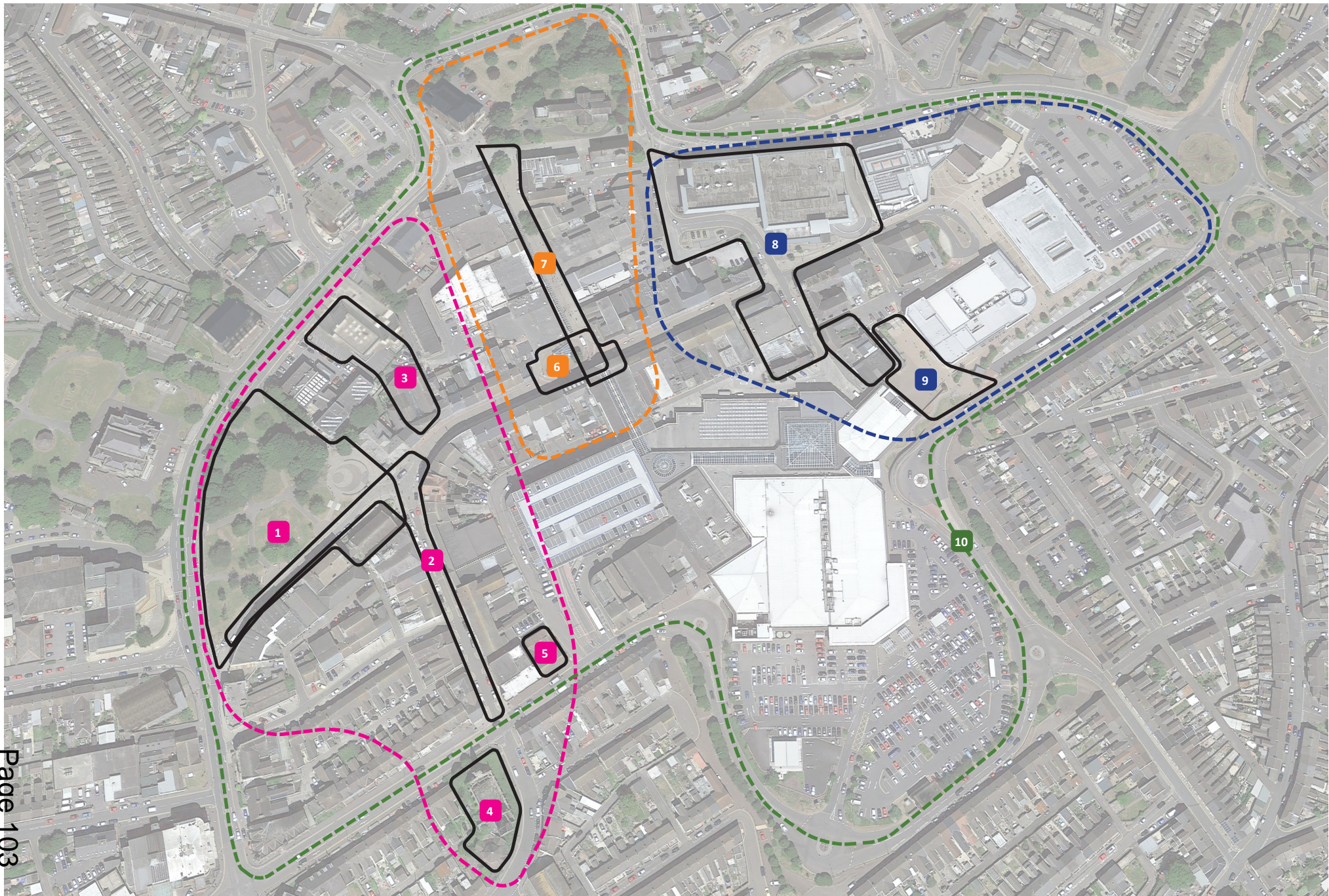
### Eastgate Area

Significant initiatives from the public and private sector are already underway in the eastern part of the town centre to regenerate buildings and diversify uses. The established focus on hospitality, culture and leisure activities should be safeguarded mainly through business support initiatives and links with the town centre strengthened. There are further opportunities for large scale regeneration of sites and buildings in the medium to long term.



### Boundary / Gateway enhancements

Localised environmental enhancements to roads enclosing the town centre including boundary treatments, pedestrian routes, key buildings, etc.



# 1. Spring Gardens

## Objectives

Reinforce the current investment in adjacent buildings (YMCA) and improve the reputation of the Spring Gardens through the encouragement of more day-to-day uses, enhancement of the interface between the park and adjacent buildings and the facilitation of formal activities and events.

The strategies should support investment in key projects such as the YMCA and Crown Buildings, build on the temporary road closure measures in Stepney Street/Cowell Street in response to Covid-19, to support businesses and enhance Spring Gardens as a key asset and support outside activities, both recreational and commercial.

## Actions

1. Prepare a brief for a 'quick win' environmental enhancement scheme focusing on the southern edge of Spring Gardens. The brief should identify opportunities to visually improve the space and investigate potential for increased activity. Interventions should either be temporary or requiring minimal construction/ planning etc. so that works can be implemented for this summer. This should include:
  - Assessment of physical interventions to improve the park edge including ornamental/ annual planting, seating, de-cluttering and

cleaning of the street environment to better present the park and give it a more attractive, maintained presence in the street.

- Opportunities for seating.
  - Opportunities for more convivial lighting, potentially including LED pea lights set within the tree canopies.
  - Opportunities for pop-up street stalls, and associated tables and chairs, for cafe/ice-cream/street food vendors. The corner plaza may provide a suitable location for this activity.
  - Liaise with businesses on Stepney Street to test expansion of increased use of external space for dining. Identify the demarcation of external seating areas, potentially adjacent to the park edge to take advantage of the directly sunlit and green setting. Develop proposals for licensing, furniture, security, management, hours of operation, covered areas.
2. Liaise with private building and business owners with properties adjacent to the park, to bring about cosmetic improvements to buildings and commercial frontages. In particular, the Presbyterian church holds a prominent corner location and should be improved through repair and maintenance, improvement of its garden areas, and possibly architectural lighting or internal lighting to showcase the stained glass windows.

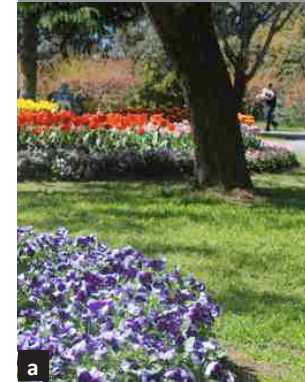
3. The design of permanent environmental improvements to Spring Gardens, including its interface with Stepney Street and the design of the corner plaza opposite the Presbyterian Church, should be incorporated into the redesign of Cowell Street / Stepney Street. However, should the highway works not be undertaken, then a separate scheme for the permanent enhancement of these areas should be a priority. In either situation the improvements should include:
  - Redesign of the corner plaza to have a more attractive presence and to incorporate infrastructure (staging, power, water, shelter) to support events and performance.
  - Street lighting to create a more ambient setting and support safety and security.
  - Review of pavement licences and hard paved areas for eating/drinking businesses to occupy the opposite footway / park boundary
4. Support for BIDs use of the space for events including installation of a permanent big screen. However, this will need careful consideration with regard to appearance, potential nuisance and constraints on future environmental improvements. A screen will also require planning permission.





**a** Enhance and activate the edge to Spring Gardens

**b** Encourage active uses along the park edge



**c** Creation of usable and adaptable public space to encourage and facilitate active uses

**d** Enhancements to key buildings

**e** Improved connections and crossings



## 2. Cowell Street & Western Section of Stepney Street

### Objective

To rejuvenate the west side of the town centre to encourage footfall, support local businesses and improve the appearance, accessibility and safety of the street environment.

The implementation of the temporary road closure and social distancing measures at Cowell Street in response to Covid-19, has allowed the testing of potential impacts on the street environment. Preliminary findings have identified several benefits including the positive use of the space by businesses, with no significant negative impacts on vehicle circulation.

Consequently, this project proposes the undertaking of a feasibility study to investigate options for a permanent scheme that enhances the public realm and considers options for controlling and limiting vehicle access and increasing usable pedestrian space.

### Actions

1. Preparation of a brief for a feasibility study to explore ideas for the future general arrangement of Cowell Street. This should include:
  - Options and assessment of a variety of design approaches including pedestrianisation, reduced carriageway widths, shared-surfacing, reduced / controlled access for different vehicle users, reduced / no parking, etc..
  - Opportunities for increasing the usable pedestrian space, outside seating and display areas for businesses
  - Pavement licensing arrangements
  - Consideration of the different contexts, requirements and potential solutions for the northern and southern sections of Cowell Street and the western section of Stepney Street.
  - Consideration of the appearance, character, use, etc. of emerging ideas (and potentially separate project) focusing on the enhancement of Spring Gardens
  - Opportunities for creating increased space in the vicinity of the Market entrance
  - Street furniture and signage audit and proposals for the de-cluttering of the street environment
2. Review of existing Traffic Regulation Orders (TROs)
  - 'Access for all' appraisal of options
  - A palette of materials, street furniture and lighting that is coordinated with the town centre
  - Strategy for stakeholder/ public engagement
  - Cost appraisal
  - Risk assessment
  - Delivery timescale
2. In support of the feasibility study, undertake or commission the following:
  - Topographical survey of the study area
  - Utilities, basement and radar surveys
  - Liaison with statutory undertakers to understand potential future works in street
  - Assessment of funding opportunities
3. Market entrance
  - Refer to '7. Indoor & Outdoor Markets' project.



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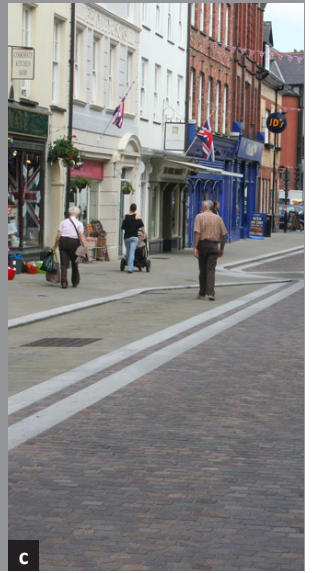


**a** Use of the pavement space in Cowell Street following temporary road closure

**b** Enhancement of market entrance

**c** A range of pedestrian focussed enhancement schemes to the street should be considered

**d** Proposals should incorporate enhancements to Spring Gardens and lighting



### 3. The Crown Building & Arcade

#### Objective

To substantially revitalise and reconnect a distinctive quarter within the town centre, through the regeneration and refurbishment of the currently vacant Crown Building together with the coordinated enhancement of its associated external spaces and the adjacent historic Arcade building.

The Arcade represents a characterful and distinctive place within the town centre and provides an important link between the Crown Building and the Stepney Street. Enhancement of the Arcade in terms of appearance and occupancy, will create another destination in the town centre and bolster the areas appeal as a hub for creative industries.

#### Actions

1. Work with the owners of the Crown Building with regard to the design of its associated external areas including Crown Precinct, and the relationship between the building entrance and the Arcade.
  2. Liaise with the Arcade owners to discuss the potential for preparing a plan for enhancing the appearance of the building and marketing to attract quality occupiers.
- If appropriate, commission a building survey and conservation assessment /recommendations.



### 4. Park Congregational Church

#### Objective

To create an additional destination and increase footfall to the south of Cowell Street through imaginative reuse of an impressive and historic landmark building.

Although the building is currently in private ownership, Task Force intervention should be considered to help kick-start improvements either through a light-touch adaptive reuse, or more substantial architectural redevelopment.

#### Actions

1. Liaise with the current building owners to ascertain their intentions with regard to the buildings redevelopment.
2. Liaise with the Conservation and Planning officers to consider appropriate and creative approaches for safeguarding the building and bringing about it's positive use to support to the town centre.
3. Pending outcomes for the above actions, commission a visioning study and associated high-level feasibility study including a market appraisal, to explore options for the adaptive reuse of the building and its grounds. Options could consider a range of a levels of intervention including:

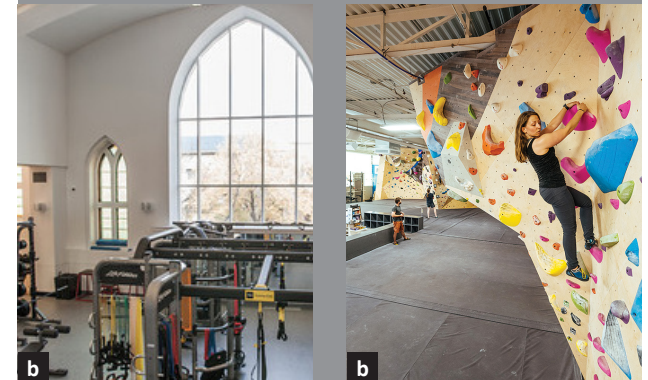
- Light-touch, minimal cost solutions that retain the architectural features with no/minimal need for additional structures, roofing, services, etc. This could include:
  - Commercial use as urban horticultural/ garden nursery (with play and café)
  - Formal adventure play facility with gardens, café
  - Multi-use sports pitch, climbing walls, etc.
  - Recycling, re-use and decorative salvage centre
- Medium scale interventions that would require a lightweight roof, services etc., could include:
  - Multi-use community centre, events / arts / performance space
- Alternatively, investigate the business case for commercial redevelopment



**a** Adaptive reuse should consider options that do not require significant structural improvements to the building and provide opportunities for commercial and community uses



**b** Other options which require more significant building works should retain the architectural qualities of the building to create a multi-purpose space that could be used for a variety of commercial, recreational, performance and community uses.



## 5. Raffles Building

### Objective

Located at a key gateway and close to the town centre, the privately owned Raffles Building, represents an opportunity for public sector and private sector to work together to bring about its refurbishment for commercial uses.

### Actions

1. Liaise with the buildings current owners to ascertain the future plans for the building.
2. Pending the above commission, a building survey and feasibility study including a market appraisal, into options for commercial and other uses.



## 6. Central Square

### Objective

To reinvigorate and redefine Central Square as a civic focus and 'heart' of the town centre.

Located at the junction of the two primary pedestrian movement routes and accommodating the Hwb and main entrance to the indoor market, the existing public space should be redesigned to create a vibrant, attractive and functional town square. As well as its physical appearance, the re-imagining should include consideration of the types of commercial uses that front the space, the inclusion of marketing stalls and opportunities for street performance and other events, to help ensure vibrancy.

Consideration should also be given to the physical extent of the project, and whether it should include adjacent streets in particular, Vaughan Street.



### Actions

1. Agree extent of the working project area.
2. Prepare a design brief for the enhancement of Central Square. The brief should specify key deliverables including:
  - Public space concept design options including 3D visualisations, precedent studies
  - Ideas for renaming the space
  - Strategies for increasing the usable pedestrian space, outside seating and display areas for businesses
  - Strategy for use of the space for market stalls
  - Pavement licensing arrangements
  - Coordination with any proposal for the Market entrance redesign project
  - Environmental enhancement including tree and ornamental planting
  - A palette of materials, street furniture and lighting coordinated with the town centre
  - Consideration of pop-up power supplies
  - Strategy for stakeholder/ public engagement
  - Review of existing Traffic Regulation Orders (TROs)
  - 'Access for all' appraisal of options
  - Cost appraisal
  - Risk assessment
  - Delivery timescale

## 7. Indoor & Outdoor Markets

### Objective

To celebrate and promote the indoor market and more powerfully demarcate its entrances on the street. In addition, support the expansion of the outdoor market both physically into Vaughan Street and potentially along Stepney Street and Bridge Street. Also support its offer beyond 'basic provisions'.

### Actions

1. Prepare a brief for the commissioning of a public art scheme to develop concepts for the visual enhancement of the indoor market entrances and the engagement with market stall tenants.
2. Set objectives for the expansion of the outdoor market in the town centre including:
  - Soft market testing for potential new basic provisions traders, as well as alternative traders including street food, antiques, fresh produce etc.
  - Co-ordinate with county-wide market provision to establish expansion in terms of trading days.
  - Identify pitch locations with particular priority given to Central Square and Vaughan Street.
  - Review current pavement licensing permits.
  - Consider implementation of pop-up power

supply in Central Square, Vaughan Street and other key locations

3. Liaise with stakeholders in Bridge Street to consider the use of the area for occasional specialist market / fair events appropriate to the historic character of the setting.



**a** The re-imagining of Central Square should include the creation of opportunities for performance and events

**b** The market entrance should be enhanced and opportunities created for market stalls, especially including street food to help activate the space

**c** Uses such as cafés with external seating areas should be encouraged in those premises fronting the space to activate the edges



**a** Imaginative enhancement of the market entrances will help demarcate their presence on the street and celebrate the markets key role in the town

**b** Consider opportunities to diversify the outdoor market offer with specialist events



## 8. Market Street South/ Stepney Street/ Tinopolis Area

### Objective

Major strategic restructuring of key central and Northern areas of the town centre in terms of physical arrangement and land uses.

The block of properties located on Market Street South and Stepney Street that have mostly been acquired by Carmarthenshire County Council for redevelopment, should be considered in combination with the Tinopolis building which is known to have structural issues and may no longer be fit for purpose and of limited flexibility in terms of reuse.

A coordinated masterplan for this part of the town centre will allow a more comprehensive and far-reaching vision to be developed which addresses access and townscape issues as well as providing opportunities for progressive land usage, potentially including educational uses.

### Actions

1. Compile existing and commission new building surveys to assess the buildings wider potential and site investigation works to inform a site masterplanning exercise.

Liaise with and support existing tenants / owners with regard to future development opportunities and potential relocation options within the town centre.

3. Liaise with potential occupiers including those from the education sector, to ascertain future needs.
4. Commission a high-level masterplan capacity study for the area to explore options for urban design and development strategies and to establish principles for access/connectivity, block structure, height, massing, townscape, etc.
5. Depending on the likely timescale of a comprehensive redevelopment of the wider area, consider an access environmental improvement scheme for Market Street / Mincing Lane. A strategy should work with building owners and occupiers to create a more legible, accessible and attractive streetscape. This area links the town centre and Eastgate. However, it is characterised by a poor quality street environment, dominated by the backs of buildings, ad-hoc parking and vacant areas.
6. Support meanwhile and temporary uses of the buildings to provide an opportunity for new businesses to test concepts, and to establish a foothold in the town centre e.g. The Bingo Hall will be used (temporarily at least) for a re-use shop for recycled goods.





## 9. Eastgate Connections

### Objective

Improve pedestrian links and more seamlessly connect the Eastgate area with the town centre.

### Actions

1. Coordinate opportunities through new developments and investment including Y Linc, to improve connections between Stepney Place, Eastgate and the town centre, including the elevated St Elli concourse. A holistic strategy should consider the creation of active frontages, level changes, the removal of barriers and public realm improvements.



## 10. Town Centre Boundary / Gateway enhancements

### Objective

To enhance first impressions and the general attractiveness of the town centre as a place to live, visit and invest in.

### Actions

1. Commission an audit of all roads enclosing the town centre, in terms of their visual appearance and pedestrian connectivity together with recommendations for localised environmental enhancements including boundary treatments, pedestrian routes, building appearances, landscape/planting, etc.
2. Develop a delivery strategy for the identified opportunities, including scoping of works, liaison with building property owners and identification of funding sources.



# Property Strategy

A core element of the recovery masterplan is property led and reflects the importance of a property strategy which directly supports and contributes to the objectives of recovery and future town centre opportunities.

The impact of the Covid pandemic has accelerated many structural trends which have increasingly shaped the high street over recent years. This is most evident in the changing composition and use of the town centre, especially the growth in vacant retail premises, which include some large voids in prominent locations driven by the closures and pressures facing national multiple retailers and the challenging commercial prospects for securing new and viable reoccupation. The oversupply of retail combined with the loss of many traditional town centre footfall attractors emphasise the importance of securing alternative uses, including new anchors, to help broaden the range of activities and offer, extend 'dwell time' and diversify the reasons to visit the town centre throughout the day and evening. An example could be the growing UK concept of the food hall where a group of small food businesses trade inside a building with a shared tables and chairs for customers.

A key objective will be to encourage and promote new uses with attention on vacant and underutilised premises, including support for re-purposing to create a wider mix of uses including workspace, residential, leisure, education and community. This will require engagement with property owners, investors, the development industry and prospective occupiers. There will be 'areas of opportunity' which offer scope for qualitative improvements to existing property together with some sites that represent more comprehensive refocusing in the longer term. For example, the feasibility of moving the proposed new Ysgol Dewi Sant primary school or Coleg Sir Gar facilities to the town centre could be investigated where suitable sites and building become available. In the longer term this could include transformation of the Mincing Lane/Market Street area and buildings.

The role of public sector land and assets further offer opportunities to drive co-location and asset collaboration in the town centre to generate footfall. The town centre Hwb building and other property located in Vaughan Street are a key opportunity for this type of use.

The property strategy also reflects the specific nature of Llanelli town centre including the need to avoid the 'hollowing out' of the centre around Vaughan Street, Stepney Street and St Elli Centre where larger and harder to let properties are located. The challenge also includes the larger properties specific to Llanelli, many with narrow frontage, that will not easily subdivide into smaller units without significant investment.

Carmarthenshire CC have a freehold interest across a large part of the town centre, and a number of the owners have head-leases, some with 30-40 years remaining. The circumstances of declining rent values and relatively short leases is likely to discourage private investment.

## Project 1: Local Market Insight

### Objective

In order to investigate and encourage realistic opportunities for new town centre uses, particularly through the reuse/re-purposing of vacant and underutilised premises, a property strategy requires market knowledge and proactive engagement with property owners/landlords/ investors and commercial property agents active in the town centre. This is considered essential to early understanding of ownership intentions and aspirations, and market/occupier requirements. This will also align closely with the business support strategy which seeks to encourage new business activities, including the role of property in supporting a range of innovative and flexible accommodation and commercial terms/conditions for occupiers. This objective will:



- Investigate and identify key property assets that represent suitable, realistic opportunities for new uses beyond retail;
- Encourage property owners, investors and developers to consider alternative uses and re-purposing of assets that deliver economic and community value and drive town centre investment;
- Build and promote investor confidence in the town centre with support for a wider mix of uses and encouragement of modern and flexible uses;
- Encourage more flexible and innovative commercial terms/conditions for prospective occupiers especially independents to maximise affordability and de-risk exposure for landlords.

### Benefits

- Reduced vacant property rates
- Increased investor confidence
- Increased level of property improvements and refurbishments that supports the local demand
- Broader range of town centre uses including residential
- Greater flexibility that encourages enterprise and business growth

### Tasks

1. Undertake regular audit and monitoring of vacant premises in the town centre to identify key landowners and investors and establish, where possible, owner intentions.
2. Liaise with the development industry where known requirements exist, with priority to direct new investment to the town centre.
3. Pro-actively engage landlords with a Council owned freehold property to renegotiated longer leases to specifically encourage refurbishment and investment;
4. Investigate potential to establish a Property Owners/Investors/Commercial Agents Forum on a regular basis to monitor property issues, identify actions/opportunities for the town centre and investigate incentives to support and encourage take up of vacant properties. In addition, maintain dialogue with key town centre property owners e.g. shopping centre, to manage risk and structural change relevant to their assets.

## Project 2: Local Development Order

### Objective

The town centre focused Local Development Order is in place in Llanelli, and as a planning policy tool, seeks to promote greater flexibility and opportunity for a wider range and mix of uses in the town centre. It is important this is promoted to property owners and commercial agents to communicate the benefits of the LDO particularly at a time of major change in the property market. In Llanelli it is appropriate to review the LDO to ensure there is a focus on the priority areas for regeneration and growth.

### Benefits

- Greater flexibility for the property market
- Directing investment towards town centre priority areas
- Increasing the viability of building improvements and mixed uses

### Tasks

1. Publicise and actively promote the advantages of the Local Development Order (LDO) to property owners/landlords/developers and local commercial agents to encourage opportunities for greater flexibility of uses and re-purposing of assets, including signposting of relevant Council support initiatives where appropriate.

2. Review the LDO boundary to ensure it reflects the need for a smaller commercial town centre and to maintain a concentration of investment in the central core area.
3. Promote the opportunities for residential uses in the town centre particularly in supporting more viable development. This could include opportunities to partner with Carmarthenshire County Council Housing Services to deliver increased levels of affordable properties to rent.

## Project 3: Funding Support

### Objectives

There are key town centre properties which contribute to the objectives of the recovery masterplan and the wider health of the town centre, which are likely to require a targeted regeneration investment through public sector intervention given the scale, significance and potential complexity of the properties. It will be crucial to ensure these key properties, whether vacant or subject to a change in circumstances, are brought back into beneficial use given their prospects to accommodate, potentially via re-purposing, new activities and uses which can act as anchors and footfall attractors and deliver new investment. The opportunity also exists to target properties in need of qualitative improvement to improve the quality of the built environment.

### Benefits

- Intervening in property to deliver objectives for targeted priority areas
- Increasing the viability of building improvements and mixed uses
- Increasing investor confidence and encouraging the private sector to invest

### Task

1. Establish a target list of strategic acquisitions that can draw down funding from the Welsh Government Placemaking Grant which is available for key properties in the town centre.

2. Identify and establish key target properties in town centres and keep under regular review (which align with market knowledge from Project 1 Local Market Insight and Project 4 Public Sector Land and Assets).
3. Identify a target list of properties identified as in need of qualitative improvement and prioritisation of actions, including potential support for refurbishment and fit out.



## Project 4: Public Sector Land and Assets

### Objectives

The role of public sector land and assets offer opportunities to investigate greater co-location and public sector asset collaboration in town centre locations. The objectives of the Transforming Towns Programme and emphasis on Town Centre First clearly support this objective, particularly given the strong presence of the public sector locally and the scope to investigate new service delivery and activities from town centre premises. This approach would contribute to major footfall generators alongside enhanced community access for services and contribute to a mixed-use destination. In Llanelli, extending the role of the existing Hwb alongside potential to incorporate additional space in Vaughan Street is an opportunity.

### Benefits

- Co-location of services and office space
- Retain town centre office footfall and spend

### Task

1. Pro-actively working with its public sector partners, including Ystadau Cymru, Carmarthenshire CC will investigate and encourage opportunities for more focused use of town centre locations by the public sector, including the Council's own services.

## Project 5: Reform of business rates

### Objective

The liability of business rates represents a barrier for many town centre businesses especially independents looking to grow into larger premises, but equally has cost implications for property owners when vacant and considering adaptation. The year-long business rates holiday granted for most Retail, Leisure and Hospitality businesses during 2021/22 as a part of Covid-19 economic support provides a welcome breathing space and encouragement for business to grow whilst a review of longer-term measures should be supported alongside initiatives to encourage business growth.

### Benefits

- Property related business costs that support and encourage small business growth.

### Task

1. To champion changes to the business rates relief and overall taxation model that support the small and independent business to grow in town centre locations.
2. Encourage property owners to investigate the adaption of town centre property which offer the greatest business rates efficiency, including innovative approaches to minimise empty rates liability which can be a major barrier to intervention.

# Business Support Strategy

Recovery will also be reliant on safeguarding key sectors and cultivating local and independent business growth and scaling up through a business strategy that supports businesses to become more competitive with greater potential for attracting footfall, paying higher wages and employing more people. This can be achieved through a targeted multi-agency approach and the encouragement of the transition from meanwhile use and market trader through to a business located on the main high street.

Key areas that will help to build the town centre of tomorrow includes improving its digital health and installing SMART technology. This will assist in attracting new investment and business resilience alongside support to develop the skills and confidence to fully exploit technology.

## Project 1: Entrepreneurship & Business Support

### Objective

For the town centre to recover and grow there is the need to safeguard businesses in key sectors and cultivate new local enterprises and independent business growth. Closely aligned with the property strategy, the business support strategy is about creating a pipeline of business occupiers across a range of sectors that adds diversity and attraction to the centre. The town centre business support strategy serves several purposes:

- Establishing a place-based approach to business support reflecting the needs and opportunities specific to the town and town centre
- Encouraging new businesses with the potential to occupy a range of requirements - meanwhile spaces, market stalls or traditional commercial property
- Inspiring micro businesses to transition into larger town centre premises
- Supporting businesses to become more competitive with greater potential for attracting footfall, paying higher wages and employing more people.
- Stimulating local demand in support of public and private sector investment e.g. strategic property acquisitions, creation of business incubation space, shared work hubs and investment in reconfiguring property to match new requirements.

### Benefits

- Increase business enquiries supported with advice and mentoring
- Increased number of businesses and jobs safeguarded
- Increased number of new businesses
- Increased rate of micro and small business growth
- Creation of tailored support packages to encourage investment in key sectors
- Decreased levels of vacant property

### Tasks

With several agencies providing support to businesses of various sizes and operating across a broad range of sectors, the delivery of business support at a place-based level requires a coordinated and targeted approach.

1. Bring all aspects of business support into one place (either virtual and/or as part of a Hwb), making it clear and simple for businesses to access and find the help they need. The role of the Carmarthenshire CC Economic Development team is helping to simplify for entrepreneurs and businesses a complex picture of entrepreneurship and business support products and ensuring coordinated multi-agency delivery. Partners include the Council, Business Wales, Federation of Small Businesses,

South Wales Chamber, Centre for Business and Social Action, MenTrau Iaith, University of Wales Trinity Saint David, Coleg Sir Gar, etc..

2. Promote and communicate at a town level the range of support available and target entrepreneurs and businesses via schools and colleges, businesses groups and organisations and targeting existing town centre traders.
3. Provide access to a helpline, website, and one-to-one sector-focused support, provide free support and guidance at any stage of the business life-cycle:
  - Starting a business
  - Growing a business
  - Developing skills
  - Networking
  - Finding finance
  - Finding a property

## Project 2: Digital Town Centre & Skills

### Objectives

Given the pressure on the High Street and the impact of COVID-19, it's important that businesses can exploit digital technology, in the same way as supermarkets and shopping centres have done for years. This provides businesses with the opportunity to grow their market and increase turnover locally and globally whilst remaining rooted in the town centre.

The digital health of Llanelli has demonstrated that just 28% of town centre business are active on social media where the majority of consumers 'hang-out' and can be influenced. Digital health is also influenced by the availability of new technology that exists and is already being used in Welsh towns to help business and places make informed decisions and plan for the future. The objective is to invest in infrastructure in support of creating a SMART town with businesses supported to make the best use of digital to grow their business. This includes:

- Putting in place ultra-fast, ultra-reliable connectivity and innovation networks
- Providing the support, training and encouragement network that helps to create a digital culture and enhanced business skills.

### Benefits

- Increased levels of town centre business active on social media

- Increased digital competency levels, qualifications and use of digital technologies
- Increased incidents of business collaboration using social media & technology

### Task

1. Carmarthenshire CC as lead authority for the Digital Infrastructure Programme of the Swansea Bay City Deal will work to ensure ultra-fast, ultra-reliable digital infrastructure and connectivity is available for the town to include but not limited to full-fibre gigabit-capable broadband, 4G/5G mobile, and Internet of Things (IoT) innovation networks.
2. Continue to build the Carmarthenshire Innovation Network, an 'Internet of Things' network for businesses, communities, and partners to exploit. Coverage has been achieved across Llanelli and Pembrey Country Park.
3. As part of the business support package, and alongside initiatives including Super-Fast Business Wales, investigate and target the town centre with a Digital Initiative through a combination of, but not limited to, digital events, awareness, skills and support to thrive and take advantage of the digital opportunities
4. Adopt a social media data and insights tool for the town and its businesses that provide data, expertise, knowledge, training and support to help them to connect with their audience, to analyse what content engages them and measure what's impacting business results.

# Place Management Strategy

Town centres are places that attract a diverse combination of people from the everyday user, creative, entrepreneurial and explorer, and no masterplan can force a lively attractive centre into being, but it can create the conditions that allow that to grow.

A prosperous town centre must be a place where people are safe, well managed and excited to be. And as it's no longer possible to guarantee the daytime footfall of shoppers and local workforce, more than ever the town centre must become more stimulating, exciting, community and cultural destinations both during the day and at night.

Place management communication and marketing is fundamental to achieving this objective, and in Llanelli town centre, this is managed by Ymlaen and Llanelli Business Improvement District (BID). Following the recent successful renewal, the BID has a £456k budget over the next 5 years for a range of initiatives:

- Marketing - boosting marketing – events, seasonal attractions, beer festival, heritage and culture, aggressive marketing
- Enhancing -enhancing experience – digital screen, brighten the centre, addressing ASB
- Improving - improving access - £1 Saturday parking, local 'days out', better pedestrian and cycling, linking with seafront
- Developing – supporting the development of various strategies for the town centre

The masterplan specifically supports the delivery of the BID's business plan, for instance, specific place projects such as the improvements to Spring Gardens have the potential to reinforce the area as an events space. Other masterplan ambitions aligned with the BID include initiatives to train and support businesses skills.

Also, several actions are already taking place or can be enhanced that will positively contribute towards the management and user experience of the town centre.



## Project 1: Transport & Movement

### Objective

The reliance on private vehicles needs to diminish if we are to meet the challenges of climate change and a fully integrated public transport service connecting rail, bus and cycle hire schemes would allow people to easily connect with and travel into and around the town from surrounding neighbourhoods.

In Llanelli, there is an opportunity to champion the towns growing cycling credentials, with close ties to nearby coastal cycling routes and the cycling circuit attraction at Pembrey Country Park. The Brompton Bike Hire scheme will be introduced in Llanelli during March 2021 and is one of the first towns in Wales to have this special brand associated with local bike hire. The Brompton scheme provides a versatile folding bike scheme that supports travel to work, home, and on public transport. The public dock will be located at Llanelli train station.

E-bike charging points will also be installed in the town at the Beacon Enterprise Centre and Eastgate and nearby Pembrey Country Park. The Council have also purchased E-Cargo Bikes for town centre businesses to utilise.

Car parking charges has been a concern of town centre businesses for some time and the BID with Carmarthenshire CC has developed several initiatives including £1 parking Saturdays in the multi-storey car park during the Christmas period. Free parking days planned and advertised with



Carmarthenshire CC and the current free parking scheme on Mondays and Tuesdays between 10 am and 4 pm in Council car parks. Revenue from car parking funds directly supports highway improvements and transportation services in support town centres.

### Benefits

- Increased levels of walking and cycling journeys
- Increased use of active travel for businesses journeys

### Tasks

1. Investigate opportunities for a Brompton Bike Dock to be located in the town centre once the scheme is established.
2. Helping local businesses with new local logistics solutions through E-cargo bikes will require a clear strategy to encourage businesses to adopt the bikes as part of their business and to overcome practical barriers including adequate bike storage.
3. Continue to monitor the impact of town centre car parking charges during the period of their recovery from Covid-19 and the effectiveness of the free parking initiatives already in place.

## Project 2: Culture & Entertainment

### Objective

As the town centre becomes less about shopping and more about the experience, cultural activity and attractions become more important than ever in ensuring vitality. Cultural destinations (arts, heritage, entertainment) with a broad appeal anchored in the centre need to be safeguarded. In Llanelli, this includes the Ffwrnes Theatre, Llanelli House, Odeon cinemas and potentially, once refurbished, Calon Llanelli.

### Benefits

- Diversifying town centre attraction
- Increased daytime and evening footfall

### Tasks

1. Prioritise growing the calendar of events led by the BID and the coverage of a broad range of tastes and interests including Vintage Festival, retro and Welsh music and food and drink.
2. Support cultural venues and creative business such as Tinopolis that not only add to the town's profile, but also strengthen the town's potential for growing a creative economy.

## Project 3: Building Cleansing & Maintenance

### Objective

Despite this positive step by the BID and Carmarthenshire CC to improve the appearance of the town centre and key buildings, many are also held by absentee landlords who view property primarily as a commercial asset and not as one that contributes to the overall appearance of the centre. The objective is to ensure properties, particularly on upper floors are not left to fall into disrepair.

### Benefits

- Reduced number of mismanaged buildings
- Improved townscape quality

### Task

1. Survey to identify mismanaged assets in the prioritised areas of the centre that detract from the quality of the town centre.
2. Identify leasehold ownership and enter into discussions to assist with their cleansing and appearance.

# Delivery

Whilst investment in projects funded through programmes such as the Targeted Regeneration Investment (TRI) continue to make a difference, the masterplan identified that more is required.

The recovery masterplan is for everyone, not just Carmarthenshire CC, and it will require the commitment and efforts of all stakeholders if the town is to achieve success and deliver continued prosperity for the centre. This new plan is necessary to provide a clear pathway to town centre recovery and growth which will be focused upon Business, People and Place, providing the framework in which prioritised actions over three levels of importance:

1. Immediate - actioning of quick-win permanent or temporary schemes, to take advantage of potential opportunities arising after the end of lockdown and for the remainder of 2021
2. Short term - delivery within the next 24 months - priority transformational projects that may require planning, funding, approvals and may cause some disruption during delivery
3. Strategic - Significant projects and strategies that will help guide the town centres direction to be resilient and to respond to long term changes

## Place projects

- Project 1: Spring Gardens
- Project 2: Cowell Street & Western Section of Stepney Street
- Project 3: The Crown Building & Arcade
- Project 4: Park Congregational Church
- Project 5: Raffles Building
- Project 6: Central Square
- Project 7: Indoor & Outdoor Markets
- Project 8: Market Street South/ Stepney Street/ Tinopolis Area
- Project 9: Eastgate connections
- Project 10: Town Centre Boundary / Gateway enhancements

## Property projects

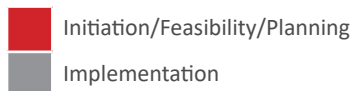
- Project 1: Local Market Insight
- Project 2: Local Development Order
- Project 3: Funding Support
- Project 4: Public Sector Land and Assets
- Project 5: Reform of business rates

## Business projects

- Project 1: Entrepreneurship and Business Support
- Project 2: Digital Town Centre & Skills

## Place management projects

- Project 1: Transport and Movement
- Project 2: Culture & entertainment
- Project 3: Building Cleansing & Maintenance



Year 1    Year 2    Year 3    Year 4    Year 5+



## Priorities

A series of projects are set out by the masterplan, however, it is recognized that it is unlikely that everything can be tackled at once and there will be a need to focus on the most important and high impact projects. All the actions identified support recovery and long term growth. Where more complex but high priority projects are identified, early development of outline business cases and design development should be prioritised.

Projects that are likely to be funded from existing capital or revenue streams or through the immediate funding opportunities identified below, should be a priority.

To help deliver and drive forward the masterplan, the potential exists for funding support to the Local authority to support new Town Centre Managers with specific responsibility for the recovery of the town centre and the implementation of town centre initiatives.

## Funding

The funding landscape in Wales is experiencing a period of rapid transformation, which is being led by Welsh Government and the Local Authority in response to the pandemic, and the UK Government with responsibility for the replacement funding programs following the UK's departure from the EU. At the time of writing some uncertainty exists around how some funding will be delivered. In light of this, the masterplan needs to be responsive over the coming 12-24 months and aligned to these emerging programs.

## Welsh Government – Transforming Towns Programme

Existing Targeted Regeneration Investment (TRI) program comes to an end in 2020/2021 and is replaced by the Transforming Towns Grant. This is a broad and flexible package of support that allows partners to decide upon the most appropriate mix of interventions and how to put them into practice effectively in each town. The new funding package will offer support for a wide range of projects, from green infrastructure developments, internal and external improvements for business owners, improvements to town centre markets, the creation of new uses for vacant buildings, and driving activity to support the 'digital towns' agenda. Those eligible to apply for funding include local authorities, town centre businesses, Business Improvement Districts and Town and Community Councils.

Also, there is support in the form of a Town Centre Repayable Funding Scheme – this has the potential to provide £2m funding for Carmarthenshire CC to acquire key town centre buildings linked to strategic regeneration outcome.

## UK Government

- The UK Government has published prospectus documents (March 2021) on how local areas in Wales will be able to submit bids for the Levelling Up Fund and Shared Prosperity Fund (Community Renewal Fund during 2021-22) as a direct replacement for EU structural funds in Wales.
- Levelling Up Fund – small in scale and geography including regenerating a town centre, local investment in cultural facilities or upgrading local transport infrastructure. Delivered by local authorities who can submit one bid for every MP whose constituency lies wholly within their boundary with preference given to bids from higher priority areas including Carmarthenshire.
- Shared Prosperity Fund – EU Structural Funds will continue until 2023 and replaced through the new UK Shared Prosperity Fund. This new Fund, to be launched in 2022, will operate through the UK Government but to start with, the UK Community Renewal Fund is being provided for 2021-22 and targets priority local authority areas including Carmarthenshire.

## Carmarthenshire County Council

In response to COVID-19, the Council has established underpinning resources to support the recovery and growth of towns and the wider economy. Working with the Welsh Government, a range of new initiatives and business support will be made available.

### Business Recovery and Support

Subject to formal approval it is anticipated that the County Council led business recovery and support funding streams will be made available in 2021

- Recovery Fund to safeguard/create sustainable jobs within target growth sectors
- Revenue Support Fund to invest in skills, marketing and diversification to safeguard and grow jobs.
- Carmarthenshire Rural Enterprise Fund - development of new and existing business premises
- Transformational Commercial Property Development Fund - to provide financial assistance for the construction of buildings for industrial and commercial use.
- Business Start-Up Fund - capital support for the creation of new businesses resulting directly in the creation of jobs
- Business Growth Fund - support towards capital expenditure projects and specialist revenue expenditure, where new jobs are created

## Local Marketing and Distinctiveness

Funding has been secured via the Leader programme to promote rural Carmarthenshire to tourists - led by Carmarthenshire CC Marketing & Media Team to develop stories and reasons to visit, those that amplify Welsh culture, language, locally produced produce etc. and deliver a marketing action plan (including branded promotional material, prepared social media content e.g. text, images and video, a business toolkit.

### Empty Premises/Meanwhile Uses

Welsh Government funding to develop a good practice guide for the region enabling communities to develop empty premises into 'meanwhile' spaces or pop up shops, providing practical advice on legal issues, business rates etc.. Potential to utilise the £10k Leader funding to fit out empty premises for this purpose

## **A Circular Economy - A Sustainable Recovery From Covid-19**

Carmarthenshire CC is currently developing a strategy to support local investment in circular businesses and enterprises; that is, enterprises that keep things in use longer, through re-use, repair, re-manufacture and refurbishment, and in doing so, helping regenerate the community by adding jobs and developing skills locally. By doing this locally, the initiative will not only keep money in circulation within the county but vitally also reduce the impact that Carmarthenshire has on the environment. New potential projects are encouraged with local stakeholders, business owner, entrepreneur, volunteer etc.

The delivery plan indicates time-scales, suggested delivery partners and next steps. In each instance, a detailed review of the project scope would be required and or more detailed design work to provide costings.

The plan includes three stages, short, medium and long term with a suggested level of priority afforded based on stakeholder engagement and the need to complete certain tasks such as data collection to enable the development of key projects.

\* Since the publication of the Recovery Masterplan, the Wales Audit Office has published a Regenerating Town Centres Tool Kit for Local Authorities to self assess their approaches and improve their work on town centres. The masterplan has followed the principles of the Tool Kit and Carmarthenshire Council will fully adopt these principles going forward.

Owen Davies Consulting  
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Bergavenny. NP7 5AA



## Community & Regeneration Scrutiny Committee 30<sup>th</sup> September 2021

<b>Annual Monitoring Report 2019/21</b>		
<b>Adopted Carmarthenshire Local Development Plan</b>		
<b>To consider and comment on the following</b>		
<ul style="list-style-type: none"> <li>• The content of the Annual Monitoring Report for the adopted Carmarthenshire Local Development Plan (LDP) – as required for submission to the Welsh Government by 31 October 2021.</li> <li>• The findings and evidence contained within this Annual Monitoring Report and its use in informing evidence gathering as part of the preparation of the revised LDP 2018 -2033.</li> </ul>		
<b>Reasons:</b>		
<ul style="list-style-type: none"> <li>• To receive the content of the report and the appended Annual Monitoring Report 2019/21.</li> <li>• To note the outcomes and baseline data as part of ongoing LDP monitoring and as evidence in respect of the emerging Revised LDP 2018 - 2033.</li> <li>• To provide an opportunity for comments to be submitted on its content.</li> </ul>		
Cabinet Decision Required		YES
Council Decision Required		YES
EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:-		Cllr. M. Stephens
<b>Directorate</b> Environment  <b>Name of Head of Service:</b> Noelwyn Daniel  <b>Report Author:</b> Ian Llewelyn	<b>Designations:</b>  Interim Head of Planning  Forward Planning Manager	Tel Nos. 01267 246270  E Mail Addresses: <a href="mailto:NDaniel@sirgar.gov.uk">NDaniel@sirgar.gov.uk</a>  01267 228816 <a href="mailto:IRLlewelyn@sirgar.gov.uk">IRLlewelyn@sirgar.gov.uk</a>

# EXECUTIVE SUMMARY

## Community & Regeneration Scrutiny Committee - 30<sup>th</sup> September 2021

### Annual Monitoring Report 2019/21

### Adopted Carmarthenshire Local Development Plan

#### 1. BRIEF SUMMARY OF PURPOSE OF REPORT.

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

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

Following consideration of the 2016/17 AMR it was resolved to prepare a Review Report into the LDP. This was considered at the meeting of Full Council on the 10<sup>th</sup> January 2018, which resolved to commence preparation of the Revised LDP 2018 – 2033.

Whilst the preparation of the Revised LDP continues, the Council is still required to prepare AMR's with the information and data produced used as evidence in the preparation of the Revised Plan. It should be noted this AMR presented covers an extended period of two years and reflects the impact of Covid-19 and the associated restrictions. Consequently, there will be impacts on the recording, availability and reporting of data. Note this is particularly relevant in those instances where it is dependent upon site visits which may have been delayed for public health reasons.

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

#### 2. Background

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

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

Covering the period of 1st April 2019 to 31st March 2021 this AMR assesses the progress in



implementing LDP policies and proposals. It provides the basis for monitoring the effectiveness of the LDP and determines whether any revisions to the Plan are necessary. This, and other AMR's will aim to demonstrate the extent to which the LDP strategy and objectives are being achieved and whether the Plan's policies are operating and functioning effectively. It also assesses the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that may influence the Plan's implementation or future review.

### **3. Content and Structure**

The AMR is the principle means for measuring the success in implementing the Plan's policies. In recognition that measuring implementation is a continuous part of the plan making process, the monitoring of the Plan provides the connection between: evidence gathering; plan strategy and policy formulation; policy implementation; evaluation, and plan review.

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

### **4. LDP Monitoring Framework**

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

The AMR utilises a traffic light system in monitoring its policies which allow for a visual interpretation on the success, or otherwise. This is supported by the accompanying explanatory narrative which assesses the respective success or failure against each indicator, with a series of options available to respond to any emerging issues.

### **5. Summary of Key Outcomes**

An overview of the key findings from the 2019/21 AMR is set out below:

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

Growth Areas:	2019/20 72.0%;	2020/21 – 21.9%
Service Centres:	2019/20 2.8%;	2020/21 – 24.8%
Local Service Centres:	2019/20 13.4%;	2020/21 – 35.9%,
Sustainable Communities:	2019/20 11.8%;	2020/21 – 17.4%.
- The total number of dwellings permitted during 2019/20 on large sites (5 or more units) was 617, and 251 in 2020/21. 178 and 130 dwellings were permitted on small sites (4 or less units) during 2019/20 and 2020/21 respectively.

- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with 295 dwellings being granted in 2019/20 (made up of 117 on large sites, and 178 on small sites) and 139 dwellings in 2020/21 (made up of 9 on large sites and 130 on small sites)
- In relation to affordable housing 171 units were permitted in 2019 / 2020, whilst 84.8 units were permitted in 2020 / 2021 This is compared to the 122 during the previous AMR period.
- Employment sites allocated within the Plan with planning permission has increased to 31.86 ha during this AMR period.
- Vacancy rates within the identified primary Retail Frontages as at a post Covid base date of June 2021 are as follows:
  - Carmarthen - 14.7%
  - Llanelli - 23.2%
  - Ammanford - 9.5%
- A Local Development Order (LDO) for Llanelli Town Centre is in operation as a reflection of a living town centre approach integrating with other regeneration-based initiatives. Two further LDOs are being prepared in relation to the Ammanford and Carmarthen Town Centres as part of Covid recovery. Further information on the Llanelli Town Centre LDO, including the Annual Monitoring Report for 2019-20 can be found on the dedicated Llanelli Town Centre LDO webpage.
- Welsh Language – The LDP continues to deliver development in a manner consistent with its Welsh Language policy, supporting development at a suitable rate to support the future of the Welsh language. No applications have been approved within linguistic sensitive areas without suitable consideration being given to mitigation measures or the suitability of the development to deliver housing for the local population. In addition, CCC continues to promote and encourage bilingual advertisements throughout the County, promoting the important role which the Welsh language plays in Carmarthenshire’s communities.
- Caeau Mynydd Mawr SAC – 41.25 ha of land in good condition was being managed on 26 sites. A further 37.96 ha of land was also rated in good condition giving a total of 79.21 ha (source: PIMS Action progress reports).
- No planning permissions for ‘highly vulnerable’ developments were permitted within the C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.
- Planning permission has been granted for renewable energy and heat projects that have the potential to contribute a total of 1.79MW, made up of 1.64MW in 2019/20, and 0.15MW in 2020/21; and
- Mineral’s data indicates that the current hard rock landbank for Carmarthenshire is at least 77 years. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion. The combined landbank is at least 10 years supply.

## 6. AMR Conclusions and Recommendations

Whilst it is considered that progress has been made in implementing many of the adopted Plan’s policies and objectives, there are elements and components which are not delivering as intended. This has been compounded by the Covid-19 Pandemic and the associated restrictions. In this

respect some of the findings of this AMR inevitably reflect the challenges experienced by some sectors and society.

## 7. Next Steps

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

The content of this AMR along with that of the previous three documents will be used to inform the preparation of the Revised LDP 2018 – 2033 and its associated evidence base.

<b>DETAILED REPORT ATTACHED?</b>	<b>YES</b>
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# IMPLICATIONS

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

Signed: **N Daniel**

Interim Head of Planning

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

## 1. Policy, Crime & Disorder and Equalities

The AMR in monitoring the implementation of the LDP's policies and provisions builds on the links and strategic compatibility between it and Carmarthenshire County Council's well-being objectives. It also ensures alignment with the national Well-being Goals set out within the Well-being of Future Generations Act 2015. Through its land use planning policies, the Revised LDP will seek to promote the principles of sustainability and sustainable development by facilitating the creation of communities and local economies which are more sustainable, providing access to local services and facilities and reducing the need to travel.

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

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

## **2. Legal**

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

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

## **8. Finance**

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

## **6. Physical Assets**

Whilst not a consideration in respect of the content of the AMR, its monitoring outcomes in informing the preparation of the Revised LDP will impact on Council land and property holdings through their inclusion or otherwise for potential development purposes. This will have implications on potential disposal and land valuations and consequently capital receipts.

## **7. Staffing Implications**

It is anticipated that the ongoing monitoring of the LDP and the preparation of the Revised LDP will be accommodated in the main by utilising the existing staff structure.

# CONSULTATIONS

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

Signed: N Daniel

Interim Head of Planning

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

## 1. Scrutiny Committee

Community and Regeneration Scrutiny Committee – Date TBC

## 2. Local Member(s)

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

## 3. Community / Town Council

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

## 4. Relevant Partners

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

## 5. Staff Side Representatives and other Organisations

Internal contributions will be sought throughout the preparation of the Revised LDP.

**EXECUTIVE BOARD PORTFOLIO  
HOLDER(S) AWARE/CONSULTED**

YES

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

**THESE ARE DETAILED BELOW**

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Adopted Local Development Plan		<a href="http://www.cartogold.co.uk/CarmarthenshireLDP/index.html">http://www.cartogold.co.uk/CarmarthenshireLDP/index.html</a>
Annual Monitoring Reports		<a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.YP-7r6hKjIU">https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.YP-7r6hKjIU</a>
Revised Local Development Plan		<a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/#.YP-8LKhKjIU">https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/#.YP-8LKhKjIU</a>
Supplementary Planning Guidance		<a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YP-8E6hKjIU">https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YP-8E6hKjIU</a>
LDP Review Report		<a href="https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf">https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf</a>

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# Annual Monitoring Report 2019 - 2021

## Adopted Carmarthenshire LDP

Draft for Reporting

[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



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# Chapter 1

## Executive Summary

### Background

1.1 Under section 76 of the Planning and Compulsory Purchase Act 2004, local planning authorities are required to monitor the implementation of their adopted Local Development Plan (LDP) by preparing an Annual Monitoring Report (AMR).

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

1.3 Following the publication of the second Annual Monitoring Report it was considered necessary to undertake a review of the current LDP. The Review Report considered and set out the areas of the LDP which were delivering and performing well, and the areas where changes would be required. In doing so, it concluded that a Revised LDP should be prepared through a full revision process<sup>1</sup>. The Review Report was approved at the meeting of County Council on the 10<sup>th</sup> February 2018.

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

1.4 The Local Authority is now well into the preparation of the Revised Carmarthenshire LDP 2018-2033. This work has involved undertaking community engagement and partnership working - as well as producing an updated evidence framework. This ongoing work led to the publication of the Preferred Strategy for consultation in December 2018. With the Deposit Revised LDP published for consultation between 29 January 2020 and 27 March 2020. A further 3-week consultation of the Deposit Revised LDP closed on the 2<sup>nd</sup> October 2020.

1.5 This AMR continues to provide an important opportunity for the Council to assess the impact the adopted LDP is having on the social, economic, and environmental well-being of the area. The document sets out a detailed analysis of the way in which the Plan continues to work, from its strategic context, its performance against strategic objectives, and to whether individual policies are achieving their expected outcomes. This document also compares the performance of policy targets against those from previous years. The information contained within this AMR will continue to be utilised to inform future policy and will feed into the preparation of the Revised LDP 2018 – 2033.

## **Key Outcomes**

### **Key Findings**

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

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

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

- The total number of dwellings permitted during 2019/20 on large sites (5 or more units) was 617, and 251 in 2020/21. 178 and 130 dwellings were permitted on small sites (4 or less units) during 2019/20 and 2020/21 respectively.
- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with 295 dwellings being granted in 2019/20 (made up of 117 on large sites, and 178 on small sites) and 139 dwellings in 2020/21 (made up of 9 on large sites and 130 on small sites)
- In relation to affordable housing 171 units were permitted in 2019 / 2020, whilst 84.8 units were permitted in 2020 / 2021 This is compared to the 122 during the previous AMR period.
- Employment sites allocated within the Plan with planning permission has increased to 31.86 ha during this AMR period.
- Vacancy rates within the identified primary Retail Frontages as at a post Covid base date of June 2021 are as follows:
  - Carmarthen - 14.7%
  - Llanelli - 23.2%
  - Ammanford - 9.5%
- A Local Development Order (LDO) for Llanelli Town Centre is in operation as a reflection of a living town centre approach integrating with other regeneration-based initiatives. Two further LDOs are being prepared in relation to the Ammanford and Carmarthen Town Centres as part of Covid recovery. Further information on the Llanelli Town Centre LDO, including the Annual Monitoring Report for 2019-20 can be found on the dedicated Llanelli Town Centre LDO webpage.
- Welsh Language – The LDP continues to deliver development in a manner consistent with its Welsh Language policy, supporting development at a suitable rate to support the future of the Welsh language. No applications have been approved within linguistic sensitive areas without suitable

consideration being given to mitigation measures or the suitability of the development to deliver housing for the local population. In addition, CCC continues to promote and encourage bilingual advertisements throughout the County, promoting the important role which the Welsh language plays in Carmarthenshire's communities.

- Caeau Mynydd Mawr SAC – 41.25 ha of land in good condition was being managed on 26 sites. A further 37.96 ha of land was also rated in good condition giving a total of 79.21 ha (source: PIMS Action progress reports).
- No planning permissions for 'highly vulnerable' developments were permitted within the C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.
- Planning permission has been granted for renewable energy and heat projects that have the potential to contribute a total of 1.79MW, made up of 1.64MW in 2019/20, and 0.15MW in 2020/21; and
- Mineral's data indicates that the current hard rock landbank for Carmarthenshire is at least 77 years. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion. The combined landbank is at least 10 years supply.

## **Contextual Changes**

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

### **National Context**

1.8 The following key documents and publications are considered:

- The Wales Act (2017)
- Planning (Wales) Act 2015

- Planning Law in Wales - Law Commission Project and Planning Consolidation Bill
- The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2021
- Future Wales: The National Plan 2040
- Well-Being of Future Generations Act 2015
- Environment (Wales) Act 2016
- Historic Environment (Wales) Act 2016
- Planning Policy Wales, Edition 11
- Building Better Places
- Technical Advice Note (TAN) 15
- Welsh National Marine Plan
- Swansea Bay City Region City Deal
- Carmarthenshire County Council - Well-being Objectives
- Carmarthenshire Well-being Assessment
- Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 - 2023
- Transformations: Strategic Regeneration Plan for Carmarthenshire – 2015 – 2030
- Carmarthenshire Welsh Language Policy
- Carmarthenshire Economic Recovery & Delivery Plan
- Moving Rural Carmarthenshire Forward
- Net Zero Carbon by 2030
- NRW Phosphate Guidance - Water Quality Matters

1.9 Whilst some of these identified changes are profound in terms of the future direction of planning at a national level, only the Planning Policy Wales (Edition 10) has a notable direct and immediate impact for the future implementation of the LDP. The nature of the impact will only be fully realised once the final version is published and the revised LDP Manual is available. The implications of both will however be matters considered through the preparation of the Revised LDP 2018 – 2033.

1.10 The publication of the 2014-based Sub National Household and Population Projections, is considered within the LDP Review Report and chapter 2 below. Evidential work on population and household growth will play a fundamental role in informing the future strategy and content of the revised LDP, and it will support the future growth requirements for the Plan area.

1.11 The progress in relation to the National Development Framework (NDF) is noted, and the outcomes of the Draft NDF will be considered as the Revised LDP 2018 – 2033 progresses through its preparatory process.

### **Regional Context**

1.12 Carmarthenshire is part of The Swansea Bay City Region which also encompasses the Local Authority areas of Pembrokeshire, City and County of Swansea and Neath Port Talbot. The City Region, in bringing together business, local government, and a range of other partners, has published the Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030. The role of the LDP in guiding and supporting the City Region's aspirations will be central to its success, and its continued progress will be monitored.

1.13 The £1.3 billion Swansea Bay City Deal was signed in March 2017. The deal will transform the economic landscape of the area; boost the local economy by £1.8 billion; and generate almost 10,000 new jobs over the next 15 years. There is reference to 11 major projects overall, with the following specific projects proposed for Carmarthenshire:

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

1.14 The signing of the City Deal represents a significant and landmark moment within the region in terms of its economic benefits and job creation opportunities. In land use terms the LDP provides a positive and proactive framework to facilitate this and is well placed to support the delivery of the City Deal.



## **Local Context**

1.15 There was a clear synergy between the LDP and the former Integrated Community Strategy which is exemplified through the commitment to a sustainable Carmarthenshire, with the adopted LDP providing a land use expression to this objective. This remains the case with the Council's well-being objectives and the need to ensure there are strong on-going linkages will be developed as we progress through the preparatory process for the Revised LDP 2018 - 2033.

1.16 The Well-being of Future Generations (Wales) Act 2015 requires the Council as a representative of the Public Service Board to prepare a Well-being Plan. The Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023 was published in May 2018 and will be monitored to ensure continuity of purpose and content with the LDP. In this respect the National and the Council's Well-being Objectives are considered and discussed as part of a compatibility analysis with the objectives of the LDP. Reference is made to Appendix 1 of this Report in this regard. Reference should also be had to the content of the LDP Review Report.

1.17 In summary, the relevant contextual changes captured within this report will be fully considered as part of the preparation of the Revised LDP 2018 - 2033.

## **Supplementary Planning Guidance**

1.18 A number of Supplementary Planning Guidance (SPG) documents have been published which elaborate on and support the interpretation and implementation of the LDP and its policies and provisions. Reference should be given to Chapter 2 of this AMR. SPG preparation and adoption will continue where necessary. Consideration will be given to the future requirements for SPG emanating from the content of the Revised LDP 2018 - 2033.

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

## **Local Development Orders**

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

## **Sustainability Appraisal (SA) Monitoring**

1.21 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this, the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken.

1.22 Some of the tangible outcomes to emerge from the review included confirmation of the designation of three separate Air Quality Management Areas (AQMAs) in Llandeilo, Carmarthen, and Llanelli respectively. There are challenges in terms of ecological and carbon footprint, with the County's figure of 3.36 gha/c, compared with the Wales average of 3.28 gha/c<sup>2</sup>. Carmarthenshire's 2019/20 carbon footprint was 20,477 tCO<sub>2</sub>e.

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

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

## **Conclusions and Recommendations**

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

1.25 The production of AMR's remains relevant particularly in collating evidence which supports the preparation of the Revised LDP.

1.26 Whilst it is considered that progress has been made in implementing many of the adopted Plan's policies and objectives, there are elements and components which are not delivering as intended. These may be due to a number of factors as discussed within this document; however it is clear the impact of Covid has been a wide ranging one. Not only has the pandemic impacted profoundly on matters of public health but it has also resulted in significant economic challenges. How government including national and local responds will contribute significantly to the shape of our communities and economies. Consequently, significant regard will be had to the need to respond to the changes arising from plans strategies both nationally and locally and in tackling the challenges associated with post Covid recovery. Such matters will be appropriately considered and where applicable accommodated as part of the Revised LDP.

# Chapter 2

## Introduction

### Background

2.1 The provisions of the Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005, places a requirement on Carmarthenshire County Council as the Local Planning Authority (LPA) to prepare a Local Development Plan (LDP) for its administrative area. The LDP was adopted at the meeting of County Council on the 10<sup>th</sup> December 2014 and sets out the Authority's policies and proposals for the future development and use of land. The LDP superseded the previous Unitary Development Plan (UDP) and is used to guide and control development providing the foundation for consistent and rational decision making, and in guiding future opportunities for investment and growth. These policies and proposals include land-use allocations for different types of development (i.e., housing, employment, retailing, education, open space etc.) as well as criteria for assessing individual proposals. The Plan has a direct effect on the lives of every resident of the County as well as major implications on investment programmes, other plans and strategies, communities, and landowners alike. In doing so, it provides a measure of certainty about what kind of development will, and will not, be permitted in particular locations during the Plan period. The Plan area excludes the part of the County contained within the Brecon Beacons National Park, where the Park Authority should be contacted in respect of the development plan and development proposals in that area.

### LDP Review Report

2.2 Following the findings and recommendations of the second AMR (2016/2017), it was resolved to prepare a Review Report into the LDP and to consider the issues arising in relation to its delivery and implementation. During the preparation of the LDP Review Report, it was clear that the scale and implications of the highlighted issues were such that these could only be accommodated through a full revision process.

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

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

2.5 The content of the LDP Review Report, and the findings of the four AMRs will be utilised as evidence in guiding and informing its content and any evidential requirements that emerge.

### **Requirement for LDP Monitoring**

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

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

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

- The reasons why the policy is not being implemented.

- The steps (if any) that are intended to be taken to enable the policy to be implemented; and,
- Whether a revision to the plan to replace or amend the policy is required.

2.9 The AMR is also required to specify:

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

## **Content and Structure**

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

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

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

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

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

2.14 The content of this AMR is therefore as follows:

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

## **LDP Monitoring Framework**

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

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

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

Policy target is being achieved or exceeded.	
Policy target not currently being achieved as anticipated but it does not lead to concerns over the implementation of the policy.	
Policy target is not being achieved as anticipated with resultant concerns over implementation of policy.	
No conclusion to be drawn – limited data available.	

2.17 The following options are available to the Council in association with each of the indicators and their triggers and will be considered as evidence in the preparation of the revised LDP 2018 - 2033. This AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

- **Continue Monitoring:** Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review of the policy.
- **Officer / Member Training required:** Where indicators associated with planning applications suggest that policies are not being implemented as they were intended, and further officer or Member training is required.
- **SPG / Development Briefs required:** Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period and as part of the Revised LDP, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged, the Council will actively consider engaging with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
- **Policy Research / Investigation:** Where monitoring indicators suggest the LDP policies are not being as effective as intended, further research,



investigation, and evidence gathering will be undertaken to inform any decision to formally review the policy.

- **Review Policy:** Where monitoring indicators suggest that amendments to the LDP are required, these will be considered as part of the revision of the LDP.

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

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

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

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

## **Contextual Information**

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

2.22 This AMR identifies relevant changes to national planning policy where there may be implications for the LDP and the preparation of the Revised LDP. Further reference may also be had to key contextual documents and considerations. Such examples whilst not necessarily having occurred during the AMR period may by

virtue of their importance and relationship to the Development Plan process require specific consideration in developing the Revised Plan.

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

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

## **National Legislative and Policy Context**

### **The Wales Act (2017)**

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

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

- Devolving greater responsibility to the Assembly to run its own affairs, including deciding its name;
- Devolving responsibility to the Assembly for ports policy, speed limits, bus registration, taxi regulation, local government elections, sewerage and energy consenting up to 350MW (see below for additional detail);

- Devolving responsibility to Welsh Ministers for marine licensing and conservation and energy consents in the Welsh offshore region; and extending responsibility for building regulations to include excepted energy buildings;
- Devolving power over Assembly elections;
- Devolving powers over the licensing of onshore oil and gas extraction;
- Aligning the devolution boundary for water and sewerage services along the border between England and Wales; and,
- Establishing in statute the President of Welsh Tribunals to oversee devolved tribunals and allowing cross-deployment of judicial office holders.

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

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

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

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

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

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

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

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

2.31 The order came into force on 30 April 2021. The statutory instrument has inserted temporary "Recovery PDRs" into the Town and Country Planning (General Permitted Development) Order 1995. The new part 4A and amendments to part 42 in schedule 2 to the order include a number of permitted development amendments to support businesses, creating greater flexibility for a temporary period in response to the challenges presented by COVID-19 recovery.

2.32 Local planning authorities should be mindful of the extension of emergency permitted development rights for local authorities and NHS bodies will mean permission for the first coronavirus related developments such as field hospitals and body stores will start to expire at the end of September. The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2021 came into force on 29 March 2021. Local planning authorities should reach out to their emergency planning and NHS colleagues now, to ensure any ongoing permission to retain the development is secured in good time.

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

2.33 Future Wales was published by the WG on 24th February 2021. It is a 20-year plan with an end date of 31st December 2040.

### Development Plan Status

2.34 Future Wales is part of the development plan for the whole of Wales. Planning decisions must be made in accordance with Future Wales unless material considerations indicate otherwise.

## **Strategic Development Plans (SDPs)**

2.35 The Local Government and Elections (Wales) Act provides a consistent governance mechanism for delivering services across Wales on a regional basis and establishes four Corporate Joint Committees (CJCs) across the whole of Wales. These are known as 'Non-requested CJCs'.

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

2.37 With specific regard to the strategic planning function, i.e., preparing an SDP, each CJC, when established through regulations, will have the statutory duty to prepare an SDP. This will be a mandatory function, rather than voluntary as through the PWA 2015.

2.38 The CJC has to agree the content of an SDP at preferred strategy and deposit stages, as well as agreeing to submit the plan for examination. So, whilst technical work can be progressed by a sub-committee (which would also have a NPA member on it) formal agreement is required by a majority vote of the CJC.

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

2.40 It will take a short time for the CJCs to become operational, for example hold meetings, and employ core staff etc. before they can implement their respective statutory function to prepare an SDP. Technical work on aspects of an SDP can be undertaken within this period, ready to move forward rapidly when formal stages can be undertaken from 2022 onwards. Working on the basis of SDP preparation taking 4 years, and accounting for LA elections (May 2022) the earliest an SDP could be adopted is anticipated to be summer 2026.

2.41 The Development Plans Manual (DPM) Edition 3 (published March 2020) includes a section setting out the key concepts, content, and scope of an SDP (Chapter 10). In combination with Future Wales and the SDP Regulations this will provide sufficient guidance to enable an SDP to be prepared. The SDP section will be further elaborated and expanded this year to provide additional detail.

2.42 Until an SDP is adopted, LDPs should continue to be prepared. Where an SDP is adopted, LDP 'Lites' will be prepared within the SDP area for each respective LPA, including the NPAs. An LDP Lite cannot be formally commenced before an SDP is adopted. This is because the SDP will set the overarching strategy, scale of growth, key locations, and policies for each LDP Lite. This will not be formally known and set out until the SDP is adopted.

2.43 LDP Lites will not have a preferred strategy consultation stage, as LDPs currently do, as the strategy will have already been established by the SDP. LDP Lites will be much slimmer, essentially focusing on site specific allocations, delivering the overarching strategy set out in the SDP. It is expected LDP Lites will be prepared in 2 to 2.5 years, therefore being much quicker and less financially intensive than

LDPs. Regulations will be necessary to bring forward LDP Lites, although it will not be necessary to commence preparation of these until late 2021/22.

### **LDP Implications**

The provisions of the Act, whilst not necessarily having an immediate impact upon the preparation of the Revised LDP and this AMR, will be monitored - particularly in terms of the increased emphasis it places on development plans in the form of Future Wales and the prospective SDPs, with cross border discussions and the potential for further collaborative working being central in that regard.

The content of Future Wales will be considered during the preparation of the Revised LDP.

### **Well-Being of Future Generations Act 2015**

2.44 The Well-Being of Future Generations Act received Royal Assent in April 2015. It has an overarching aim of requiring all public bodies in Wales that are subject to the Act to work in a way that improves economic, social, environmental, and cultural well-being with a view to helping create a Wales that ‘we want to live in now and in the future’.

2.45 The Act puts in place a ‘sustainable development principle’ which directs organisations on how to go about meeting their duty under the Act. This means that the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.46 The Act provides the legislative framework for the preparation of Local Well-being Plans which will replace the current Integrated Community Strategy. Given that the promotion of sustainable development is an underlying principle of the LDP, there are clear associations between the aspirations of both the Plan and Act/Well-being Plans. The Act introduces a series of well-being goals to strive towards in pursuit of sustainable development.

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

### **LDP Implications**

The requirements under the duties set out in the Act will be developed in any future AMRs and as part of the preparation of the Revised LDP. Reference in this respect should be had to the local context below and Appendix 1.

### **Environment (Wales) Act 2016**

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

2.49 Key parts of the Act are as follows:

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

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



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

#### **LDP Implications**

The preparation of the Revised LDP will respond to the provisions of the Act. It is however noted that in relation to the duty under the Act to 'seek to maintain and enhance biodiversity' that the LDP policy framework includes such provisions, however the scope of the current framework will be reviewed and developed as appropriate.

#### **Historic Environment (Wales) Act 2016**

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

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

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

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

### **LDP Implications**

Regard will be given to the content of the Act and its requirements, including secondary legislation and Technical Advice Note 24: Historic Environment as part of the preparation of the Revised LDP.

### **Planning Policy Wales, Edition 11**

2.55 Following publication of Future Wales a new version of Planning Policy Wales has been issued. The main changes that have been made to Edition 10 (December 2018) of *Planning Policy Wales* (PPW) which are contained in the new Edition 11 (February 2021) are summarised below.

2.56 Chapter 1 Introduction - This chapter has been updated to take account of changes made to the Notification Directions on major residential development and on coal and petroleum development.

2.57 Reference to the application of the Socio-economic Duty in the planning system has been added. The aim of this Duty, which is due to come into effect on 31 March 2021, is to reduce inequalities resulting from socio-economic disadvantage.

2.58 Chapter 2 People and Places: Achieving Well-being Through Placemaking - Chapter 2 has been updated by referring to the Covid-19 pandemic and the Welsh Government's *Building Better Places* document which identifies relevant planning policy priorities and actions to aid in the recovery.

2.59 Chapter 3 Strategic and Spatial Choices - The section of Chapter 3 which covers the 'Sustainable Management of Natural Resources' has been updated to include wider links to decarbonisation and energy.

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

2.61 There is an update to promote the incorporation of drinking water fountains or refill stations as part of development in public areas, in accordance with the Welsh Government's commitment to progress work on free drinking water in public places.

2.62 Chapter 4 Active and Social Places - The section in Chapter 4 covering active travel has been expanded to make it a requirement to put active travel and public transport infrastructure in place early in the development process. This change has been made in response to feedback on the Active Travel (Wales) Act 2013 received by Senedd Cymru's cross-party group on this Act.

2.63 Also under 'transport', the policy on ultra-low emission vehicles has been amended as elements of it have been transferred to *Future Wales – the National Plan 2040*. In addition, an update is provided regarding ensuring that the design of new streets supports the wider Welsh Government work on making 20 mph the new default speed limit and preventing pavement parking.

2.64 The 'Housing Delivery' section has been updated to reflect the policy changes regarding housing land supply that were made by the Minister for Housing and Local Government in March 2020. These changes removed the five-year housing land supply policy and replaced it with a policy statement making it explicit that the housing trajectory set out in an adopted Local Development Plan (LDP) will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports.

2.65 The 'Affordable Housing' section has been updated to reflect the Minister's policy statement in July 2019 regarding the need for local planning authorities to make provision for affordable housing led sites when reviewing their LDPs. In addition, it has been clarified that all affordable housing, including that delivered through planning obligations and planning conditions, is required to meet the Welsh Government's development quality standards.

2.66 Chapter 5 Productive and Enterprising Places - This chapter has been updated to reflect the renewable energy policies and approach set out in *Future*

Wales and the wider Welsh Government energy policy. The changes have resulted in the removal of the references to Strategic Search Areas and the revocation of Technical Advice Note 8, *Renewable Energy*. Reference is also made to Local Energy Planning and the introduction of the Welsh Government's local ownership policy for all renewable energy projects in Wales.

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

2.68 Chapter 6 Distinctive and Natural Places - This chapter has been updated to emphasise the importance of National Parks in light of the involvement of National Park Authorities in the preparation of Strategic Development Plans, reflecting the relevant policy in *Future Wales*.

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

#### **LDP Implications**

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

#### **Building Better Places**

2.70 Building Better Places was published on 16<sup>th</sup> July 2020 and sets out the planning policy priorities of the Welsh Government in the post Covid-19 recovery phases. The document outlines the need for good, high quality developments which are guided by placemaking principles. It acknowledges that delivery of good places currently require Planners to be creative and dynamic.

2.71 Building Better Places identifies key issues which bring individual policy areas together to ensure that action is the most effective. The 8 issues are:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places - the lockdown lifeline
- Changing working practices: our future need for employment land
- Reawakening Wales's tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

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

### **LDP Implications**

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

### **Technical Advice Note (TAN) 15**

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

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

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

### **LDP Implications**

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

### **Welsh National Marine Plan**

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

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

2.75 The requirement to produce the Plan is established under the *Marine and Coastal Access Act (MCAA)*, with the Welsh Ministers constituting the planning authority for the Welsh:

- inshore region (out to 12 nautical miles)
- offshore region (12 to 200 nautical miles)

2.76 The WNMP will:

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

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

2.78 It is considered this approach will allow for timely and responsive updates to guidance. It will also support the consideration of up-to-date evidence from the Wales Marine Planning Portal as part of decision making.

#### **LDP Implications**

The implications and requirements arising from the emerging Welsh national Marine Plan will be fully considered as part of the preparation of the Revised LDP.

## **Regional Policy Context**

### **Swansea Bay City Region**

2.79 The Swansea Bay City Region encompasses the Local Authority areas of Pembrokeshire, Carmarthenshire, City and County of Swansea and Neath Port Talbot. It brings together business, local government and a range of other partners, working towards creating economic prosperity for the people who live and work in our City Region. The Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030 sets out the strategic framework for the region aimed at supporting the area's development over the coming decades.

### **City Deal**

2.80 The signing of the City Deal secured the biggest ever investment for Southwest Wales. The £1.3 billion deal will transform the economic landscape of the area, boosting the local economy by £1.8 billion, and generating more than 9,000 new jobs over the 15-year life span. The eleven major projects identified in the City Deal set out to deliver world-class facilities in the fields of energy, smart manufacturing, innovation, and life science, with major investment in the region's digital infrastructure and workforce skills and talent underpinning each sector.

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

### **Pentre Awel**

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



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

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

### **Canolfan S4C Yr Egin**

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

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

### **Digital Infrastructure**

2.87 The £55 million Digital Infrastructure programme will benefit residents and businesses in all parts of the Swansea Bay City Region, which includes Carmarthenshire, Neath Port Talbot, Pembrokeshire, and Swansea. The programme is estimated to be worth £318 million to the regional economy in the next 15 years. Led by Carmarthenshire County Council, the Digital Infrastructure programme will:

- Ensure the region's cities, towns and business parks have competitive access to full-fibre connectivity
- Pave the way for the region to benefit from 5G and internet of things innovation, which includes smart homes, smart manufacturing, smart agriculture, and virtual reality, as well as wearable technology that will support healthcare, assisted living and other sectors

- Focus on improving access to broadband in the region’s rural communities, while stimulating the market to create competition between digital providers for the benefit of consumers

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

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

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

### **Homes as Power Stations**

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

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

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

### **Pembroke Dock Marine**

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

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

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

2.94 The vision for the Campuses project is to deliver two complementary initiatives across two sites in two phases (Singleton and Morriston in Swansea) that add value to the regional life science, health, and sport sectors. This will support interventions and innovation in healthcare and medicine to help prevent ill-health, develop better treatments, and improve patient care, while boosting sport through world class sport science and new facilities.

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

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

### **Skills and Talent**

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

### **LDP Implications**

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

In this respect the signing of the City Deal and the identification of the above projects will be a notable informants and contributors in land use policies or proposals. In this respect, whilst the City Deal reinforces much of the current LDPs strategic approach, a measurement of compatibility will be necessary as part of the preparation of the Revised LDP to ensure appropriate provisions are in place to support delivery.

## **Local Context**

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

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

#### **Start well**

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

#### **Live well**

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

### **Age well**

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

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

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

### **Corporate governance**

13. Better Governance and use of Resources

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

### **Public Service Board**

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

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

## **Carmarthenshire Well-being Assessment**

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

2.102 Its findings as published for consultation forms the basis for the report to the PSB which will utilise its outcomes, alongside other key information, to identify priorities for improving the social, economic, environmental, and cultural well-being of Carmarthenshire.

2.103 These priorities informed the PSB's Well-being Plan for Carmarthenshire titled The Carmarthenshire We Want – 2108 – 2023 published in May 2018 This Plan will outline how the PSB will collectively utilise the five ways of working to improve well-being in Carmarthenshire and contribute towards the national well-being goals.

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

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

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

2.106 The strategy outlines the Council's vision for the future through 15 objectives under four key themes - to support residents to: start well, live well and age well in a healthy, safe, and prosperous environment.

### **LDP Implications**

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

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

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

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

### **LDP Implications**

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

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

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

2.108 The Council's Economic Recovery Plan (April 2021) identifies some 30 actions to support the recovery of the Carmarthenshire economy from the social and economic impacts of the COVID-19 pandemic and Brexit. It sets out the Council's priorities for supporting Business, People and Places. With this support, Carmarthenshire's economy can recover as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

2.109 The economic modelling shows how COVID-19 has and is likely to continue to impact on the Carmarthenshire economy. There remains a high level of uncertainty around the pattern of the recovery, as well as the impact of Brexit, so the Plan is short-term and flexible, focusing on the critical period of recovery over the next 24 months, and is in alignment with Welsh Government's reconstruction priorities.

2.110 The purpose of the Economic Recovery Plan is to set out the short-term priorities and immediate actions over the next two years that protect jobs and safeguard businesses in Carmarthenshire in response to COVID-19 and the immediate impacts of Brexit.

2.111 Modelling has been undertaken on the potential impact of the COVID-19 crisis on Carmarthenshire and its three main towns (i.e., Llanelli, Ammanford and Carmarthen). The potential impacts are summarised within the Paper and are set out in more detail within the 'Modelling the Impact of Covid-19 report'.

2.112 Notably under the 'Place - Sustaining vibrant towns' responses are regeneration masterplans – where it stated that *"We will review and update our integrated regeneration masterplans for Carmarthen, Llanelli and Ammanford. We will invest £1.2m match funding in capital projects and interventions in our town centres to meet the needs for our foundational and high growth businesses."* Also, with reference to the Carmarthenshire Ten Town Recovery & Growth Plans it is



stated that *“We will produce recovery and growth plans for our 10 rural towns and appoint market town officers to help each town take their ideas forward. Our £100k seed funding and £1m capital funding will support immediate and longer-term needs.”*

2.113 There is also reference to the establishing of Local Development Orders in Carmarthen and Ammanford and potentially strategic employment areas.

#### **LDP Implications**

The LDP represents a key component in the delivery of the Council’s corporate objectives and as such there will be a requirement for the corporate emphasis on recovery to be suitably acknowledged and responded to. There is a strong emphasis on Place within the Carmarthenshire Economic Recovery & Delivery Plan which aligns with the role of the Development Plan as a placemaking tool.

The relationship between the LDP and the corporate emphasis on recovery will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery. Where there is a ‘time lag’ to the Revised LDP, then wherever possible planning tools will need to be introduced – such as Local Development Orders.

#### **Moving Rural Carmarthenshire Forward**

2.114 This report marks a significant milestone for the authority as it is the first time ever that a wide-ranging strategy has been developed to regenerate our rural communities in Carmarthenshire. The final report was approved at Full Council on the 11 September 2019.

2.115 The Ten Towns initiative is to support the economic recovery and growth of rural towns across the County. The initiative was established as a direct response to the Moving Rural Carmarthenshire Forward Plan, which sets out a number of key recommendations to support the regeneration of rural Carmarthenshire.

2.116 A key part of the programme is the development of Economic growth plans to drive forward an agenda for change for each of the respective towns and their wider hinterland: Cross Hands, Cwmaman, Kidwelly, Laugharne, Llandeilo, Llandovery Llanybydder, Newcastle Emlyn, St. Clears and Whitland.

#### **LDP Implications**

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis on the rural context to be suitably acknowledged and responded to. The need for the 10 Economic growth plans has been brought into focus by the economic challenges brought about by the pandemic.

The relationship between the LDP and the corporate emphasis on recovery and rural interests will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery.

#### **Net Zero Carbon by 2030**

2.117 The Council is committed to tackling climate change as acknowledgement of the significant role it has to play in both further reducing its own greenhouse gas emissions and providing the leadership to encourage residents, businesses, and other organisations to take action to cut their own carbon footprint.

2.118 In February 2019, the Council declared a climate emergency, and made a commitment to becoming a net zero carbon local authority by 2030. The Council has since been the first local authority in Wales to publish a net zero carbon action plan, which was endorsed by full Council in February 2020.

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

### **LDP Implications**

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

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

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

2.120 In early 2021, Natural Resources Wales issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine Special Area of Conservation (SACs) whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau (see Appendix 6)

2.121 As a Local Planning Authority, the Council will be required to have regard to the advice given by NRW when making planning decisions (for both individual developments and the LDP). The NRW advice note outlines, where a planning application within the catchment areas of the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau cannot evidence that the development proposal would result in phosphate neutrality or betterment, that unfortunately the Local Planning Authority would not be able to support the application at this time. This reflects the unacceptable impact on the water quality of the rivers which are sensitively designated as a SAC.

2.122 The implications on the current and the emerging Revised LDP are significant. Revised LDP Plan preparation was progressing suitably with submission of the Plan for Examination due in May 2021. Internal discussions have commenced with the Authority's Leadership Group and options tabled – however there will be significant implications – notably in terms of the rural / northern areas of the County. The Council is taking as proactive an approach as possible to this issue, notably in terms

of officer resource and commissioning of consultancy support. Concerns have been expressed from the Leader who has outlined his concerns to the First Minister – whilst concerns have also been raised through the Welsh Local Government Association.

### **LDP Implications**

The LDP represents a key component in the delivery of the Council's corporate objectives and as such there will be a requirement for the corporate emphasis, including rural interests. With the issues faced in permitting development in the County's northern / rural areas as a result of NRW guidance – this has clear implications not only on the delivery of LDP ambitions (including allocated sites) but wider Council ambitions.

This complicated issue will need to be considered as part of the Revised LDP to ensure appropriate provisions are in place to support delivery, whilst interim measures require to be identified wherever possible to allow for suitable development proposals to be supported. Crucially also, the water quality of our rivers requires protection.

### **Supplementary Planning Guidance**

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

### **Summary**

2.124 As set out above, new legislation and changes in national, regional, and local contexts have emerged during the current monitoring period, some of which may have implications for the future implementation of the LDP. Subsequent AMRs will continue to provide updates on relevant contextual material which could affect the Plan's future implementation.

2.125 As appropriate contextual will form an important component in the preparation of the revised LDP be it in terms of its policies and proposals or supporting documents or evidence.

## **The Carmarthenshire Context**

### **Spatial Influences**

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

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

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

2.129 The characteristic rural and urban split typifies the variability within communities and settlements and their historic and future roles. This is exemplified by the predominantly southeastern urban areas and their post-industrial needs in

terms of regeneration. The challenges faced by such settlements are often of a marked difference in terms of scale to those of rural areas, which face separate challenges in respect of depopulation and the agricultural industry. This encapsulates the diversity of Carmarthenshire's communities and settlements which are diverse in character, scale, and role with a settlement's size not always reflective of its role.

### **Distribution of Growth**

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

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

- Environmental - in the form of flood risk considerations. Many of the larger settlements are situated adjacent to the sea and/or rivers. Also worthy of note are areas of nature conservation importance - including those within the Llanelli/Burry Port and Cross Hands areas;
- Social considerations - including areas of cultural and linguistic value in terms of the Welsh language, as well as areas of deprivation.

2.132 The richness of Carmarthenshire's natural, built, and cultural environment is an important spatial consideration in planning for the future of the County, particularly in terms of the potential for growth and the siting of development. The County includes sites designated at the international level to protect and enhance important nature conservation value, as well as striking landscapes and distinctive historic towns and villages. The importance of the County's built heritage is borne out by the 27 conservation areas, 366 Scheduled Ancient Monuments (ranging from Prehistoric to post - Medieval/Modern features of cultural historic interest) and the

large number of listed buildings. There are also a number of designated sites for nature conservation and biodiversity importance, including 8 Special Areas of Conservation, 3 Special Protection Areas, 1 Ramsar site, 90 Sites of Special Scientific Interest, 5 National Nature Reserves, 5 Local Nature Reserves and 7 registered landscapes.

## **Economic Indicators**

### **Covid – 19 and Brexit**

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

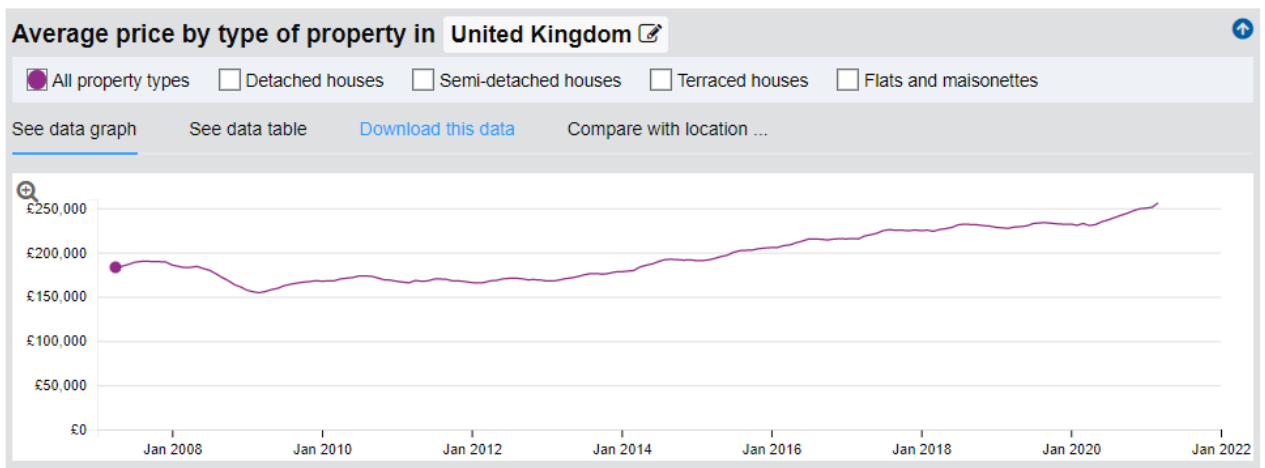
### **Housing**

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

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

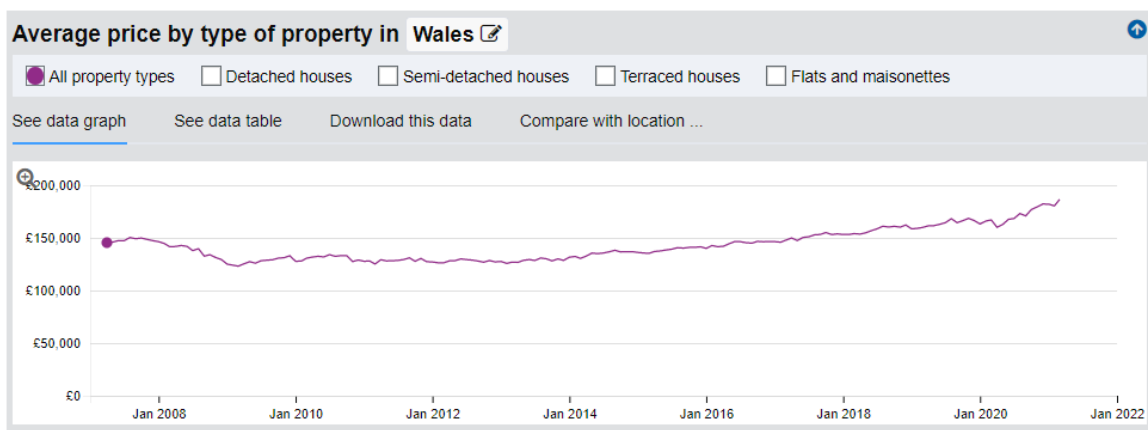
2.136 Within a Carmarthenshire context, average house prices have surpassed the pre-recession high of £149,515 (December 2007), with an average price in March 2021 having increased to £171,382 (see figure 3 below). This is compared to the Wales figure of £186,510 (see figure 2).

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



Source: Land Registry

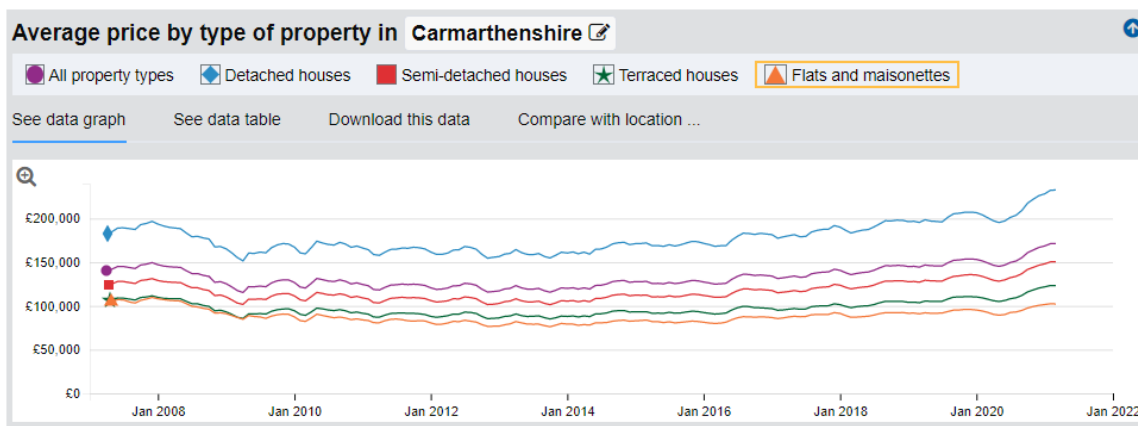
Figure 2 Average price: Wales from April 2007 to March 2021



Source: Land Registry



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



Source: Land Registry

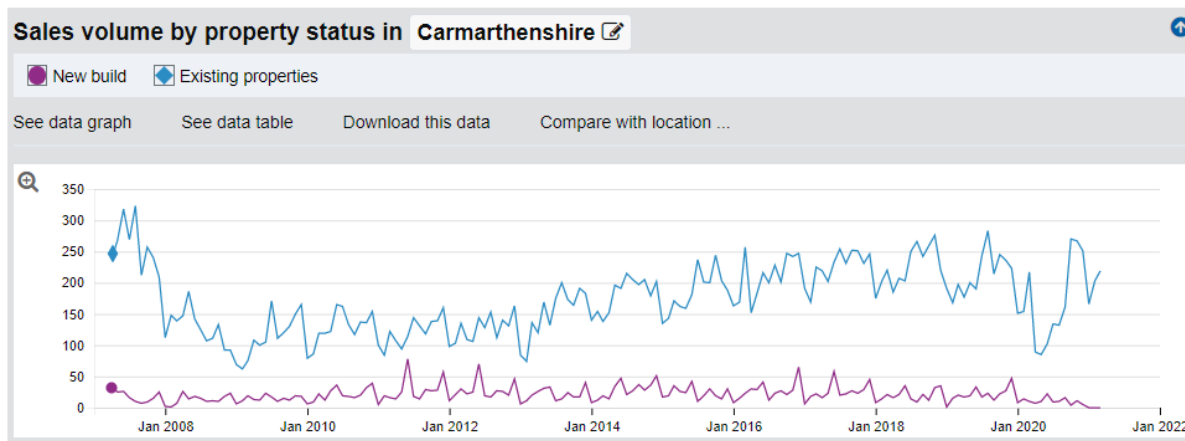
2.137 Housing completions within Carmarthenshire during the 2018-19 AMR period were at 529 as compared to 607 (1 April 2019- 31 August 2020) and 399 (1 September 2020 – 30<sup>th</sup> March 2021)<sup>3</sup>. In land supply terms the Pre Covid completions has seen a recovery to their highest level since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

### House Sales

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

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

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



Source: Land Registry

### Population and Household Projections

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

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

### Economy

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

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

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

Source: StatsWales

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

2.143 A fourth iteration of the Employment Land Review will be published in due course. This will build on the outcomes and content of the previous reviews further considering the performance of the economy in Carmarthenshire in terms of the take up and activity levels on existing and allocated employment sites. Additional evidence is being prepared in support of the preparation of the Revised LDP in the form of a Two Counties Economic Study.

## Welsh Index of Multiple Deprivation

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

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

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

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

Source: Welsh Government

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

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

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

## Chapter 3 Monitoring Indicators

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

### Spatial Strategy

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

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

#### **Analysis:**

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

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

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

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

**Conclusion:**

The target has been met.

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

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

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

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

<b>Indicator</b>	Proportion of housing permitted on allocations per tier of the settlement hierarchy.						
<b>Annual/ Interim Monitoring Target</b>	The distribution of dwellings to be in accordance with the proportions specified in the target.						
<b>Assessment trigger</b>	The distribution of dwellings in Growth Areas, Service Centres and Local Service Centres deviates 20% +/- the proportions specified in the target.						
	The distribution of dwellings in Sustainable Communities deviates 10% +/- the proportions specified in the target.						
	<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 - 31 March 2017</b>	<b>Performance 1 April 2017 - 31 March 2018</b>	<b>Performance 1 April 2018 - 31 March 2019</b>	<b>Performance 1 April 2019 - 31 March 2020</b>	<b>Performance 1 April 2020 - 31 March 2021</b>	
<b>Target</b>	<b>Actual</b>						
Growth Areas	62%	67.3%	43.8%	64.4%	54.9%	72.0%	21.9%
Service Centres	10%	3.6%	9.5%	10.3%	2.6%	2.8%	24.8%
Local Services Centres	12%	17.1%	0.7%	15.7%	9.8%	13.4%	35.9%
Sustainable Communities	15%	15.2%	46%	9.6%	32.8%	11.8%	17.4%

**Analysis**

In 2020, the distribution of units permitted on allocations by settlement hierarchy has generally been in line with the targets set. In 2021, there was a considerable decrease in the units permitted in the Growth Areas.



**Growth Areas**

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

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

**Service Centres**

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

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

**Local Service Centres**

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

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

**Sustainable Communities**

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

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

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

**Conclusion:**

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

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

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

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

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

#### Analysis:

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

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

In total the land allocated for these three sites amounts to 40.9Ha. Whilst all the elements of all strategic employment sites have not attained planning permission, there has been a clear progression towards delivery of all or parts of these three sites. Whilst the policy target has not strictly been achieved as anticipated, it does not lead to concerns over the future delivery of the remaining elements of the sites. Reference is also made to the GA2/MU9 – Delta Lakes which forms part of the South Llanelli Strategic Zone and has been identified as a key component in delivering part of the Vision for the City Deal – An Internet of Life Sciences and Well-being. This innovative and sector leading project will maximise on the site a landmark employment regeneration development driving delivery and economic growth within the area.

#### Dafen Llanelli

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

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

### **Cross Hands East**

Outline Permission has been granted on the whole site (19 Ha) for the proposed development of an industrial park, including the development of business & industrial units (use classes B1 & B8), offices business incubator units, a hotel, a business central hub, resource centre, energy centre, central green space, parkland. A reserved matters permission to the original outline has subsequently been granted enabling development of the internal access road, infrastructure and development plot plateaus. The construction of the plot layout and the road and associated infrastructure of Phase 1 has been implemented to provide nine development plots. Expressions of interest have been received to develop sites via the County's own Property Development Fund. The Council is also preparing potential self-build scheme for the key gateway plot that can make use of any funding opportunities that may become available.

The site is identified as a strategic site within the Swansea Bay City Deal region and European Regional Development Fund (ERDF) of up to £2.4 million has been secured to deliver the infrastructure development of Phase 2 as part of the Welsh Government's Strategic Site programme. Phase 2, consists of up to five larger plots with the remaining site road and service infrastructure. The Cross Hands Joint Venture with Welsh Government has been extended to cover the Strategic Employment Site.

More recently, work has commenced on the preparation of a Local Development Order (LDO) for the site, in order to help achieve and to enable and facilitate the delivery of the site with the aim of encouraging further economic growth and development within this area.

### **Cross Hands West Food Park**

Consent was granted for a Food Processing Plant on the portion of the allocation south west of Castell Howell Foods. 'Celtica Foods', part of Castell Howell is part of a multi-million pound expansion project that will see emphasis on the Company's Welsh meat brand 'Celtic Pride'. The site occupies 2.09 Ha and the unit is completed and operations have commenced. Some of the site is incidental green space, with the potential for expansion of operations in the future. The other permission is for the north west portion of the allocation (covering 2.35 Ha) and is for a single storey food grade industrial building with associated two storey office element and external service yards and car parking. These have also already been constructed. There is further space available for expansion on land within the planning permission - an estate spine road already services this northern end of the site. Consequently, in total the elements of this employment allocation that have already been delivered amounts to 4.44ha.

### **The Swansea Bay City Deal:**

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

The Deal will see three specific projects for Carmarthenshire – a Wellness and Life Science Village on the Strategic Site at Delta Lakes (GA2/MU9), Llanelli; a creative industry project at Yr Egin in Carmarthen; and a skills and talent initiative which will support skills development. The £200million project

at delta lakes aims to create over 1800 high quality jobs and boost the economy by over £400 million over 15 years. This and the other two projects will benefit the County as a whole and should help to attract further investment in the future.

**Conclusion:**

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

The signing of the City Deal and the progress of partners in developing proposals in relation to the Wellness and Life Science Village provides a strong indication of, and confidence in, the delivery of the Delta Lakes site. In this respect the site has permission for the raising of levels which is currently being enacted and an outline planning application submitted for the whole scheme, now known as Pentre Awel, was granted in August 2019.

The creative industry project at Yr Egin in Carmarthen was granted planning permission in October 2016 and is part complete, with some elements in operation.

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

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

Maintaining and continuing a strong integration of LDP and regeneration objectives in driving investment and delivery.

## Sustainable Development

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

<b>Indicator</b>	Permissions for residential development on previously developed housing allocations.				
<b>Annual/ Interim Monitoring Target</b>	29% of dwellings permitted on allocated sites should be on previously developed allocations.  Information gathered on an annual basis. The annual monitoring figure noted above takes into consideration the number of dwellings already completed on previously developed allocated sites.				
<b>Assessment trigger</b>	Less than 29% (with an additional variance of 20% under the target figure to allow for flexibility) of dwellings are permitted through housing allocations on previously developed land				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
10% of dwellings on housing allocations have been permitted on previously developed land.	19.7% of dwellings on housing allocations have been permitted on previously developed land.	15.7% of dwellings on housing allocations have been permitted on previously developed land.	31.8% of permitted dwellings on housing allocation have been permitted on previously developed land.	58.4% of permitted dwellings on housing allocation have been permitted on previously developed land.	18.6% of permitted dwellings on housing allocation have been permitted on previously developed land.
<p><b>Analysis:</b> In 2020, the percentage of dwellings permitted on brownfield sites (58.4%, or 292 dwellings) is significantly higher than expected due to the granting of two sites, the Wellness Village (220 dwellings) and at Cross Hands (60 units). 208 dwellings have been granted on greenfield sites.</p> <p>In 2021, one previously developed site has been granted permission, contributing 45 houses, whilst the remaining (197) have been granted on greenfield sites.</p>					
<p><b>Conclusion:</b> Continue monitoring.</p>					
<p><b>Future steps to be taken (if necessary):</b> The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.</p>					

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

<b>Indicator</b>	Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).				
<b>Annual/ Interim Monitoring Target</b>	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.				
<b>Assessment trigger</b>	1 application permitted for highly vulnerable development in C1 or C2 flood risk zone contrary to NRW advice. Note: The LPA will be required to refer all applications which they are minded to approve for the development of emergency services or highly vulnerable development, where the whole of the land where the development is proposed to be located, is within C2 flood zone, to the Welsh Ministers. In the case of residential development, the threshold for notifying the Welsh Ministers is set at 10 or more dwellings, including flats.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.
<b>Analysis:</b> Records indicate that no highly vulnerable development applications were permitted during this AMR period, which was contrary to NRW advice.					
<b>Conclusion:</b> The target has been met.					
<b>Future steps to be taken (if necessary):</b> The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 <sup>th</sup> January 2018.					

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

<b>Indicator</b>	Production of SPG on SUDS.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 5 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced.	SPG adopted	SPG adopted	SPG adopted	SPG adopted	<b>SPG adopted</b>
<p><b>Analysis:</b>            The Placemaking and Design SPG was adopted in September 2016. This SPG discusses SUDS approaches within an overall green infrastructure approach. The SPG can be viewed via the Council website:  <a href="https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf">https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf</a></p>					
<p><b>Conclusion:</b>            Target achieved.</p>					
<p><b>Future steps to be taken (if necessary):</b>            The SPG will be updated as appropriate to respond to the implementation of Schedule 3 - mandatory requirement for Sustainable Drainage Systems (SuDS) on new developments.</p>					

## Housing

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

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

#### Analysis:

Technical Advice Note 1: Joint Housing Land Availability Studies has been revoked by the Welsh Government, as a result there is no longer a requirement for Local Authorities to produce Joint Housing Land Availability Studies (JHLAS). Housing delivery will now be reported by Local Authorities in their Local Development Plan Annual Monitoring Reports. Development Plans Manual Edition 3 sets out the new monitoring framework for housing delivery. Whilst it's focus is on integrating housing trajectories into Revised Local Development Plans, guidance is also provided for monitoring housing delivery for LPAs with an adopted LDP prior to the publication of the Manual (see paragraph 8.15 of the Manual).

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

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



**2021 Housing Trajectory**

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

The Revised LDP includes a housing trajectory, and the basis of this has been used to inform this trajectory, however, it should be noted that a number of the sites included within this AMR housing trajectory do not feature in the Revised LDP trajectory as they have been removed as allocations. Conversely, the new Revised LDP sites do not feature in this AMR housing trajectory as they currently have no planning status.

The following graph (Figure 7) illustrates the housing trajectory. Certain elements of the detail of the graph can be found in Appendix X which lists the large sites and the expected delivery of these sites.

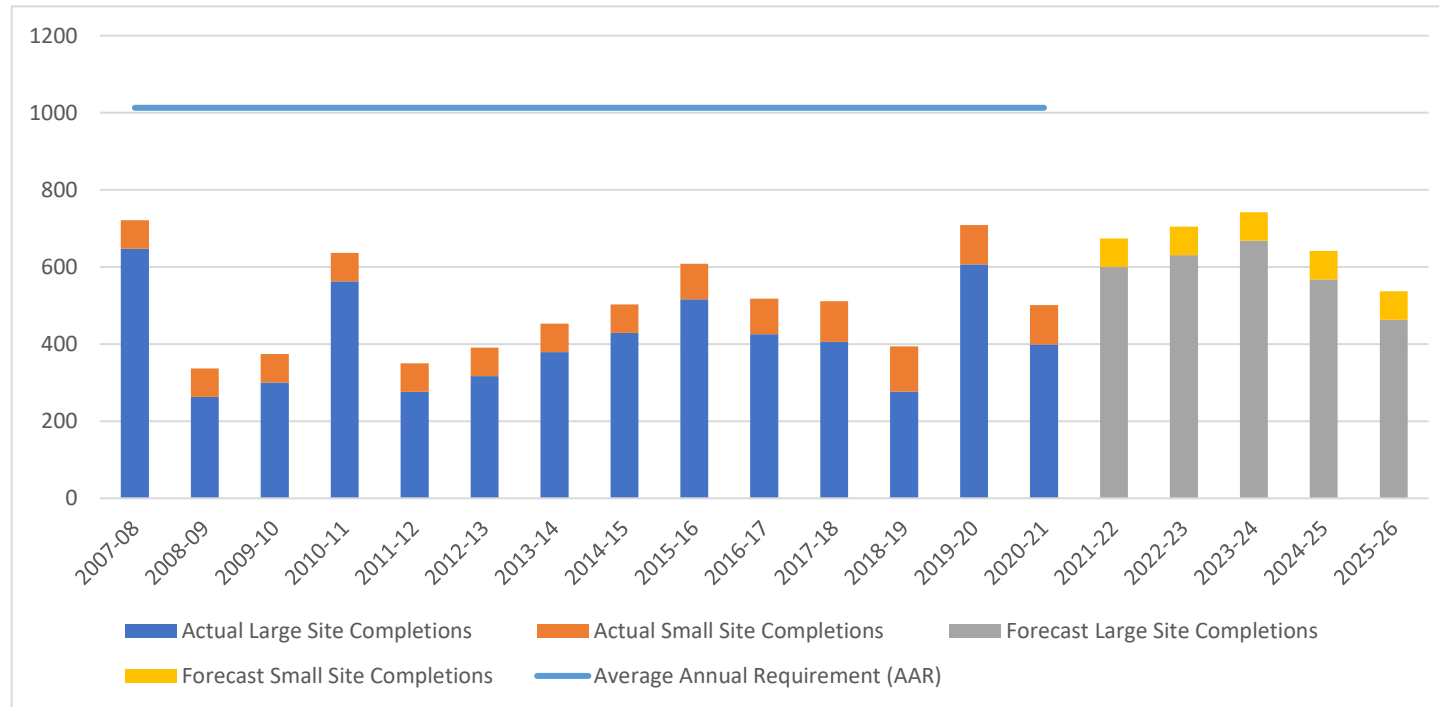


Figure 7: Housing Trajectory Graph

As can be seen from the graph above, dwelling completions have fallen consistently below the Average Annual Requirement. In previous AMRs, the five year supply has not been met and reasons have been given for this and remain relevant to the dwelling completions falling significantly below the AAR.

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

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>Actual Large Site Completions</b>	647	263	300	563	276	317	379	429	516	426	406	277	607	399					
<b>Actual Small Site Completions</b>	74	74	74	74	74	74	74	74	92	92	105	117	103*	104*					
<b>Forecast Large Site Completions</b>															600	631	668	568	463
<b>Forecast Small Site Completions</b>															74	74	74	74	74
<b>Average Annual Requirement (AAR)</b>	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013					
<b>Total Completions</b>	<b>721</b>	<b>337</b>	<b>374</b>	<b>637</b>	<b>350</b>	<b>391</b>	<b>453</b>	<b>503</b>	<b>608</b>	<b>518</b>	<b>511</b>	<b>394</b>	<b>710</b>	<b>503</b>	<b>674</b>	<b>705</b>	<b>742</b>	<b>642</b>	<b>537</b>

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

Figure 8: Housing Trajectory Figures

**Conclusion:**

The target of a 5-year housing land supply has not been met in previous AMRs, and as demonstrated above, the trend of house completions falling below the Annual Average Requirement (AAR) continues. Reference should also be made to the recommendations and conclusions of this AMR.

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

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

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

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

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

<b>Indicator</b>	The number of dwellings permitted on windfall sites.				
<b>Annual/ Interim Monitoring Target</b>	186 dwellings permitted annually on windfall sites.				
<b>Assessment trigger</b>	20% +/- 372 dwellings permitted on windfall sites in the first 2 years after adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
784 dwellings.	407 dwellings	284 dwellings	241 dwellings	295 dwellings	139 dwellings
<p><b>Analysis:</b>  The number of windfall dwellings permitted has fallen in the last monitoring periods.</p> <p>In 2020, of the 295 dwellings granted on windfall sites, 117 were granted on large sites (sites of &gt;5 dwellings) and 178 on small sites (sites of &lt;5 dwellings). On the large windfall sites, 21 dwellings were granted with outline permission, while 96 were granted full/reserved matters.</p> <p>In 2021, of the 139 dwellings granted on windfall sites, 9 dwellings were granted permission on large windfall sites (sites of &gt;5 dwellings), which was a reserved matters application on one site. 130 dwellings have been granted on small sites of &lt;5 dwellings.</p> <p>Windfall permissions have gradually been reducing since the adopting of the LDP. This may be due to the reduction in the number of UDP legacy sites with a valid permission coming forward. Permission granted on small sites vary slightly from the first AMR, but remain fairly consistent in the past few years: 199 (AMR 1); 199 (AMR2); 187 (AMR3) 129 (AMR4); 178 (2020); 130 (2021).</p>					
<p><b>Conclusion:</b>  The results from this AMR period has seen the continuation of a general reduction in the number of windfall sites being permitted. This may be due to the reduction in the number of historic UDP 'legacy' sites with a valid permission coming forward.</p>					
<p><b>Future steps to be taken (if necessary):</b>  The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.</p>					

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

<b>Indicator</b>	The number of Gypsy and Traveller pitches required.				
<b>Annual/ Interim Monitoring Target</b>	Identify a Gypsy and Traveller site to meet identified need in the Llanelli area by 2016. Provide a Gypsy and Traveller site to meet identified need in the Llanelli area by 2017.				
<b>Assessment trigger</b>	Failure to identify a site by 2016.  Failure to provide a site by 2017.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
<p><b>Analysis:</b> The Deposit Revised LDP has identified two sites within the Llanelli which are proposed to be allocated. Firstly, site reference PrC1/GT1 Land at Penyfan, Trostre, and secondly PrC1/GT2, as an extension to the Penybryn site in Bynea.</p> <p>The Council is currently looking at the viability of the Penyfan site, with the expectation of bringing a site forward in the short to medium term.</p> <p>Whilst these sites are to be allocated in the revised LDP, they can be considered against Policy H7 of the adopted LDP, which provides a criteria-based policy for Gypsy and Traveller sites.</p>					
<p><b>Conclusion:</b> The Local Authority has identified two sites within the revised LDP, however these have not been provided at present.</p>					
<p><b>Future steps to be taken (if necessary):</b> The provision and identification of a site will be further considered as part of the preparation of the Revised LDP.</p>					

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

<b>Indicator</b>	The annual number of authorised and unauthorised Gypsy and Traveller caravans in the County.					
<b>Annual/ Interim Monitoring Target</b>	No Gypsy and Traveller site recorded in one settlement for 3 consecutive years.					
<b>Assessment trigger</b>	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years.					
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>	
<p><b>Analysis:</b>            The bi-annual StatsWales data has not been updated since January 2020 however during caravan count for July 2019, and January 2020, there were a total of 7 unauthorised sites (without planning permission) within the County.</p> <p>In understanding the data, the Carmarthenshire GTAA 2019 identified that the majority of unauthorised development was due to those where planning permission was not yet granted. In terms of the indicator, it was not suggested that an unauthorised pitch for transit was being recorded within the county in consecutive years.</p>						
<p><b>Conclusion:</b>            It is recommended at this stage that there is no need to provide a transit site in Carmarthenshire, however the Local Planning Authority along with colleagues from the Housing Division will continue to monitor the number of unauthorised encampments within the county, including its location and whether a single family group frequently reside at a particular location.</p>						
<p><b>Future steps to be taken (if necessary):</b>            The above indicator will be subject to ongoing monitoring.</p>						

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

<b>Indicator</b>	The number of affordable dwellings permitted.				
<b>Annual/ Interim Monitoring Target</b>	226 affordable dwellings permitted in the first year of the Plan after adoption. 452 dwellings permitted in the first 2 years of the plan after adoption.				
<b>Assessment trigger</b>	20% +/- 452 affordable dwellings not permitted in the first 2 years of the Plan after adoption.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
217.3 units	101 units	216.4 units	122 units	171 units	84.8 units

### Analysis:

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



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

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

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

**Large Sites**

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

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

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

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

**Small Sites**

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

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

**Conclusion:**

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

As the LDP is now within its final years, the number of windfall sites coming forward will decrease, thus reducing the proportion of affordable housing that comes from this source.

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

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

The above indicator will be subject to ongoing monitoring, and further viability work is being undertaken as part of the Revised LDP.

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

<b>Indicator</b>	Affordable Housing percentage target in Policy AH1.				
<b>Annual/ Interim Monitoring Target</b>	Target to reflect economic circumstances.				
<b>Assessment trigger</b>	Should average house prices increase by 5% above the base of 2013 levels sustained over 2 quarters then the Authority may conduct additional viability testing and modify the targets established in Policy AH1.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
				Awaiting Information	Awaiting Information

**Analysis:**  
Awaiting data

	Based on sales only			
	Mean	Lower Quartile	Upper Quartile	90th percentile
Apr 2019				
May 2019				
Jun 2019				
Jul 2019				
Aug 2019				
Sep 2019				
Oct 2019				
Nov 2019				
Dec 2019				
Jan 2020				

Feb 2020				
Mar 2020				
Apr 2020				
May 2020				
Jun 2020				
Jul 2020				
Aug 2020				
Sep 2020				
Oct 2020				
Nov 2020				
Dec 2020				
Jan 2021				
Feb 2021				
Mar 2021				

The table above identifies the average sales values on a monthly basis since the start of this AMR period.

Background evidence will be collected to inform the future affordable housing targets for the revised LDP.

**Conclusion:**

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

**14** Monitoring Policy Target: Affordable dwellings to be permitted on housing allocations per sub-market areas as follows:

- Llandovery, Llandeilo and North East Carmarthenshire
- St Clears and Rural Hinterland
- Carmarthen and Rural
- Newcastle Emlyn and Northern Rural Area
- Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley
- Llanelli
- Ammanford / Cross Hands and Amman Valley

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

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

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

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

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

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

In considering the five AMRs which have been published to date, it has shown that some of the submarkets areas such as those in the North East have seen very minimal planning permissions / development, which has resulted in minimal numbers of affordable housing being granted and delivered.

**Conclusion:**  
For sites which have been granted planning permission during AMR5, the percentage target for affordable housing has been moderately successful, with the monitoring policy target aligning closely with the planning permissions being granted. With sites also being developed by affordable housing providers, this will increase the number of affordable units being developed within the County.

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

# Economy and Employment

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

<b>Indicator</b>	Permissions granted for development on employment land listed in Policy SP7.				
	Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.				
<b>Annual/ Interim Monitoring Target</b>	25% of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption.				
	For the purposes of monitoring employment land, 'available' shall be taken to indicate that the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.				
<b>Assessment trigger</b>	Less than 25% of employment land allocated by Policy SP7, with an additional variance of 20% under the target figure to allow for flexibility, is permitted or available within 2 years of adoption. Annual narrative to describe progress towards delivery.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
90% of the annual/ interim monitoring target has been met.	98% of the annual/ interim monitoring target has been met.	Target already met in the second AMR. Further progress in third AMR.	Target already met in the second AMR. Further progress in fourth AMR.	Target already met in the second AMR. Further progress in this AMR period.	Target already met in the second AMR.

### Analysis:

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

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

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



**Conclusion:**

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

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

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

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

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 9 months of adopting the Plan				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced.	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted
<p><b>Analysis:</b> The Rural Development SPG was adopted in September 2016.</p> <p>The adopted SPG is available via the following link:  <a href="https://www.carmarthenshire.gov.wales/media/1213903/adopted-rural-development-spg-report.pdf">https://www.carmarthenshire.gov.wales/media/1213903/adopted-rural-development-spg-report.pdf</a></p>					
<p><b>Conclusion:</b> The target has been achieved.</p>					
<p><b>Future steps to be taken (if necessary):</b> The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.</p>					

## Retail

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

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

#### Analysis:

The Council as part of its retail monitoring activity beyond this AMR, recognises the need to understand and track changing retail activities at both a county and local centre level. With this in mind, the Council produced an updated Carmarthenshire Retail Study 2015 which is available on the Council's website.<sup>4</sup> This update builds on the previous 2009 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (non-food retail). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to the end of 2021. Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres which include tracking vacancy levels and the proportion of non-retail uses. The vacancy rates are identified below by settlement and by the Primary and Secondary Frontage area:

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

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

### **Carmarthen**

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

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

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

### **Ammanford**

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

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

### **Llanelli**

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

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

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

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

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

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

Among its objectives the BID area will seek to:

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

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

### **Economic Recovery**

Retail trends in recent years have seen an increase in online shopping and a shift away from the highstreet. The Covid-19 pandemic has exacerbated this situation; due to health and safety concerns and the restrictions placed upon shops opening, more and more people have been shopping online. The impacts upon the vitality of the high street have been rapid and significant. Town Centres largely became deserted, except for those people shopping for essential items, with the comparison retail sector notably impacted. In this respect, supermarkets and convenience retailers became the few shops still trading, all of this at a time when components of the retail sector and certain town centres were already struggling.

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

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

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

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

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

**Conclusion:**

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

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

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

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

Monitor the effectiveness of the Llanelli, Carmarthen and Ammanford LDOs.

Monitor the vacancy levels within the primary and secondary retail frontages and undertake further work to consider the issues which affect the town centres.

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

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018. As part of the preparation of the Revised LDP, a comprehensive retail study will be undertaken to provide a better understanding of the retail provision, needs and demands in Carmarthenshire and how best to respond to changing circumstances and to facilitate a shift away from retail centres to commercial centres.



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

<b>Indicator</b>	Proportion of units in A1 retail use located in the Primary Retail Frontage as designated by Policy RT2.				
<b>Annual/ Interim Monitoring Target</b>	65% or more of units within the Primary Retail Frontage are in A1 use.				
<b>Assessment trigger</b>	Less than 65% of units within the Primary Retail Frontage are within A1 use with an additional variance of 10% under the target figure to allow for flexibility.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
				No data available	

### Analysis:

The Council as part of its retail monitoring regime beyond this AMR recognises the need to understand and track changing retail activities at both a County and local centre perspective. With this in mind the Council produced an updated Carmarthenshire Retail Study 2015 which is available on the Council's website<sup>5</sup>. This update builds on the previous 2009 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (no-food retail). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to 2021.

Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres - key components of which include tracking vacancy levels and the proportion of non-retail uses within the defined centres.

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

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

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

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

In considering the above, it is clear that the integrity of the Primary Retail Frontage is being maintained across the three designated centres. In this respect the trigger point has not been reached. The Council however, will continue to monitor the respective condition of its retail centres. Reference is made to the commentary set out above for the policy target in relation to vacancy levels within Primary and Secondary Retail Frontages. In this respect, the Council will respond as appropriate to those centres where evidence indicates there is a pressure on their vitality and viability. Any need for change in planning policy will be implemented through the Revised LDP and informed by a revised Retail Study to ensure that the policies reflect the current position, most up to date evidence and is reflective of current trends and issues.

As noted above, an LDO has been adopted and is in operation in Llanelli and a further 2 LDOs will soon be in place for Carmarthen and Ammanford town centres. These will provide additional flexibility for changing use within the town centres. This, coupled with the amendments to the permitted development rights outlined above, may see greater changes and variety in the use classes present in the retail frontages.

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

**Conclusion:**

The retail position within the three identified centres remains positive.

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

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

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

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

Monitor the Llanelli LDO.

Adopt the Carmarthen and Ammanford LDOs.

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

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

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

# Transport

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

<b>Indicator</b>	Progress towards implementing the road schemes identified in Policy SP9 in accordance with delivery timetables.				
<b>Annual/ Interim Monitoring Target</b>	Implementation in accordance with delivery timetables.				
<b>Assessment trigger</b>	The road schemes identified in Policy SP9 are not delivered in accordance with delivery timetables.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.
<p><b>Analysis:</b>            Significant progress continues to be made in the implementation of the schemes listed within Policy SP9. In this respect the Cross Hands Economic Link Road has been implemented and is open to traffic and work is nearing completion on the final phase of this scheme. The Carmarthen West Link Road was completed and opened to traffic in March 2019.</p> <p>It is not proposed to measure the success in relation to the implementation of the policy in terms of the identified Welsh Government Improvements as they are matters outside the control of the Local Planning Authority. This framework will however continue to monitor their progress towards implementation particularly with a view to the timescales indicated.</p>					
<p><b>Conclusion:</b>            Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.</p>					
<p><b>Future steps to be taken (if necessary):</b>            Monitor the progress of the Welsh Government Improvements.</p>					

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The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

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

<b>Indicator</b>	Progress towards implementing the cycle schemes identified in Policy TR4.				
<b>Annual/ Interim Monitoring Target</b>	Implementation in accordance with delivery timetables by 2021.				
<b>Assessment trigger</b>	Non implementation of the cycle schemes identified in the Local Transport Plan and forthcoming Local Transport Plan. If finance has not been secured for a project by first plan review.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
<p><b>Analysis:</b> The following provides an update on progress in relation to the 3 cycle schemes identified within Policy TR4:</p> <ul style="list-style-type: none"> <li>• Towy Valley – A planning permission has been granted for the western section of the cycleway from Abergwili to Nantgaredig and works have commenced. Funding opportunities is being explored as part of Covid recovery to facilitate implementation of future stages.</li> <li>• Amman Valley Cycleway --The main infrastructure works are substantively complete with the exception of a small section at Brynamman. Ongoing work will relate to signage, marketing and branding.</li> <li>• Whitland to Llanglydwen – There are currently no programmed proposals to proceed with this route.</li> </ul>					
<p><b>Conclusion:</b> Progress has been made on the implementation of the schemes listed in Policy TR4.</p>					
<p><b>Future steps to be taken (if necessary):</b> Continue to monitor the final implementation of the two schemes currently being delivered.</p>					
<p>The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.</p> <p>Further consideration will be given to inclusion and/or the delivery of the Whitland to Llanglydwen route as part of the Revised LDP.</p>					

# Minerals

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

<b>Indicator</b>	Aggregates landbank for Carmarthenshire County Council.				
<b>Annual/ Interim Monitoring Target</b>	To maintain a minimum 10 year landbank of hard rock.				
<b>Assessment trigger</b>	Less than 10 years hard rock landbank.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
The current hard rock landbank for Carmarthenshire is 55 years.	The current hard rock landbank for Carmarthenshire is at least 68 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 71 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 92 years.	Target met: The current hard rock landbank for Carmarthenshire is at least 77 years.	Data not available.
<p><b>Analysis:</b>            A landbank is a stock of planning permissions for the winning and working of minerals. It is composed of the sum of all permitted reserves at active and inactive sites at any given point in time for a given area. For the purposes of commercial stability, the aggregates industry requires a proven and viable landbank. MTAN 1: Aggregates requires that a minimum 10 year landbank of hard rock should be maintained, this has been mirrored in the LDP monitoring target.</p> <p>The latest, best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority indicates that the current crushed rock landbank for Carmarthenshire is 77 years using the average of the last 3 years production data and 87 years using the average of the last 10 years production data. Therefore Carmarthenshire has at least 77 years of hard rock supply. This is well above the figure considered necessary in the monitoring target.</p>					
<p><b>Conclusion:</b>            The data indicates that the monitoring Policy Target is being met and therefore no further action is required.</p>					
<p><b>Future steps to be taken (if necessary):</b>            The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.</p>					

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

<b>Indicator</b>	Combined aggregates landbank for Carmarthenshire County Council with neighbouring authorities of PCC, PCNP & Ceredigion CC.				
<b>Annual/ Interim Monitoring Target</b>	To maintain a minimum 7 year landbank of sand and gravel.				
<b>Assessment trigger</b>	Less than 7 years sand and gravel landbank.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is 18 years.	The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 17 years.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 14 years.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 12 years.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 10 years.	Data not available
<p><b>Analysis:</b>            MTAN 1: Aggregates requires that a minimum 7 year landbank of sand and gravel should be maintained, this has been mirrored in the LDP monitoring target. The apportionments and allocations for land-based sand &amp; gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion.</p> <p>The latest best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority for the combined Sand &amp; Gravel landbank is for 31.12.2016. The combined landbank is 13 years based on 3 years production average and 10 years based on 10 year production average. This is above the figure considered necessary in the monitoring target.</p>					
<p><b>Conclusion:</b>            The data indicates that the monitoring Policy Target is being met and therefore no further action is required as a consequence of this AMR.</p>					
<p><b>Future steps to be taken (if necessary):</b>            The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.</p>					



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

<b>Indicator</b>	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone.				
<b>Annual/ Interim Monitoring Target</b>	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP2.				
<b>Assessment trigger</b>	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP2 over 3 consecutive years.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No sites contrary to Policy MPP2.	No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.	Target met: No sites contrary to Policy MPP2.

**Analysis:**

In the latest monitoring period from 1 April 2019 – 31 March 2021, 14 planning permissions were granted on land situated within the buffer zones of extant mineral sites, as set out on the LDP Proposals Maps. None of the permissions were deemed to be ‘permanent, sterilising’ developments. The developments included:

- a number of extensions to existing domestic properties;
- conversion of a derelict cottage to an annex;
- demolition of an existing house and the construction of a replacement dwelling;
- three agricultural developments including: replacement stables, retention of a farm track serving an existing holding, and the construction of an agricultural barn where prior notification was not required;
- installation of liquid nitrogen tanks at an existing industrial facility;
- change of use of an existing building to a gym;
- waste management development – related to an existing waste management operation at the location.

In addition there were several permissions for the disposal of conditions or the variation of conditions relating to the extant quarries themselves, although these did not affect the associated buffer zones surrounding the quarries.

**Conclusion:**

No action required as a consequence of this AMR.

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

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

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

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

**Analysis:**

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

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

**Conclusion:**

No action required as a consequence of this AMR.

**Future steps to be taken (if necessary):** The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

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

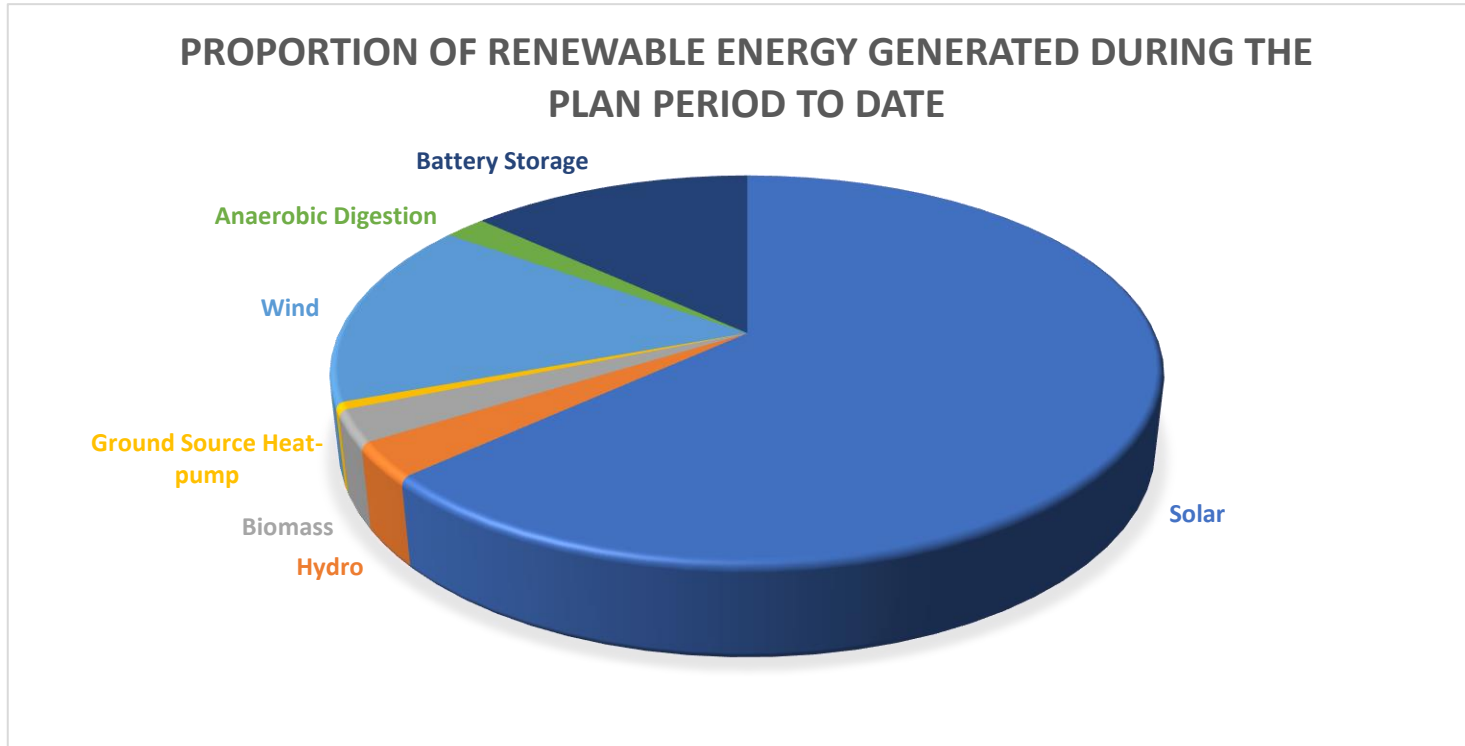
<b>Indicator</b>	Number of prohibition orders issued on dormant sites.				
<b>Annual/ Interim Monitoring Target</b>	Ensure that those dormant sites deemed not likely to be re-worked in the future (as part of the annual review) are served with prohibition orders within 12 months.				
<b>Assessment trigger</b>	LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
<p><b>Analysis:</b> As part of its annual review, the Minerals Planning Authority monitors dormant sites and those that it considers not likely to be re-worked in the future are served with prohibition orders. The Authority has Executive Board Member authorisation to serve 5 Prohibition Orders. The Minerals Planning Authority has been delayed by potential interest in one of the sites but and it is anticipated that Orders will be served in 2021.</p>					
<p><b>Conclusion:</b> Whilst this Monitoring Policy Target has not strictly been met, the ongoing consideration of dormant sites and the authorisation provided by the Council to serve Prohibition Orders on 5 sites [and their anticipated issue in 2021] is considered sufficient. No further action other than continued monitoring is required.</p>					
<p><b>Future steps to be taken (if necessary):</b> The Mineral Planning Authority to continue with the assessment of dormant sites as part of the annual review process and to feed the information through as part of the LDP monitoring. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.</p>					

## Renewable Energy

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

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

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



**Conclusion:**

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

The permitted capacity of renewable energy projects will be monitored in future AMRs. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

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

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 9 months of adopting Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
			SPG Adopted		
<p><b>Analysis:</b> Following an analysis of the types of applications received for renewable energy installations, it was considered that the Renewable Energy SPG should solely focus on wind and solar energy developments, instead of on general renewable energy.</p> <p>The SPG should have been prepared within 9 months of the adoption of the Plan, however during its preparation, it was considered that the Landscape Sensitivity and Capacity Study should feed into the SPG. Council adopted the SPG on 12 June 2019.</p>					
<p><b>Conclusion:</b> The SPG has been adopted.</p>					
<p><b>Future steps to be taken (if necessary):</b> None required at this stage.</p>					



## Waste Management

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

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 5 months of adopting Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>

#### Analysis:

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

The WPMRs for 2017-2021 point to a reduction in regional void space capacity, although critically not to a level (as set out in TAN21) whereby a new landfill site would need to be considered for the region. What is clear is that the Nantycaws site will continue to be important to the future management of residual waste for the region. As well as the landfill site, Nantycaws has a Materials Recycling Facility to cater for the County's recyclable waste. The site has planning permission for an anaerobic digestion plant which has not yet been built (but will have the potential to accept residual food waste).

It is important to note the future intentions and discussions regarding the Nantycaws site in relation to the evolving Revised LDP. The Deposit Revised LDP was published for public consultation in 2020. In this document Nantycaws was identified as a reserve site, however following internal corporate discussions and in light of representations received during the consultation it was decided that Nantycaws should be reallocated as a Regeneration and Mixed Use Site as a focused change.

Consequently the site will form part of a mixed use development aimed at delivering a strategic opportunity for waste management and related employment based activities. The Council will be working with the site owners CWM Environmental Ltd (a teckal company of the County Council) specifically, as well as infrastructure providers, to ensure the site's delivery and that its timing is robustly evidenced. This will in due course include the drawing up of a statement of common ground (SoCG) and a potential masterplan for the site.

**Conclusion:**

The requirement to prepare an SPG for Nantycaws has been superseded. The future of the site in terms of planning policy will be addressed as part of the preparation of the Revised LDP, taking into account the guidance, information and assessments set out within the Waste Planning Monitoring Reports (WPMRs) for the Region.

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

Monitor accordingly, taking into account information and guidance set out in the forthcoming WPMR for the Region – N.B the region will be changing from 'South West Wales' to 'Mid and South West Wales' in the 2021/22 monitoring period. The first WPMR encompassing this change will be produced in 2022. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

## Environmental Qualities – The Built and Natural Environment

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

<b>Indicator</b>	Hectares of suitable habitat in management.				
<b>Annual/ Interim Monitoring Target</b>	An ongoing increase in provision of suitable habitat in management.				
<b>Assessment trigger</b>	No increase in any given year.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
4.24ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project. (this figure was net of NRW managed designated sites)	A further additional 6.56ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 – the total increase over the Plan period to 31/3/17 is 10.8ha.	A further additional 1.42 ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 and 2 – the total increase over the Plan period to 31/3/18 is 12.22ha.	A further 0.21ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 2 and 3 – the total increase over the Plan period to 31/3/19 is 12.43ha.	A further 0.59ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 2, 3 and 4 – the total increase over the Plan period to 31/3/20 is 13.02ha.	A further 0.2ha of additional provision of suitable habitat for the Marsh Fritillary Butterfly is being managed within the Caeau Mynydd Mawr project (this figure is net of NRW managed designated sites). When taken alongside AMR 1 2 and 3 – the total increase over the Plan period to 31/3/21 is 13.22ha.

#### Analysis:

At the end of AMR 1, 32.27ha of land in good condition for the Marsh Fritillary was being managed by the project on 14 different sites. In addition, on designated sites (SSSIs and SACs) there was a further 42.86ha of land in good condition giving a gross total of 75.13ha. At the end of AMR 2, the project managed 22 sites that together provided 38.83ha of habitat in good or suitable condition for the marsh fritillary butterfly. Natural Resources Wales managed a number of designated sites that provide an additional 41.95ha of habitat. This gave a gross total of 80.78ha at the end of AMR2. At the end of AMR3,

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the project managed 24 sites that together provided 40.25ha of habitat in good or suitable condition for the marsh fritillary butterfly. Natural Resources Wales (NRW) managed a number of designated sites that provide an additional 37.96ha of habitat. This gave a gross total of 78.21ha at the end of AMR3. NRW are responsible for managing slightly less land than in AMR2, as a small area they were managing has been withdrawn from a management agreement, and while some of this land is now managed by the project not all this land has been transferred.

At the end of AMR4, the project was managing 24 sites that provided 40.46ha of habitat in suitable condition for the marsh fritillary butterfly (source: PIMS Action progress reports 2018-2019). The project continued to ensure the appropriate grazing of the land in management agreements, often assisting landowners in finding suitable grazing animals. It was also making use of the Glas Tir small grants scheme, when it can, for hedgerow management. Significant progress was made on reviewing the SPG and its evidential facets during AMR4.

As at 31/3/20, the project was managing 25 sites, resulting in the managing of 41.05ha of land in suitable habitat for the marsh fritillary butterfly. As at 31/3/21 the project was managing 26 sites, resulting in 41.25 ha of habitat that is considered to be in good condition for the Marsh Fritillary butterfly (which when taken with the 37.96ha that is managed by NRW in the designated sites adds up to a 'gross' total of 79.21 ha).

Also, a draft Revised SPG for Caeau Mynydd Mawr was subject to a public consultation exercise alongside the draft deposit Revised LDP between 29th January 2020 and the 27th March 2020. The Draft Revised SPG was underpinned by key evidential facets and papers. Amongst the report provided to Council on the 13 of January 2021 was a summary of representations received on this consultation and officer recommendations in relation thereto. The Council resolved to adopt the Revised SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

This project is a product of partnership arrangement which is overseen by a Steering Group. A dedicated Project Conservation Officer is employed to implement the project. Since its inception, the project has attained a TIC award and been Highly Commended by RTPI Cymru. It was confirmed early in AMR 4 that the project had won its category in the 2018 UK RTPI award.

**Conclusion:**

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

<https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkmV6iSnIU>

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

Continue to monitor and report in future AMR.

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

Adopt the Revised Caeau Mynydd Mawr SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

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

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

#### Analysis:

Reference is made to the ongoing delivery of the Caeau Mynydd Mawr Marsh Fritillary project which is underpinned by Policy EQ7 of the LDP and SPG. This has allowed development to continue whilst adhering to the requirements of the Habitats Regulations. Reference is made to target 29 above.

In relation to the Carmarthen Bay/Burry Inlet SAC, reference is made to the ongoing multi agency (including Dwr Cymru Welsh Water, Natural Resources Wales, City and County of Swansea and Carmarthenshire County Council) approach which is underpinned by the MoU. This has allowed development to continue whilst adhering to the requirements of the Habitats Regulations. Progress has been made in relation to reviewing this MoU during looking ahead to the Revised LDP.

A Draft SPG for the Burry Inlet was subject to a public consultation exercise alongside the draft deposit Revised LDP between 29th January 2020 and the 27th March 2020. Amongst the report provided to Council on the 13 of January 2021 was a summary of representations received on this consultation and officer recommendations in relation thereto. The Council resolved to adopt the Revised SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP. It should be noted that there is intention for a dedicated policy on Llanelli WwTW catchment in the Revised LDP.

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

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

**Conclusion:**

Target achieved during this AMR.

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

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

Adopt the Burry Inlet SPG (subject to the outcome of the Revised LDP Examination) concurrent with the adoption of the Revised LDP.

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

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

**Analysis:**

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

Planners continue to have access to a dedicated professional ecologist. This continues to prove invaluable both in terms of assisting in the determination of planning applications and in the formulation of planning policy frameworks.

A notable issue to emerge towards early in 2021 was the consideration of phosphates. The below is sourced from the Council's website: NRW issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine SACs whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau. As a Local Planning Authority (LPA), we are required to have regard to the advice given by NRW when making planning decisions (for both individual developments and Local Development Plans (LDP). Consequently, any proposed development within the river catchment that might increase phosphate levels will need to clearly evidence that the development can demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. In most cases there will be limited capacity to connect to the public sewerage system and an alternative solution will have to be found. This requirement on drainage considerations will impact on all development that increases the volume or concentration of wastewater.

The NRW advice note outlines, where a planning application within the catchment areas of the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau cannot evidence that the development proposal would result in phosphate neutrality or betterment, that unfortunately the Local Planning Authority would

not be able to support the application at this time. This reflects the unacceptable impact on the water quality of the rivers which are sensitively designated as a SAC.

Officers are working on understanding the full implications of NRW's guidance for current planning applications and the progress of the Revised LDP. The NRW advice has significant implications on development proposals within parts of Carmarthenshire and we are working with NRW and our ecology officers to ensure that we are able to progress development proposals that do not harm the environmental capacity of our watercourses. We are also working collaboratively with NRW in understanding the wider issues and identifying the way forward for all proposals, to find solutions that comply with the requirements of the new interim planning advice.

More information is available here

<https://www.carmarthenshire.gov.wales/home/council-services/planning/ecology-advice/water-quality-phosphate/>

**Conclusion:**

Target achieved during this AMR period.

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

Continue to monitor and report in future AMRs.

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

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



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

<b>Indicator</b>	Number of planning applications granted which results in detriment to the favourable conservation status of European protected species or significant harm to species protected by other statute.				
<b>Annual/ Interim Monitoring Target</b>	No planning applications approved contrary to the advice of NRW or the authority's ecologist.				
<b>Assessment trigger</b>	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.
<p><b>Analysis:</b>  Records indicate that no planning applications were approved contrary to the advice of NRW or the Council's Ecologist. Planners continue to have access to a dedicated professional ecologist. This continues to prove invaluable both in terms of assisting in the determination of planning applications and in the formulation of planning policy frameworks.</p> <p>Progress has been made during 2020-21 in updating the Adopted SPG on Nature Conservation and Biodiversity and with a view to preparing such SPG to support the emerging Revised LDP. Refer to target 37 below.</p>					
<p><b>Conclusion:</b>  Target achieved during this AMR period.</p>					
<p><b>Future steps to be taken (if necessary):</b>  Continue to monitor and report in future AMRs.</p>					
<p>The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>					

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

<b>Indicator</b>	Number of planning applications permitted with the potential to adversely affect a Special Landscape Area.				
<b>Annual/ Interim Monitoring Target</b>	No planning applications approved contrary to the advice of NRW or the authority's landscape officer.				
<b>Assessment trigger</b>	5 planning permissions granted by the Local Planning Authority contrary to the advice of NRW or the authority's landscape officer over a period of 3 consecutive years.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer.	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer.
<p><b>Analysis:</b> An initial high level review of approved applications generated on the SLA 'constraints layer' do not raise concerns in regards this target. Officers continue to have access to a dedicated professional Landscape Officer – providing an invaluable resource in the determination of planning applications and in the formulation of planning policy.</p>					
<p><b>Conclusion:</b> Target achieved during this AMR period.</p>					
<p><b>Future steps to be taken (if necessary):</b>  Continue to monitor and report in future AMRs.  The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.</p>					

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

<b>Indicator</b>	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.				
<b>Annual/ Interim Monitoring Target</b>	No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust).				
<b>Assessment trigger</b>	5 planning permissions granted by the Local Planning Authority where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT over a period of 3 consecutive years.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
Target was achieved in the first AMR period.	Target was achieved in the second AMR period.	Target was achieved in the third AMR period.	Target was achieved in the fourth AMR period.	Target was achieved in the latest AMR period.	Target was achieved in the latest AMR period.
<p><b>Analysis:</b>  It should be noted that a review of approved applications generated using the following 'constraints layers' does not indicate any significant concern in relation to this target:</p> <ul style="list-style-type: none"> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments.</li> </ul> <p>The Council's Development Management Section continue to have access to a dedicated professional Built Conservation Officer. This continues to prove invaluable both in the determination of planning applications and in the formulation of planning policy.</p>					
<p><b>Conclusion:</b>  Target achieved during this AMR period.</p>					
<p><b>Future steps to be taken (if necessary):</b>  Continue to monitor and report in future AMRs.</p>					

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

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

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 7 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
<p><b>Analysis:</b>            The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire. It should be noted that this SPG incorporates matters in relation to Landscape and Special Landscape Design.</p> <p>The adopted SPG is available via the following link:  <a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkr_aiSnIU">https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkr_aiSnIU</a></p>					
<p><b>Conclusion:</b>            Target achieved.</p>					
<p><b>Future steps to be taken (if necessary):</b>            N/A</p>					

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

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

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

<b>Indicator</b>	Production of SPG.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations).				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced.	SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
<p><b>Analysis:</b>            The SPG was adopted in September 2016 and is available via the following link:  <a href="https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkr_aiSnIU">https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YPkr_aiSnIU</a>            Reference is made to the ongoing training provided by the in-house Ecologist with a view to increasing an understanding of the content of the SPG in practice. This also recognised the provisions of the Environment (Wales) Act and also allowed for an exploration of the implications and opportunities provided by the Well Being of Future Generations (Wales) Act.            Progress has been made during 2020-21 in updating the Adopted SPG on Nature Conservation and Biodiversity and with a view to preparing such SPG to support the emerging Revised LDP.</p>					
<p><b>Conclusion:</b>            Target achieved</p>					
<p><b>Future steps to be taken (if necessary):</b>            N/A</p>					

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

<b>Indicator</b>	Production of SPG on Design.				
<b>Annual/ Interim Monitoring Target</b>					
<b>Assessment trigger</b>	SPG not produced within 5 months of adopting the Plan.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
SPG produced.	SPG adopted	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
<p><b>Analysis:</b>            The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire.</p> <p>The adopted SPG is available via the link below:  <a href="https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf">https://www.carmarthenshire.gov.wales/media/1213904/adopted-placemaking-design-spg-report.pdf</a></p>					
<p><b>Conclusion:</b>            Target achieved</p>					
<p><b>Future steps to be taken (if necessary):</b>            N/A</p>					



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

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

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

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

## Recreation and Community Facilities

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

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

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

<b>Indicator</b>	Amount of open space lost to development (ha)				
<b>Annual/ Interim Monitoring Target</b>	No open space should be lost to development except where in accordance with Policy REC1.				
<b>Assessment trigger</b>	Open space is lost to development contrary to the provisions of Policy REC1 which results in a net loss of open space.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.
<p><b>Analysis:</b>  A review of planning approvals against the existing open space ‘constraints layer’ indicates that there are no applications approved contrary to the provisions of LDP policy REC 1. It should be noted that a Reserved Matters consent has been granted for a proposal located on land identified as open space in the LDP. The outline consent in respect of the proposal had however been granted prior to the adoption of the LDP and therefore the principle of the proposal had already been agreed.</p> <p>It should also be noted that there are applications approved on the layer which result in the loss of open space but include the delivery of new / improved facilities across the County.</p> <p>In relation to the evidence base, it should be noted that a Green Infrastructure Assessment and an Open Space Assessment have been completed and published. These assessments include a review of the existing provision across the County and assessed the quantity and accessibility of spaces to the County’s communities. These studies have been used to inform the preparation of the Deposit Revised LDP both in terms of the site selection process and for mapping purposes. This information will in turn will be utilised to assist in the assessment of future planning applications which could impact upon the provision of green space in Carmarthenshire.</p>					
<p><b>Conclusion:</b>  Target achieved in this AMR period.</p>					
<p><b>Future steps to be taken (if necessary):</b>  Continue to monitor and report in future AMR.  Update the Green Infrastructure Assessment and Open Space Assessment as appropriate as the Revised LDP progresses towards adoption.</p>					

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.

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

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

## The Welsh Language

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

<b>Indicator</b>	Planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres.				
<b>Annual/ Interim Monitoring Target</b>	All planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres to include a requirement to phase development, in accordance with policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.				
<b>Assessment trigger</b>	One planning consent granted for residential development of five or more dwellings in a Sustainable Community or one planning consent granted for residential development of ten or more dwellings in a Growth Area, Service Centre or Local Service Centre which fails to require that the development is phased contrary to the LDP's policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.				
<b>Performance 1 April 2015 - 31 March 2016</b>	<b>Performance 1 April 2016 – 31 March 2017</b>	<b>Performance 1 April 2017 – 31 March 2018</b>	<b>Performance 1 April 2018 – 31 March 2019</b>	<b>Performance 1 April 2019 – 31 March 2020</b>	<b>Performance 1 April 2020 – 31 March 2021</b>
No planning permissions contrary to LDP Policy SP18.	No planning permissions contrary to LDP Policy SP18.		No permissions were granted contrary to LDP Policy SP18.	1 application approved contrary to policy. See analysis below.	No permissions were granted contrary to LDP Policy SP18.

#### Analysis:

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

A review of approved applications within these 5 communities (source: JHLAS) identified that during the time period of 01/04/2019 to 31/03/20 one site was granted outline permission which is relevant to this monitoring indicator, which exceeds the thresholds set out in Policy SP18 (5 or more in Sustainable Communities and 10 or more in Growth Areas, Service Centres and Local Service Centres). The matter of the Welsh language was considered as part of the deliberations of this planning application and as it was the landowner's intention to sell the site as individual self-build plots that the site would consequently be delivered in a piecemeal fashion; the assumption being that the development would be phased due to the nature of its delivery and therefore no conditions or restrictions were required. During the year 01/04/20 to 31/03/21 no applicable outline consents were granted.

#### Conclusion:

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

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

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10<sup>th</sup> January 2018.



## Chapter 4

### Sustainability Appraisal / Strategic Environmental Assessment Monitoring

#### Methodology

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

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

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

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

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

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

SA Topic	SA Objectives	Baseline Indicators	Additional Indicators to Monitor Significant Risks and Opportunities	Data	Commentary on Baseline Indicators : AMR 1 and 2.
1 - Sustainable Development	<p>1-1 To live within environmental limits</p> <p>1-2 To ensure a strong, healthy and just society</p> <p>1-3 To achieve a sustainable economy</p> <p>1-4 To remove barriers and promoting opportunities for behavioural change</p>	<p>(a) Carmarthenshire's ecological footprint in area units per person</p> <p>(b) Achievement of the top ten commitments set out in the WAG Sustainable Development Action Plan 2004-2007 and One Wales</p> <p>(c) GVA and GVA per head</p> <p>(d) Percentage of Carmarthenshire population in low income households</p>	(See other topics.)	<p><a href="http://gov.wales/topics/environmentcountryside/climatechange/publications/ecological-footprint-of-wales-report/?lang=en">http://gov.wales/topics/environmentcountryside/climatechange/publications/ecological-footprint-of-wales-report/?lang=en</a></p> <p>Carmarthenshire Well Being &amp; Future Generations Well-being Assessment (Text provided by Carmarthenshire's Corporate Policy Division)</p> <p>CACI Paycheck 2015 (Information provided by Carmarthenshire's Corporate Policy Division)</p>	<p>(a) A new estimate of the ecological and carbon footprints of Wales for 2011 building on previous studies. Carmarthenshire gha/c is 3.36 with the Wales average being 3.28.</p> <p>(b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</p> <p>(d) 36% of households in Carmarthenshire are living in poverty as defined by Welsh Government (income 60% below the GB Median Household Income)</p>
University	<p>2-1 To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement</p> <p>2-2 To protect, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas</p>	<p>(a) Status of BAP priority species</p> <p>(b) Status of BAP priority habitats</p> <p>(c) % BAP habitats and species as stable or increasing</p> <p>(d) Achievement against national and local BAP targets</p> <p>(e) Area of urban parks and green spaces provided by the LDP</p> <p>(f) % of SAC, SPA and SSSI sites and their features in favourable condition</p> <p>(g) Status of species and habitats pursuant to the NERC Act 1996</p>	<p>Number of development schemes which design in urban biodiversity areas</p> <p>Number of developments with adverse effects on designated sites</p> <p>Number of developments in designated sites</p> <p>Proportion of new habitats created by the LDP</p> <p>Proportion of development on greenfield sites</p> <p>Proportion of development on brownfield sites</p>	<p><a href="http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSitesOfSpecialScientificInterest/?lang=en">http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSitesOfSpecialScientificInterest/?lang=en</a></p> <p><a href="http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialAreasOfConservation/?lang=en">http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialAreasOfConservation/?lang=en</a></p> <p><a href="http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialProtectionAreas/?lang=en">http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialProtectionAreas/?lang=en</a></p>	<p>(a,b,c,d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>The requirements of the Environment (Wales) Act on public bodies in relation to the enhancement of Biodiversity is noted and has been further considered within the contextual section of this AMR.</p> <p>(e) In relation to urban parks, the LDP identifies proposed recreation designations and reference is made to the Policy framework in this regard. Any implications will be considered as part of any review into the Plan.</p> <p>(f) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan. 29% of features in Carmarthenshire SAC's are deemed in favorable condition, which is an increase from 18% from baseline assessment. 86% of assessed SPA features were also considered in favorable condition.</p> <p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(h) There are not currently SINC's designated within the Plan area. Provision is made for their designation with the Natural Environment and Biodiversity SPG.</p>

		(h) Number of designated SINC  (i) Proportion of land managed as areas for carbon sequestration (e.g. peatland and woodland management)	Proportion of new development in wildlife corridors		This will be monitored as the implementation of the Plan progresses with any implications considered accordingly as part of any review into the Plan. (i) Information is unavailable on an annual basis. The LDP recognises the focus of PPW in relation to the potential of encouraging land uses and land management practices that help secure and protect carbon sinks. Reference is made to policy SP14 Protection and Enhancement of the natural Environment and the relevant Environmental protections policies of the adopted LDP. Any implications will be considered as part of any review into the Plan.
3 - Air Quality	3-1 To maintain/reduce the levels of the UK National Air Quality pollutants 3-2 To reduce levels of ground level ozone 3-3 To reduce the need to travel, through appropriate siting of new developments and provision of public transport infrastructure	(a) Number and extent of AQMAs in Carmarthenshire  (b) Air quality monitoring in Llandeilo (potentially future AQMA monitoring)  (c) National Atmospheric Emissions Inventory (NAEI) levels of key air pollutants (e.g. Benzene, 1,3-Butadiene, Lead, NO <sub>2</sub> , PM10, SO <sub>2</sub> )  (d) Area of sensitive habitats exceeding critical loads for acidification and eutrophication measured as (i) acidity and (ii) nutrient nitrogen  (e) Levels of ground level ozone	Number of developments within 1 km of motorway / trunk road junctions Number of developments sited so as to reduce the need to travel (proximity to services and facilities) Number of developments supported by high-quality inter-settlement bus, train or other public transport routes Number of developments in areas of poor air quality Number of developments likely to contribute to increased levels of UK national Air quality pollutants (other than transport)	Environmental Health Department – Carmarthenshire County Council.  <a href="http://lle.wales.gov.uk/catalogue/item/LandmapVisualSensory/?lang=en">http://lle.wales.gov.uk/catalogue/item/LandmapVisualSensory/?lang=en</a>  <a href="http://lle.wales.gov.uk/catalogue/item/LandmapLandscapeHabitats/?lang=en">http://lle.wales.gov.uk/catalogue/item/LandmapLandscapeHabitats/?lang=en</a> - <a href="http://www.rotap.ceh.ac.uk/">http://www.rotap.ceh.ac.uk/</a>	(a.) There are now three separate AQMA's, which are; Llandeilo, Carmarthen and Llanelli. This updated position will be reflected in the Plan review and there is ongoing liaison with the Environmental Health Dept in this regard. b) 4 incidents of exceedance in NO <sub>2</sub> levels occurred in the Llandeilo AQMA over past 12 months. Due to high winds air dispersal was high over the winter period without which, more exceedances may have occurred. (c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.  (d) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan.  (e) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan.
Factors	4-1 To reduce the emission of greenhouse gases 4-2 To minimise the vulnerability of Carmarthenshire to the effects of climate change through making space for water,	(a) Annual emissions of greenhouse gases (by sector)  (b) Carmarthenshire's domestic energy consumption  (c) Proportion of alternatively fuelled vehicles in the county	Number of developments that respect existing natural habitats and green corridors No. planning applications for renewable micro-renewables and successful installations	Local authority average domestic gas and electricity consumption per consumer - <a href="http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf">http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf</a>	(a) Data only available up to 2016. The domestic sector saw a fall of 5.0% in carbon emissions between 2015 and 2016, however Industry and commercial and transport sector saw increases of 2.0% and 1.2% respectively. This led to an overall increase of CO <sub>2</sub> emissions in Carmarthenshire of 1.5% to 1162.3 ktCO <sub>2</sub> . (b) Carmarthenshire Domestic Energy Consumption Gas 2013 is 13,119 Electricity 2013 is 3,815. Wales average is 13,029 and 3,736 respectively.  (c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.

3 - Air Quality

Factors

	<p>costal retreat and shifting habitat distribution patterns</p> <p>4-3 To encourage all new developments to be climate resilient</p> <p>4-4 To encourage energy conservation and higher energy efficiency</p> <p>4-5 To minimise energy consumption and promote renewable energy sources</p>	<p>(d) Percentage of companies with a Level 5 Standard Green Dragon EMS</p> <p>(e) Proportion of transport network able to cope with the predicted temperature increases associated with climate changes</p> <p>(f) Number of sites being used to assist in climate mitigation and adaptation, e.g. soft flood defences</p> <p>(g) Number of homes applying for planning permission for microgeneration</p> <p>(h) Homes installing microrenewables</p> <p>(i) Average Standard Assessment Procedure energy rating of housing</p> <p>(j) Number of town/community based carbon reduction projects</p>	<p>Average SAP rating of housing</p> <p>No of town/community based carbon reduction projects</p> <p>Number of installed megawatts of renewable energy capacity in Carmarthenshire</p> <p>Number of wind turbines</p> <p>% developments with Sustainable Urban Drainage Systems (SUDS)</p> <p>Percentage of housing stock meeting particular CfSH and BREEAM standards</p> <p>Percentage of offices, retail and industrial buildings meeting BREEAM standards</p> <p>Number of new developments built to achieve carbon neutrality</p>	<p><a href="http://gov.wales/topics/environment/countryside/energy/renewable/low-carbon-baseline-survey/?lang=en">http://gov.wales/topics/environment/countryside/energy/renewable/low-carbon-baseline-survey/?lang=en</a></p>	<p>(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan (Solar panels in the majority of cases are PD).</p> <p>(h,i) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(j) The report shows Low carbon energy in Wales by local authority. There are 3,856 projects identified in Carmarthenshire out of a total of 51,503 nationally. Carmarthenshire hosts 3,856 low carbon energy generation projects harnessing solar, wind and other renewable energies to produce around 328GWh of green energy</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">5 - Water Assets</p>	<p>5-1 To ensure water quality of rivers, lakes, groundwater and coastal areas is improved and ensure that the hydromorphological quality of water bodies is maximised</p> <p>5-2 To protect and maintain water resources in the public supply chain and ensure enough water is available for the environment at all times of year</p> <p>5-3 To minimise diffuse pollution from urban and rural areas</p> <p>5-4 To increase water efficiency in new and refurbished developments</p> <p>5-5 To make space for water, and minimise flood risk</p>	<p>(a) Number of incidents of homes flooding by coastal, fluvial and drainage sources</p> <p>(b) The percentage of river lengths of good chemical or biological quality</p> <p>(c) Percentage of waters restored to Good Ecological Status</p> <p>(d) Number of substantiated water pollution incidents</p> <p>(e) Percentage of developments in Carmarthenshire with Sustainable Urban Drainage Systems (SUDS)</p> <p>(f) Number of properties with water meters</p> <p>(g) Area where there is an unsustainable abstraction from surface waters</p> <p>(h) Area where there is an unsustainable abstraction from groundwater</p> <p>(i) Proportion of transport network protected against future flood risk</p> <p>(j) Per capita consumption of water</p> <p>(k) Percentage of bathing waters which meet the EC mandatory standards</p> <p>(l) The number of beaches which meet the requirements of the Green Sea Partnership for both beach and water quality</p>	<p>Percentage of new development permitted in floodplains</p> <p>Number of developments built contrary to EA advice</p> <p>Households registered for flood warnings as a percentage of total number of households at risk of flooding</p> <p>Number of grey water recycling schemes</p>	<p>Carmarthenshire County Council – Leisure Services.</p>	<p>(a,b,c,) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>d) From the most recently reported dataset (April 2017), 13 substantiated incidents of water pollution have been reported in Carmarthenshire in 2017-18 period. This is a decrease from 17 incidents in 2016.</p> <p>(e) Information is unavailable on an annual basis. Reference should be made to the Plan’s monitoring framework in relation to sustainable drainage. Any implications will be considered as part of any review into the Plan.</p> <p>(f,g,h,i,j,) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>k) Annual monitoring is carried out on two bathing water sites in Carmarthenshire, Pendine and Pembrey. Both beaches achieved ‘Excellent’ bathing water quality for 2017, when reviewed against Bathing Water Directive standards.</p> <p>(l) Cefn Sidan is tested and meets the requirements for the green sea partnership as it has the blue flag status. Pendine meets the requirements to be awarded the seaside award, which includes beach and water quality assessments.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 270</p>	<p>6-1 Minimise the use of finite resources and promote higher resource efficiency and the</p>	<p>(a) In 2009/10 Carmarthenshire should achieve at least 40% recycling/composting with a minimum of 15% composting and 15% recycling</p>	<p>Number of buildings meeting particular CfSH and BREEAM standards</p> <p>Percentage of new houses built on</p>	<p>Carmarthenshire County Council - Minerals and Waste</p>	<p>(a) In 2009/10 Carmarthenshire achieved a 40.1% combined recycling and composting rate of its municipal waste (14% composting; 26% recycling)</p> <p>(b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>

	<p>use of secondary and recycled materials</p> <p>6-2 Promote the waste hierarchy of reduce, reuse and recycle</p> <p>6-3 Encourage needs to be met locally</p> <p>6-4 Promote the use of more sustainable resources</p> <p>6-5 Improve the integration of different modes of transport</p> <p>6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking)</p>	<p>(b) Waste arisings by sector</p> <p>(c) Waste arisings by disposal</p> <p>(d) Total (i) household waste and (ii) household waste recycled or composted per person per year (kg)</p> <p>(e) Proportion of construction and demolition waste that is re-used and recycled</p> <p>(f) Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) corner shop and/or supermarket, (ii) post office and (iii) doctor and/or hospital</p>	<p>previously developed land per year</p> <p>Proportion of aggregates used from secondary and recycled aggregates</p> <p>Location of jobs in proximity to residents</p> <p>Proportion of journeys on foot or by cycle</p>		<p>(d) Residual Household Waste Arising per person (kg), 2007/08 to 2014/15 in Carmarthenshire: 370, 290, 246, 224, 189, 159, 151 &amp; 156. The South West Wales average for 2014/2015 was 188.</p> <p>(e) The latest data is from 2012, and only for South West Region as a whole – the rate is 67%.</p> <p>(f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
<p>Page 271</p>	<p>7-1 To avoid and reduce contamination of soils and promote the regeneration of contaminated land</p> <p>7-2 To avoid loss of soils to non-permeable surfaces and minimise soil erosion</p> <p>7-3 To reduce SO<sub>2</sub> and NO<sub>x</sub> emissions and nitrate pollution from agriculture.</p>	<p>(a) Area of ALC Grade 1, 2 and 3 land in Carmarthenshire</p> <p>(b) Area of ALC Grade 4 and 5 land in Carmarthenshire</p> <p>(c) Number and extent of RIGS sites in Carmarthenshire</p> <p>(d) Exceedance of nitrogen and acid critical loads</p>	<p>Area of soil lost to impermeable surfaces</p> <p>Area of contaminated land remediated</p> <p>Area of proposed new development on greenfield sites</p> <p>Number of developments approved within or adjacent to RIGS sites</p>		<p>(a,b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) RIGs are considered within the provisions of EQ3 of the adopted LDP.</p> <p>(d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>

8 - Cultural Heritage	<p>8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development/regeneration and support their enhancement</p> <p>8-2 To promote high quality design reflecting local character and distinctiveness</p>	<p>(a) Number of monuments/archaeological sites adversely affected by the plan proposals</p> <p>(b) Improvement/deterioration in the condition of monuments and historic buildings in the ownership of Carmarthenshire County Council</p> <p>(c) Percentage of land designated for a particular quality of amenity value - landscape or historic landscape</p>	<p>Number of designated sites on the 'buildings at risk' register which are at risk of harm from air pollution</p> <p>Number of Conservation Areas adversely affected by plan proposals</p> <p>Number of listed buildings adversely affected by plan proposals</p> <p>Number of historic parks and gardens adversely affected by plan proposals</p>		<p>(a,b,c) Information is unavailable on an annual basis. Reference should be made to the Plan's monitoring framework in relation to the historic environment / landscape and the natural environment. Any implications will be considered as part of any review into the Plan.</p>
9 - Landscape	<p>9-1 To protect and enhance landscape/townscape from negative effects of land use change</p> <p>9-2 To take sensitive locations into account when siting development and to promote high quality design</p> <p>9-3 To encourage appropriate future use of derelict land</p>	<p>(a) Hectares of land given over to development each year</p> <p>(b) The extent and quality of public open space</p> <p>(c) Number of park and green space management plans produced</p> <p>(d) The number of derelict sites regenerated</p> <p>(e) Area of Carmarthenshire designated as open access land</p> <p>(f) Area of derelict land returned to open space</p>	<p>Number of developments approved without landscape / townscape conditions</p> <p>Number of developments built contrary to CCW advice</p> <p>Number of development schemes accompanied by detailed townscape design</p>		<p>(a,c,d,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(b, e) In relation to the extent and quality of open space, reference should be made to the monitoring framework of the LDP and the Carmarthenshire Standard of 2.4ha per population. It should also be noted that there is an intent to review the Authority's greenspace assessment.</p>
Part 2 272	<p>10-1 Ensure suitable, affordable housing stock with access to education and</p>	<p>(a) Percentage of young people (i) remaining or (ii) returning to Carmarthenshire to live and work</p> <p>(b) Number of complaints about poor access to services and facilities</p>	<p>Number of accessibility complaints pertaining to new developments</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'.</p>	<p>(a,b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) The number of Welsh Speakers aged 3 and over 43.9%, Welsh speakers aged 3-15 is 15.1%. The Population is 184,898, working age population 110,739 (aged 16-64) 2014 (Mid Year Population Estimates).</p>



	<p>employment facilities 10-2 Promote the retention of younger people 10-3 Encourage growth of the Welsh language and culture 10-4 Promote inclusion of disadvantaged and minority groups into society</p>	<p>(c) Number of complaints about highway (e.g. footpath) accessibility from disabled persons  (d) Percentage of people in Carmarthenshire who are Welsh speakers (i) all aged 3 or over, and (ii) children aged 3 to 15  (e) Population and population of working age  (f) Population age profile  (g) Ethnic diversity</p>			<p>(e) 69% people of working age are employed  (f) 18% of the population is aged 0 to 15, 60% are aged 16 to 64 and 22% are over 65.  (g) 4 % of the population has a non white ethnicity.</p>
	<p>11-1 Create opportunities for people to live active, healthy lifestyles through planning activities 11-2 Provide access to health and recreation facilities and services 11-3 Encourage walking or cycling as alternative means of transportation 11-4 Promote access to Wales' natural heritage</p>	<p>(a) Proportion of households not living within 300m of their nearest natural green space  (b) Proportion of households within agreed walking/cycling distance of key health services  (c) Life expectancy at birth for (i) men and (ii) women  (d) Life expectancy and healthy life expectancy for (i) men and (ii) women  (e) Death rates from (a) circulatory disease and (b) cancer (i) for people under 75 years  (f) Prevalence of obesity in 2-10 year olds  (g) How children get to school (i) walking and cycling, (ii) private motor vehicles and (iii) public transport and taxis</p>	<p>Number of trips per person by transport mode (i) walking and cycling, (ii) private motor vehicles, and (iii) public transport and taxis</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) 40% of the population live within 400m of natural or semi-natural greenspace. Reference is made to the Carmarthenshire Greenspace accessibility standard of 2.4ha per 1,000 population which underpins the policy framework.  (b) 15% of residents work from home. 27% of residents travel less than 5km to work, 30% 10-30km and 4% over 60km. Nearly 75% of residents travel to work by car and only 8% on foot, and 1% by bike.  (c,d,e) Life Expectancy is favourable at 78.5 for men and 82.6 for women. Just over the Welsh average of adults have mental health issues (28% compared to 26%) The population are less likely to smoke than the national average yet there are higher than average incidence of smoking related diseases. The population are more likely to be overweight or obese than the average Welsh person they are also more likely to participate in exercise and eat healthily. The population is less likely to binge drink than the average for Wales. The County shows rates of cancer similar to the Welsh average.  (f) The County is the third worst in Wales for levels of childhood obesity at 30.7%, almost 5 percentage points higher than the Welsh average of 26.2%.  (g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>

12 - Education and Skills	<p>12-1 Provide accessible educational and training facilities which meet the future needs of the area</p> <p>12-2 Increase levels of literacy (in English and Welsh) and numeracy</p> <p>12-3 Promote lifelong learning</p>	<p>(a) Percentage of people aged 19-21 with at least an NVQ level 2 qualification or equivalent</p> <p>(b) Percentage of adults engaged in adult education activities</p> <p>(c) Level of literacy in adult population</p> <p>(d) Level of numeracy in adult population</p> <p>(e) Number of adults completing courses at adult education centres in Carmarthenshire</p>	<p>Proportion of people aged 16-74 within 30, 60 and 90 minute travel time thresholds of education /further education facilities by (i) public transport and (ii) car</p> <p>Percentage of schools which are over-capacity</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) Educational Achievement is relatively high with 61.1% attaining 5 GCSEs (compared to 57.9% nationally).</p> <p>(b) The proportion of 18-24 year olds who are NEET (Not in Education, Employment or Training) is higher than the Welsh average (12.2% compared to 10.7% nationally).</p> <p>(c,d,e) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
Page 274	<p>13-1 To promote sustainable economic growth</p> <p>13-2 To provide good quality employment opportunities for all sections of the population</p> <p>13-3 To promote sustainable businesses in Wales</p>	<p>(a) Number of companies in Carmarthenshire with a Green Dragon Environmental Management System</p> <p>(b) Gross Value Added (GVA) and GVA per head</p> <p>(c) Percentage of people of working age in work</p> <p>(d) Percentage of (i) children and (ii) all working age people living in workless households</p> <p>(e) Investment relative to GDP (i) total investment and (ii) social investment</p>	<p>Number of vacant businesses in town and local centres</p> <p>Number of new retail and other commercial developments approved</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(b) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</p> <p>(c) The County has high levels of employment; 69% people of working age are employed. A very small proportion of residents claim unemployment benefit or class themselves as unemployed. Average weekly wage is £365 compared to a Welsh national average of £539. However there is considerable variation across the community areas. There is a gap in employment for those with long term health issues who have less than average outcomes.</p>

		(f) Diversity of economic sectors represented			<p>(d) 36.3% of all households are living in poverty slightly above the Welsh average of 35% .Of these 15.7% are living in severe poverty . 17.9% of children are living in poverty which is lower than the Welsh average (22%), but those living in workless households is in line with the Welsh average of 14%.</p> <p>(e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
14 - Social Fabric	<p>14-1 Improve safety and security for people and property</p> <p>14-2 Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions</p> <p>14-3 Promote the delivery of affordable housing</p> <p>14-4 Improve accessibility to services, particularly for disadvantaged sections of society.</p>	<p>(a) Ratio of average house pricing to average earnings</p> <p>(b) Percentage component of IMD scores by LSOA for the Access and Employment domains</p> <p>(c) Percentage of unfit dwellings</p> <p>(d) Homes below the decent homes standard for (i) social sector homes and (ii) vulnerable households in the private sector</p> <p>(e) Number of rough sleepers</p> <p>(f) Recorded crime figures of (i) theft of or from vehicles, (ii) burglary in dwellings and (iii) violent crime</p> <p>(g) Index of multiple deprivation</p>	<p>Proportion of affordable homes as a percentage of new homes delivered</p> <p>Access to GP or primary care professional</p> <p>Access for disabled people</p> <p>Access in rural areas</p>	<p>Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'</p>	<p>(a,b,c,d,e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan</p> <p>(g) The Welsh Index of Multiple Deprivation shows that overall Carmarthenshire is not 'deprived' however there is some variation across the 6 community areas. Parts of the area of Llanelli appear in the 10% most deprived areas of Wales in the following domains : income, employment, health, education, community safety and physical environment. 71% of northern Carmarthenshire (Tywi valley) appears in the 10% most deprived areas of Wales in terms of poor 'Access to Services'. 19% of the population is over-indebted, this is in line with the Welsh national average of 19.6%. Carmarthenshire has a large stock of social housing and supports social housing initiatives.</p>

# Appendix 1 – Well-being Objectives/Goals

## Compatibility Analysis

### A1. Overview

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

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

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

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

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

## A2. The LDP Vision

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

### CARMARTHENSHIRE 2021

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

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

IN SPATIAL TERMS THE COUNTY WILL BE CHARACTERISED BY:

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

## A3. The LDP Strategic Objectives

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

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

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

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

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

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

SO4: To ensure that the natural, built and historic environment is safeguarded and enhanced and that habitats and species are protected.

SO5: To make a significant contribution towards tackling the cause and adapting to the effect of climate change by promoting the efficient use and safeguarding of resources.

**OPENING DOORS: Lifelong learning – helping everyone to achieve their potential, from childhood to old age.**

SO6: To assist in widening and promoting education and skills training opportunities for all.

SO7: To assist in protecting and enhancing the Welsh Language and the County's unique cultural identity, assets and social fabric.

**FEELING FINE: Health and wellbeing – tackling the causes of ill health by looking at life in the round.**

SO8: To assist with widening and promoting opportunities to access community, leisure and recreational facilities as well as the countryside.

SO9: To ensure that the principles of equal opportunities and social inclusion are upheld by promoting access to a high quality and diverse mix of public services, healthcare, shops, leisure facilities and work opportunities.

**INVESTMENT AND INNOVATION: Regeneration – building resources, creating opportunities and offering support.**

SO10: To contribute to the delivery of an integrated and sustainable transport system that is accessible to all.

SO11: To encourage investment & innovation (both rural and urban) by:  
(a) making an adequate provision of land to meet identified need; and, (b) making provision for the business and employment developmental needs of indigenous /new employers, particularly in terms of hard & soft infrastructural requirements (including telecommunications/ICT); and, (c) making provision for the infrastructural requirements associated with the delivery of new homes particularly in terms of hard & soft infrastructural requirements (including foul and surface water); and, (d) adhering to the principles of sustainable development and social inclusion in terms of the location of new development.

SO12: To promote and develop sustainable & high quality *all year round* tourism related initiatives.

**FEELING SECURE: Safer communities – offering security, tackling crime and fear of crime, helping us to look out for each other.**

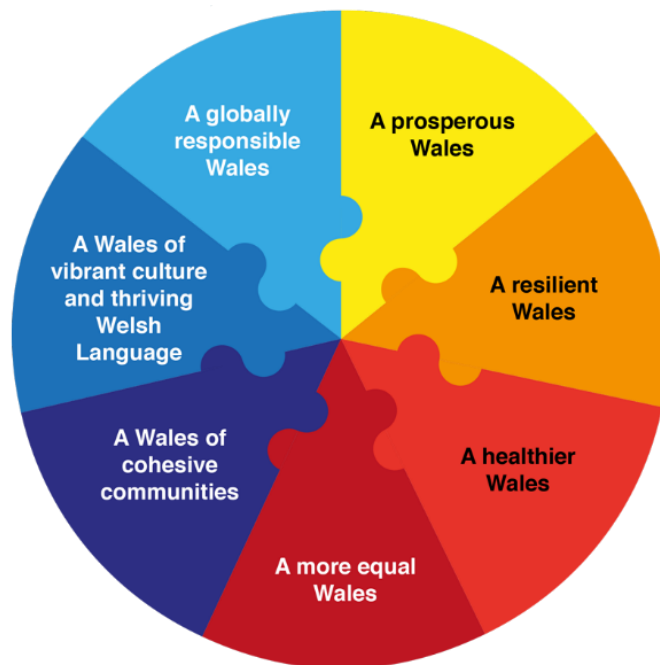
SO13: To assist with the development and management of safe and vibrant places & spaces across the County.

**SO14: To assist with the delivery and management of mixed & sustainable communities by:**  
**(a) promoting safe, vibrant and socially interactive places; and, (b) promoting the utilisation of local services and produce whenever possible.**

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

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

Figure 1: Well-being of Future Generations (Wales) Act 2015 - Well-being Goals



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

Figure 2: Sustainable Development Principle.

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

Figure 3: The 5 Ways of Working



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

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



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

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

economic background and circumstances. It is therefore considered that this SO, with its particular focus on equal opportunities remains broadly compatible with the national goals.

SO10 Reference is made to **NG5** and its emphasis on well-connected communities. It is therefore considered that this SO with its particular focus on an accessible, integrated and sustainable transport system remains broadly compatible with the national goals.

SO11 Reference is made to **NG1** and its emphasis on an innovative, productive and low carbon society and on an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work. It is therefore considered that this SO, with its particular focus on encouraging investment and innovation (both rural and urban) remains broadly compatible with the national goals.

SO12 Reference is made to **NG1** and its emphasis on an economy which generates wealth and provides employment opportunities. It is therefore considered that this SO with its particular focus on the promotion of a sustainable and high quality visitor economy remains broadly compatible with the national goals.

SO13 Reference is made to **NG5** and its emphasis on attractive, viable, safe and well-connected communities. It is therefore considered that this SO with its particular focus on safety and vibrancy, remains broadly compatible with the national goals.

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

## **A5. Carmarthenshire Well-being Objectives 2017/2018 (As at July 2021)**

### **Start well**

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

### **Live well**

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

### **Age well**

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

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

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

### **Corporate governance**

13. Better Governance and use of Resources

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

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

A5.2 As was the case before the local wellbeing objectives were updated, there remains a strong alignment between the LDP objectives and those well-being objectives that seek to promote access to homes (including affordable homes) and jobs. The LDP also reflects those goals that seek to promote accessible and well-connected communities. It is noted that the LDP seeks to direct the majority of growth to those settlements that have key services and are located on key transport routes. There is also a clear link between environmental goals and the LDP. This demonstrates the LDP’s awareness of the importance of safeguarding the County’s key assets as part of its regulatory role.

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

pronounced spatially could allow for planning policy interventions as and where appropriate.

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

A5.5 The LDP will continue to provide a key delivery mechanism for the corporate and community ambitions as set out within the 13 wellbeing objectives (July 2021). It provides a spatial instrument to deliver the "*Carmarthenshire We Want*" by providing a locally distinctive means of shaping the future use of land within the County. As such, the LDP takes account of the County's unique characteristics and qualities, and it places an on sustainable development as a central principle.

A5.6 Reference is also made to the requirement for Sustainability Appraisal – Strategic Environmental Assessment along with Habitats Regulations Assessment to be prepared when developing a LDP.



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

Adj Cwm Nant Moel	D/021/01 T3/9/h4	0	0	65	0	0	0	0	0	0	65	E/17076
Ardwyn Road	D/021/10 T3/9/h2	0	8	6	0	1	1	1	1	1	1	E/20564
Land adjacent 53 Station Road	D/021/11 T3/9/h1	0	0	22	0	0	0	0	0	0	22	-
Mountain Road, Pt Encl 7868	D/021/03 T3/9/h3	0	2	7	0	0	0	0	0	0	7	15545/89
Rear of 111-115 Cwmgarw Road	D/021/09 T3/9/h5	0	2	7	0	0	0	0	0	0	7	E/10965

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

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

<b>Total Burry Port</b>		<b>67</b>	<b>281</b>	<b>313</b>	<b>32</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>233</b>	
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land west of Rock Street	D/022/01 SC24/h1	0	0	8	0	0	0	0	0	0	8	-
<b>Total Cao</b>		<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
<b>Capel Dewi</b>												
Llwynddewi Road (Allocation) - see commitment for compl	C/023/01a SC32/h1	0	2	2	0	0	0	0	0	0		W/38104
Llwynddewi Road (Commitment)	C/023/01 SC32/h1	2	6	4	2	2	2	0	0	0	0	W/38104
<b>Total Capel Dewi</b>		<b>2</b>	<b>8</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Capel Hendre</b>												
Adj Llys Newydd Elderly Persons Home, Lotwen Road	D/024/01 GA3/h26	0	0	25	0	0	0	0	0	0	25	AM/00304
Delfryn Estate	D/024/06 GA3/h25	0	15	15	0	8	7	0	0	0	0	E/38276
<b>Total Capel Hendre</b>		<b>0</b>	<b>15</b>	<b>40</b>	<b>0</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	
<b>Capel Iwan</b>												
Adjacent Pleasant View	C/026/01 SC7/h1	0	0	5	0	0	0	0	0	0	0	-
Maes y Bryn	C/026/03 SC7/h2	0	13	13	0	0	0	0	0	0	13	0
<b>Total Capel Iwan</b>		<b>0</b>	<b>13</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	
<b>Carmarthen</b>												
113 Priory Street	C/002/34 w/f	0	37	0	0	0	0	0	0	0	0	W/34929
40 Heol Spilman SA31 1LQ	C/002/53 w/f	0	8	8	0	0	0	8	0	0	0	W/38753
Adjacent Tyle Teg, Llysonnen Road, Llanllwch	C/002/48 w/f	1	7	2	0	2	0	0	0	0	0	W/36311
Ash Grove	C/002/07 GA1/h16	0	0	20	0	0	0	0	0	0	20	-
Former BT Exchange Building, Spilman Street	C/002/33 GA1/h6	0	0	14	0	0	0	0	0	0	14	W/10681
Former Cartref Tawelan, Ash Grove	C/002/52 w/f	0	18	18	8	18	0	0	0	0	0	W/39755



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Former Coach Depot, Abergwili	C/002/41 GA1/h14	0	0	9	0	0	0	0	0	0	9	W/31716
Former Health Authority Buildings, Penlan Road	C/002/35 GA1/h8	0	8	8	0	0	0	8	0	0	0	W/16843
Former MAFF Depot	C/002/20 GA1/h15	0	14	14	0	0	0	0	0	7	7	W/04074
Land adjacent Ty Gwynfa, Bronwydd Road	C/002/50 w/f	10	10	0	0	0	0	0	0	0	0	W/38292
Land off High Street, Abergwili	C/002/51 w/f	0	6	0	6	6	0	0	0	0	0	W/39625
Land south of Pant Glas, Bronwydd Road	C/002/40 GA1/h12	0	13	13	0	0	0	0	0	0	13	W/31902
Mounthill	C/002/26 GA1/h3	1	79	3	0	3	0	0	0	0	0	W/20013
Parc-y-Delyn	C/002/18 GA1/h10	0	0	35	0	0	0	0	0	0	35	TMT/0408
Penybont Farm, Llysonnen Road	C/002/06 GA1/h18	0	9	9	0	0	0	0	0	0	9	W/15157
Penymorfa	C/002/30 GA1/h1	0	0	180	0	0	0	0	0	0	180	-
Rear of Bronwydd Road South	C/002/01 GA1/h13	8	67	26	9	11	15	0	0	0	0	W/29578
Rhiw Babel	C/002/04 GA1/h4	0	2	14	0	0	0	0	0	0	14	-
Rhiw Babel Extension	C/002/42 W/37574	4	12	3	3	3	0	0	0	0	0	W/37327
Springfield Road	C/002/39 GA1/h11	0	29	29	0	0	10	10	9	0	0	W/35903
Third Floor, 3 Red Street	C/002/49 w/f	0	9	0	0	0	0	0	0	0	0	W/37144
West Carmarthen (allocations - for completions- see comm	C/002/38a GA1/MU1	0	0	896	0	50	50	50	50	50		W/30286
West Carmarthen (Commitment)	C/002/38 GA1/MU1	20	1100	896	10	50	50	50	50	50	646	W/30286
<b>Total Carmarthen</b>		<b>44</b>	<b>1428</b>	<b>2197</b>	<b>36</b>	<b>143</b>	<b>125</b>	<b>126</b>	<b>109</b>	<b>107</b>	<b>947</b>	
Adjacent Erwlas and Erwlon	D/028/01 SC34/h1	0	4	10	0	0	0	0	0	0	10	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total Carmel</b>		<b>0</b>	<b>4</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	
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### Cross Hands

53 Carmarthen Road	L/037/03 GA3/h59	0	0	68	0	0	0	0	0	0	68	S/02281
Adj Cefneithin Road	C/037/02 GA3/h44	0	0	25	0	0	0	0	0	0	25	-
Adj Pantgwyn	L/037/05 GA3/h47	0	0	65	0	0	0	0	0	0	65	S/19241
Land adjacent to Maesyrfhaf	L/037/01 GA3/h46	0	10	9	0	0	0	4	5	0	0	S/01815
Land at Heol Cae Pownd (Maes y Parc)	L/037/06 GA3/MU1	18	202	42	42	42	0	0	0	0	0	-
Land to the rear of Gwernllwyn	C/037/03 GA3/h60	0	30	29	0	0	0	0	0	0	29	W/29164

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

Heol Hathren	C/041/06 SC23/h2	0	0	12	0	0	0	0	0	0	12	-
Rear of Post Office	C/041/05 SC23/h5	0	20	20	0	0	0	0	0	0	20	W/32329

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

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

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

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

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

Opp. Village Hall	D/050/01 SC30/h1	0	25	25	0	0	0	0	0	0	25	E/16584
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<b>Total Cwmifor</b>		<b>0</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	
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#### Cwrt Henri

Land adjacent Glasfryn Court	D/052/01 SC31/h1	0	16	16	0	0	0	0	0	0	16	E/35891
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<b>Total Cwrt Henri</b>		<b>0</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	
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#### Cynghordy

Adj Bronhaul	D/053/01 SC28/h1	0	1	22	0	0	0	0	0	0	22	E/08044
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Land at Bronhaul	D/053/02 w/f	0	7	7	0	0	0	0	0	0	7	E/30512
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<b>Total Cynghordy</b>		<b>0</b>	<b>8</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	
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#### Cynheidre

Adj Ael y Bryn	L/054/03 w/f	0	8	8	0	0	0	0	0	0	8	S/28271
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The Yard, Heol Hen SA15 5YD	L/054/02 w/f	2	6	4	0	2	2	0	0	0	0	S/27831
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<b>Total Cynheidre</b>		<b>2</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
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#### Cynwyl Elfed

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

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land off Heol Caegwyn	C/058/10 GA3/h52	0	8	7	1	1	2	2	2	0		W/36716
Nantydderwen	C/058/06 GA3/h53	0	33	33	0	0	0	0	0	0	33	-
Opposite Cwmawr Lodge	C/058/05 GA3/h51	0	0	30	0	0	0	0	0	0	30	W/29766
<b>Total Drefach</b>		<b>0</b>	<b>41</b>	<b>70</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>63</b>	
<b>Drefach Felindre</b>												
Land adj. Aweldeg	C/060/03 SC1/h2	0	0	30	0	0	0	0	0	0	30	0
Parc Puw	C/060/01 SC1/h1	0	12	12	0	0	0	0	0	0	12	-
<b>Total Drefach Felindre</b>		<b>0</b>	<b>12</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>	
<b>Ferryside</b>												
Caradog Court	C/067/01 T3/2/h2	1	16	10	1	2	2	2	2	2	0	W/24934
<b>Total Ferryside</b>		<b>1</b>	<b>16</b>	<b>10</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	
<b>Five Roads</b>												
Adjacent Little Croft	L/071/05 SC37/h3	0	25	25	0	0	0	0	5	10	10	0
Clos y Parc	L/071/04 SC37/h1	0	16	16	0	5	6	5	0	0	0	S/25584
<b>Total Five Roads</b>		<b>0</b>	<b>41</b>	<b>41</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>10</b>	
<b>Foelgastell</b>												
Rear of Clos y Gorlan	C/072/04 SC34/h4	0	0	14	0	0	0	0	0	0	14	-
<b>Total Foelgastell</b>		<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	
<b>Glanaman/Garnant</b>												
Cowell Road (Clos Bryn Cam)	D/074/14 T3/8/h12	0	1	5	0	0	0	0	0	0	5	E/15821
Garnant CP School, New School Road	D/074/08 T3/8/h6	2	9	6	3	3	3	0	0	0	0	E/38945

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Glan yr Afon Farm	D/074/05 T3/8/h4	0	0	35	0	0	0	0	0	0	35	AM/02770
Glanamman CP School	D/074/17 T3/8/h14	0	19	7	0	0	0	0	0	0	7	E/24404
Glyn Dreiniog Market Garden	D/074/02 T3/8/h5	0	2	11	0	0	0	0	0	0	11	E/07156
Land Adjacent 13 Bishop Road	D/074/13 T3/8/h8	0	8	7	0	0	4	4	0	0	0	E/16443
Land adjacent Clos Felen	D/074/07 w/f	0	7	7	0	0	2	2	3	0	0	E/31003
Land adjacent Parc Bryn Rhos	D/074/03 T3/8/h3	0	0	70	0	0	0	0	0	0	70	E/22574
Land off Bishop Road	D/074/12 T3/8/h9	0	4	22	0	0	0	0	0	0	22	E/15553
Land off Llwynceilyn Road	D/074/11 T3/8/h1	0	0	28	0	0	0	0	0	0	28	E/21000
Land rear of Day Centre	D/074/18 T3/8/h11	0	0	5	0	0	0	0	0	0	5	0
Raven Garage, Cwmamman Road	D/074/15 T3/8/h10	0	0	5	0	0	0	0	0	0	5	E/16670
<b>Total Glanamman/Garnant</b>		<b>2</b>	<b>50</b>	<b>208</b>	<b>3</b>	<b>3</b>	<b>9</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>188</b>	

### Glandy Cross

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

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

<b>Total Gorslas</b>		<b>2</b>	<b>20</b>	<b>17</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>7</b>	
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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### Hendy

Adjacent Clos y Wern	L/080/09 T3/7/h2	0	0	5	0	0	2	3	0	0	0	PL/02016
Adjacent to Clos Benallt Fawr, Fforest	L/080/12 T3/7/h8	20	35	15	15	15	0	0	0	0	0	S/38255
Coed y Bronallt	L/080/06 T3/7/h6	0	42	6	3	3	3	0	0	0	0	D5/16775
Fforest Garage	L/080/08 T3/7/h7	0	0	17	0	0	0	0	0	0	17	S/17720
Land between Clayton Road and East of Bronallt Road	L/080/07 T3/7/h5	2	28	24	0	2	2	0	0	0	16	S/13659
Llanedi Road, Hendy	L/080/05 T3/7/h9	0	6	2	2	2	0	0	0	0	0	S/2719

#### Total Hendy

22 111 69 20 22 7 3 0 0 33

### Kidwelly

Butter Factory & Coal Yard, Station Road (Llys y Foryd)	L/085/11 T3/3/h6	0	3	3	0	0	0	3	0	0	0	S/13372
Land adj to Brodawel	L/085/09 T3/3/h5	0	9	9	0	0	0	4	5	0	0	S/25519
Land adj to Stockwell Lane	L/085/06 T3/3/h3	0	95	95	0	0	0	15	20	20	40	-
Land at Former Dinas Yard	L/085/14 T3/3/h10	0	30	30	0	0	10	10	10	0	0	S/33973
Land between Parc Pendre and Stockwell Forge	L/085/10 T3/3/h4	0	51	51	0	0	0	0	0	0	51	S/14663
Land opposite Parc Pendre	L/085/08 w/f	0	14	18	0	0	8	8	0	0	0	S/13109
Land to the rear of Park View Drive, Station Road	L/085/13 T3/3/h7	0	24	24	5	5	4	5	5	3	0	S/34146

#### Total Kidwelly

0 226 230 5 5 22 45 40 23 91

### Laugharne

Adj. Laugharne School	C/086/03 T3/1/h2	0	42	42	0	0	0	0	0	14	28	W/09082
Laugharne Pottery, King Street	C/086/04 w/f	1	0	0	0	0	0	0	0	0	0	W/20937

2024

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Pludds Meadow	C/086/02 T3/1/h1	6	24	17	5	7	5	5	0	0	0	W/27727
<b>Total Laugharne</b>		<b>7</b>	<b>66</b>	<b>59</b>	<b>5</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>14</b>	<b>28</b>	
<b>Llanarthne</b>												
Golwg y Twr	C/087/02 SC31/h3	0	0	10	0	0	0	0	0	0	10	-
Llanarthne School	C/087/04 SC31/h2	3	8	0	0	0	0	0	0	0	0	W/22815
<b>Total Llanarthne</b>		<b>3</b>	<b>8</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	
<b>Llanboidy</b>												
Land rear of Ysgol Bro Brynach	C/088/02 SC3/h1	0	0	20	0	0	0	0	0	0	20	0
<b>Total Llanboidy</b>		<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	
<b>Llanddarog</b>												
Is-y-Llan	C/089/02 SC33/h2	0	6	6	0	0	6	0	0	0	0	-
Land Opposite Village Hall	C/089/01 SC33/h1	0	16	16	0	0	8	8	0	0	0	W/26987
<b>Total Llanddarog</b>		<b>0</b>	<b>22</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Llandeilo</b>												
Caeglas, Ffairfach	D/091/07 T2/2/h5	0	0	25	0	0	0	0	0	0	25	-
Cwrt y Felin, The Old Tannery	D/091/09 T2/2/h6	0	6	6	0	3	3	0	0	0	0	E/23332
Land at Thomas Terrace	D/091/08 T2/2/h4	0	5	5	0	0	0	0	0	0	5	E/16925
Land north of Pantglas	D/091/13 T2/2/h3	0	4	6	0	0	0	0	0	0	6	E/37499
Land opposite Pantglas	D/091/12 T2/2/h2	0	0	6	0	0	0	0	0	0	6	0
Llandeilo Northern Quarter (Allocation)	D/091/01 T2/2/h1	0	215	215	0	0	0	0	0	0	215	14708/88
Llandeilo Northern Quarter (Land taken out)	D/091/01a T2/2/h1	0	0	0	0	0	0	0	0	0		14708/88

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total Llandeilo</b>		<b>0</b>	<b>230</b>	<b>263</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>257</b>	
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### Llandovery

Danycrug	D/092/05 T2/3/h1	0	61	61	0	0	0	0	0	0	61	E/16328
Danycrug (Land taken out)	D/092/05a T2/3/h1	0	49	0	0	0	10	10	10	10		E/16328
New Road	D/092/07 T2/3/h2	0	0	6	0	0	0	0	0	0	6	E/25765

<b>Total Llandovery</b>		<b>0</b>	<b>110</b>	<b>67</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>67</b>	
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### Llandybie

Land north of Maesypiode	D/093/10 GA3/h32	0	42	42	0	0	0	0	0	0	42	-
Land off Kings Acre, Kings Road	D/093/07 GA3/h30	0	0	22	0	0	0	0	0	0	22	E/15577
Land off Llys y Nant	D/093/06 GA3/h29	0	9	4	2	2	2	0	0	0	0	E/38552
Maespiode	D/093/11 w/f	8	8	0	0	0	0	0	0	0	0	E/34720

<b>Total Llandybie</b>		<b>8</b>	<b>59</b>	<b>68</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>64</b>	
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### Llanedi

16 Y Garreg Llwyd	L/095/02 SC36/h1	0	7	8	0	4	4	0	0	0	0	S/37922
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<b>Total Llanedi</b>		<b>0</b>	<b>7</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
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### Llanelli

107 Station Road	L/001/124 w/f	0	7	0	0	0	0	0	0	0		S/32874
13 & 15 Station Road	L/001/098 w/f	9	9	0	0	0	0	0	0	0		S/29644
3-5 Goring Road, Llanelli	L/001/130 w/f	0	8	0	0	0	0	0	0	0		S/37971
Adjacent 73 Parc Gitto, Llwynhendy	L/001/127 w/f	0	10	10	0	0	5	5	0	0	0	S/32678
All Saints Church, Goring Road	L/001/126 w/f	0	0	9	0	0	0	0	0	0	9	S/32047



	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Beech Grove, Pwll	L/001/101 GA2/h1	0	10	10	0	0	0	0	0	0	10	0
Bryncoch West, Dafen	L/001/112 GA2/h32	0	0	15	0	0	0	0	0	0	15	0
Brynmefys, Furnace	L/001/117 GA2/h55	0	70	70	0	0	20	25	9	0	16	0
Calfaria Chapel, Ann Street, Llanelli	L/001/131 w/f	0	8	8	0	0	0	0	0	0	8	S/37608
Cwm y Nant, Dafen	L/001/017 /h30 & h33 &	0	185	185	0	0	0	0	0	40	145	-
Dafen East Gateway	L/001/109 GA2/h27	0	150	150	0	0	20	30	30	30	40	0
Dylan, Trallwm	L/001/120 GA2/h57	4	32	8	8	8	0	0	0	0	0	S/36465
Former DRAKA site, Copperworks Road	L/001/121 GA2/MU2	0	0	75	0	0	0	0	0	0	75	0
Former Garage, Marsh Street	L/001/104 GA2/h9	0	0	19	0	0	0	0	0	0	19	S/14791
Former Glynderwen Factory, Llwynhendy Road	L/001/114 GA2/h38	0	8	8	0	0	0	0	0	0	8	0
Former NRW Laboratory, Pen-y-Fai Lane, Llanelli	L/001/129 w/f	0	10	10	0	0	5	5	0	0	0	S/36817
Genwen	L/001/023 /h46 & h45(p	51	240	5	5	5	0	0	0	0	0	S/15702
Genwen, Bryn (Allocations)	L/001/011 GA2/h45 (part	0	35	35	0	0	20	15	0	0	0	-
Heol Goffa, Dimpath	L/001/102 GA2/h8	0	0	30	0	0	0	0	0	0	30	0
Land at Harddfán, Bryn	L/001/125 GA2/h48 (part	0	6	6	0	0	0	6	0	0	0	S/33659
Land at Nightingale Court, Coedcae	L/001/107 GA2/h19	0	0	50	0	0	0	0	0	0	50	0
Land at Penallt, Stebonheath	L/001/106 GA2/h18	0	0	60	0	0	0	0	0	0	60	0
Land at Pentrepoeth (Adj. Parc Brynmawr)	L/001/027 GA2/h24	0	0	100	0	0	0	0	0	0	100	-
Land off Frondeg Terrace	L/001/006 GA2/h21	0	69	38	0	0	0	0	0	0	38	S/773

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land R/O 22 Llwynhendy Road	L/001/128 w/f	0	6	2	2	2	0	0	0	0	0	S/36816
Llys y Bryn, Penceiliogi	L/001/119 GA2/h56	0	0	145	0	0	0	0	0	0	145	0
Llys yr Hen Felin (remaining land)	L/001/103 GA2/h4	5	26	6	6	6	0	0	0	0	0	S/30189
Maes y Bryn, Bryn	L/001/034 GA2/h49	0	50	0	0	0	0	0	0	0		S/15323
Maesarddafen Road / Erw Las, Llwynhendy	L/001/086 GA2/h35	0	300	300	0	0	30	30	34	0	206	S/34991
North Dock (inc Pontrilas)	L/001/088 GA2/MU7	0	335	335	0	0	0	0	0	0	335	S/18032
Opposite Playing Field, Llanerch SA15 3EJ	L/001/108 GA2/h23	0	0	12	0	0	0	0	0	0	12	0
Parc Gitto/Llwynhendy Road	L/001/042 GA2/h37	0	0	30	0	0	0	0	0	0	30	S/38518
Parc y Strade, Llanelli West	L/001/085 GA2/h2	0	355	0	0	0	0	0	0	0		S/12058
Pemberton Road, Pemberton	L/001/091 GA2/h34	0	0	9	0	0	3	3	3	0	0	S/18528
Penllwynrhodyn Road East, Llwynhendy	L/001/116 GA2/h40	0	0	25	0	0	0	0	0	0	25	0
Penllwynrhodyn Road West, Llwynhendy	L/001/115 GA2/h39	0	0	11	0	0	0	0	0	0	11	0
Rear of 60 Coedcae Road	L/001/083 GA2/h17	0	0	5	0	0	0	0	0	0	5	S/17394
Southern Unit, AVON Inflatables, Dafen	L/001/110 GA2/h29	0	0	20	0	0	0	0	0	0	20	0
The Avenue, Morfa	L/001/040 GA2/h13	0	60	35	0	0	0	0	0	0	35	D5/13944
Trostre Gateway	L/001/122 GA2/MU4	0	0	70	0	0	0	0	0	0	70	0
Wellness & Life Science Village (Strategic Site), South Llanelli	L/001/105 GA2/h15	0	60	60	0	0	0	0	60	0	0	S/36948
Ynys Las, Cefncaeau	L/001/118 GA2/h41	0	45	45	0	0	0	0	0	0	45	0
<b>Total Llanelli</b>		<b>69</b>	<b>2094</b>	<b>2011</b>	<b>21</b>	<b>21</b>	<b>103</b>	<b>119</b>	<b>136</b>	<b>70</b>	<b>1562</b>	

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

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

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

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

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

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

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

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

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total Milo</b>		<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	
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### Mynyddygarreg

Gwenllian Court Hotel, Mynyddygarreg SA17 4LW	L/127/06 w/f	0	6	6	0	3	3	0	0	0	0	S/32708
Land opposite Parc y Garreg	L/127/05 SC17/h4	0	32	32	0	0	2	10	10	10	0	S/32362

<b>Total Mynyddygarreg</b>		<b>0</b>	<b>38</b>	<b>38</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>0</b>	
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### Nantgaredig

Rear of former Joinery, Station Road	D/128/04 SC32/h2	0	30	30	0	0	0	0	0	0	30	0
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<b>Total Nantgaredig</b>		<b>0</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	
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### New Inn

Blossom Inn	C/132/01 SC20/h3	0	12	10	0	0	0	0	0	0	10	-
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<b>Total New Inn</b>		<b>0</b>	<b>12</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	
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### Newcastle Emlyn

Heol Dewi	C/133/05 T2/4/h2	0	20	6	2	3	3	0	0	0	0	TMT/0234
Land to the rear of Dolcoed	C/133/10 T2/4/h4	0	34	34	0	0	0	0	0	0	34	0
Millbank	C/133/01 T2/4/h5	0	0	12	0	0	0	0	0	0	12	0
Penlon, PT O.S.1100	C/133/04 T2/4/h3	0	0	14	0	0	0	0	0	0	14	-
Trem y Ddol	C/133/06 T2/4/h1	0	17	17	0	0	0	0	0	0	17	W/18258

<b>Total Newcastle Emlyn</b>		<b>0</b>	<b>71</b>	<b>83</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>77</b>	
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### Pembrey

Cwrt Farm	L/135/03 T2/1/h2	0	75	75	0	0	15	30	30	0	0	S/21597
Formerly Speedway Garage	L/135/01 T2/1/h1	0	0	30	0	0	0	0	0	0	30	S/02112

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

### Pencader

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

### Pendine

Hazeldene	C/139/06 w/f	0	0	9	0	0	4	5	0	0	0	W/22336
Land at Nieuport Farm	C/139/03 SC13/h1	0	5	5	0	0	0	2	3	0	0	W/07003
Land at Woodend	C/139/05 SC13/h3	2	28		1	4	4	4	4	4	4	CUDP
Ocean View	C/139/02 SC13/h2	0	5	3	1	0	1	1	1	0	0	W/27044
<b>Total Pendine</b>		<b>2</b>	<b>38</b>	<b>17</b>	<b>2</b>	<b>4</b>	<b>9</b>	<b>12</b>	<b>8</b>	<b>4</b>	<b>4</b>	

### Peniel

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

### Pentrecwrt

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

### Penygroes/Gorsddu

15  
13  
13  
3  
3

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Adj Clos y Cwm, Waterloo Road	D/146/01 GA3/36	0	36	9	3	3	3	3	0	0	0	E/22764
Clos y Cwm, Adj Penybont Farm	D/146/08 GA3/h37	0	0	5	0	0	0	0	0	0	5	E/18054
Emlyn Brickworks	D/146/09 GA3/MU2	0	250	241	0	0	0	15	25	25	176	E/23534
Land adjacent Pant y Blodau	D/146/03 GA3/h35	0	79	79	0	20	20	19	0	0	0	E/29910
Land at rear of 10-12 Norton Road	D/146/14 w/f	0	0	6	0	0	0	0	0	0	6	E/30557
Land at Waterloo Road	D/146/06 GA3/h38	0	15	2	0	0	0	0	0	0	2	E/25854
Land between 123 & 137 Waterloo Road	D/146/15 w/f	0	11	0	0	0	0	0	0	0		E/31762
Land off Gate Road	D/146/16 w/f	0	8	0	0							E/36198
<b>Total Penygroes/Gorsddu</b>		<b>0</b>	<b>399</b>	<b>342</b>	<b>3</b>	<b>23</b>	<b>23</b>	<b>37</b>	<b>25</b>	<b>25</b>	<b>189</b>	

#### Pontargothi

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

Incline Inn	L/152/03 T3/5/h10	0	0	7	0	0	0	0	0	0	7	S/18914
Land at Ty'n y Waun Farm	L/152/04 T3/5/h9	0	2	30	0	0	0	0	0	0	30	S/28766

<b>Total Ponthenri</b>		<b>0</b>	<b>2</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>37</b>	
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#### Pontwelly

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

<b>Total Pontwelly</b>		<b>0</b>	<b>35</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>25</b>	
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#### Pontyates

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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
8 Heol Llanelli, Pontyates SA15 5TU	L/154/04 w/f	0	6	6	0	3	3	0	0	0	0	S/30874
Cae Canfas	L/154/03 T3/5/h7	0	8	8	0	0	0	0	0	2	6	0
Cae Pontbren	L/154/01 T3/5/h6	0	0	16	0	0	0	0	0	0	16	S/3107, S/
Land adj Tabernacle Chapel	L/154/05 w/f	0	11	11	0	0	2	2	2	2	3	S/28103
Land at Heol Llanelli, Danybanc Road	L/154/02 T3/5/h8	0	10	10	0	0	0	3	4	3	0	PL/00019

<b>Total Pontyates</b>		<b>0</b>	<b>35</b>	<b>51</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>25</b>	
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### Pontyates and Meinciau

Adjacent 1 Heol Glyndwr	C/154/06 T3/5/h4	0	9	9	0	0	0	2	2	2	3	0
Black Horse Inn	C/154/05 T3/5/h1	0	0	30	1	0	0	0	0	0	30	W/17123
Land at Heol Glan Gwendraeth	C/154/07 T3/5/h5	0	3	8	0	0	0	0	0	0	8	0
Land to the rear of Brynderi	C/154/08 w/f	0	7	7	0	3	2	2	0	0	0	W/30638
Lime Grove	C/154/03 w/f	0	20	20	0	0	5	5	5	4	0	W/28553
Parc Mansant	C/154/02 T3/5/h2	0	0	12	0	0	0	0	0	0	12	GW/05129

<b>Total Pontyates and Meinciau</b>		<b>0</b>	<b>39</b>	<b>86</b>	<b>1</b>	<b>3</b>	<b>7</b>	<b>9</b>	<b>7</b>	<b>6</b>	<b>53</b>	
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### Pontyberem

Adj 39 Heol y Felin	L/155/06 T3/6/h3	0	0	6	0	0	0	0	0	0	6	S/08853
Coalbrook Tip	L/155/11 T3/6/h4	0	0	20	0	0	0	0	0	0	20	-
Ffynon Fach, Bancffosfelen	L/155/10 w/f	3	23	4	0	4	0	0	0	0	0	S/23231
Land adj Llwynpiod, Bancffosfelen	L/155/12 T3/6/h2	0	3	40	0	0	0	0	0	0	40	0
Land off Ashgrove	L/155/13 T3/6/h5	0	0	6	0	0	0	0	0	0	6	0

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

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
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<b>Total St Clears</b>		<b>0</b>	<b>45</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>35</b>	
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### St Clears/Pwll Trap

Adjacent Britannia Terrace	C/170/07 T2/5/h4	0	50	50	0	0	0	0	0	0	50	W/21675
Adjacent Brynheulog	C/170/08 T2/5/h5	0	0	40	0	0	0	0	0	0	40	-
Adjacent Brynheulog	C/170/08a T2/5/h5	0	40	40	0	0	0	0	0	0	40	W/38462
Adjacent to Gardde Fields	C/170/11 T2/5/h6	0	8	7	0	0	0	0	2	2	3	-
Mermaid Buildings, Pentre Road	C/170/16 w/f	0	6	6	0	6	0	0	0	0	0	W/33877

<b>Total St Clears/Pwll Trap</b>		<b>0</b>	<b>104</b>	<b>143</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>133</b>	
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### Talley

Adj Dyffryn Glas	D/172/02 SC25/h5	0	0	8	0	0	0	0	0	0	8	-
Adjacent Ffynnon Dawel	D/172/01 SC25/h3	0	8	7	0	0	0	0	2	2	3	E/28965
Land at Edwinsford Arms	D/172/03 SC25/h4	0	4	9	0	0	0	0	0	0	9	E/18376

<b>Total Talley</b>		<b>0</b>	<b>12</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>20</b>	
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### Trelech

Clos y Cynin	C/176/02a SC8/h1	0	12	8	0	3	2	1	0	0	2	W/25947
Clos y Cynin (Land excluded from Limits)	C/176/02 SC8/h1	0	8	0	0	0	0	0	0	0	0	W/25947
Land adjacent to Tower Hill	C/176/01 SC8/h2	0	3	3	0	0	0	0	0	0	3	-

<b>Total Trelech</b>		<b>0</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>	
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### Trimegran

Adj Heol Waun y Clun	L/177/06 T3/4/h4	0	0	20	0	0	0	0	0	0	20	D5/13952
Adj Filling Station, Bryncaerau	L/177/01 T3/4/h1	0	4	7	0	0	0	0	0	0	7	GW/2504

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land at Gwelfor	L/177/04 T3/4/h7	0	0	22	0	0	0	0	0	0	22	S/20834
Land to the rear of Cae Linda	L/177/03 T3/4/h6 (part	5	50	44	0	2	2	2	2	2	34	S/21696
No. 20 Bryncaerau	L/177/11 T3/4/h3	0	0	1	0	0	1	0	0	0	0	S/23850
North of Maes y Ffynnon	L/177/08 T3/4/h5	0	0	35	0	0	0	0	0	0	35	S/23068
Rear of Bryncaerau	L/177/10 T3/4/h2	0	0	11	0	0	0	0	0	0	11	S/17083

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

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

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

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

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

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

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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
<b>Total Tycores</b>		<b>21</b>	<b>54</b>	<b>148</b>	<b>20</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>127</b>	
<b>Waungilwen</b>												
Arwel	C/181/02 SC1/h5	0	7	7	0	0	0	2	3	2	0	W/18601
Opposite Springfield	C/181/06 SC1/h4	0	6	6	0	2	2	2	0	0	0	W/19978
Waungilwen Road	C/181/01 SC1/h3	0	3	6	0	0	0	0	0	0	6	W/32248
<b>Total Waungilwen</b>		<b>0</b>	<b>16</b>	<b>19</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>6</b>	
<b>Whitland</b>												
Adj Lon Hywel	C/184/02 T2/6/h1	0	32	32	0	0	0	0	0	0	32	W/30421
Adjacent Spring Gardens	C/184/04 T2/6/h4	0	70	70	0	6	16	16	16	16	0	W/27413
Land at Maesabaty	C/184/12 T2/6/h3	0	0	18	0	0	0	0	0	0	18	-
Land at Whitland Creamery	C/184/13 w/f	0	28	28	0	0	0	0	10	10	8	W/33572
<b>Total Whitland</b>		<b>0</b>	<b>130</b>	<b>148</b>	<b>0</b>	<b>6</b>	<b>16</b>	<b>16</b>	<b>26</b>	<b>26</b>	<b>58</b>	
<b>Ystradowen</b>												
Adj Goedlan	D/185/02 SC35/h2	0	0	11	0	0	0	0	0	0	11	-
Land at New Road	D/185/03 SC35/h4	0	4	9	0	0	0	0	0	0	9	E/00497
Land off Pant y Brwyn	D/185/05 SC35/h3	0	5	5	0	0	2	3	0	0	0	E/29083
<b>Total Ystradowen</b>		<b>0</b>	<b>9</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>20</b>	
<b>Grand Total</b>		<b>399</b>	<b>8117</b>	<b>9422</b>	<b>272</b>	<b>507</b>	<b>570</b>	<b>614</b>	<b>539</b>	<b>444</b>	<b>6125</b>	

\* w/e - windfall site

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

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

Yr Hen Felin, Pontamman Road, Ammanford	D/004/41 w/f	0	8	4	4	4	0	0	0	0	0	E/33923
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<b>Total Ammanford</b>		<b>0</b>	<b>8</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
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### Burry Port

Burry Port Harbourside	L/003/23 w/f	0	134	134	0	0	0	0	0	0	134	S/30598
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Glanmor Terrace	L/003/08 w/f	32	32	0	0	0	0	0	0	0	0	S/38235
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Sea View Public House	L/003/21 w/f	0	10	10	0	5	5	0	0	0	0	S/28746
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<b>Total Burry Port</b>		<b>32</b>	<b>176</b>	<b>144</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>134</b>	
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### Carmarthen

113 Priory Street	C/002/34 w/f	0	37	0	0	0	0	0	0	0	0	W/34929
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40 Heol Spilman SA31 1LQ	C/002/53 w/f	0	8	8	0	0	0	8	0	0	0	W/38753
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Adjacent Tyle Teg, Llysonnen Road, Llanllwch	C/002/48 w/f	1	7	2	0	2	0	0	0	0	0	W/36311
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Former Cartref Tawelan, Ash Grove	C/002/52 w/f	0	18	18	8	18	0	0	0	0	0	W/39755
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Land adjacent Ty Gwynfa, Bronwydd Road	C/002/50 w/f	10	10	0	0	0	0	0	0	0	0	W/38292
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Land off High Street, Abergwili	C/002/51 w/f	0	6	0	6	6	0	0	0	0	0	W/39625
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Third Floor, 3 Red Street	C/002/49 w/f	0	9	0	0	0	0	0	0	0	0	W/37144
<b>Total Carmarthen</b>		<b>11</b>	<b>95</b>	<b>28</b>	<b>14</b>	<b>26</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Cwmgwili</b>												
Land part of Heathfield Industrial Estate	D/048/04 w/f	0	0	30	0	0	0	0	0	0	30	E/29744
Phase 2 land at Heathfield Industrial Estate	D/048/03 w/f	0	16	16	0	0	4	6	6	0	0	E/27439
<b>Total Cwmgwili</b>		<b>0</b>	<b>16</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>30</b>	
<b>Cynghordy</b>												
Land at Bronhaul	D/053/02 w/f	0	7	7	0	0	0	0	0	0	7	E/30512
<b>Total Cynghordy</b>		<b>0</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	
<b>Cynheidre</b>												
Adj Ael y Bryn	L/054/03 w/f	0	8	8	0	0	0	0	0	0	8	S/28271
The Yard, Heol Hen SA15 5YD	L/054/02 w/f	2	6	4	0	2	2	0	0	0	0	S/27831
<b>Total Cynheidre</b>		<b>2</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
<b>Glanaman/Garnant</b>												
Land adjacent Clos Felen	D/074/07 w/f	0	7	7	0	0	2	2	3	0	0	E/31003
<b>Total Glanaman/Garnant</b>		<b>0</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	
<b>Gorseas</b>												
52 Penygroes Road	C/077/13 w/f	0	9	9	0	3	3	3	0	0	0	W/33124

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



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

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

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

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

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

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

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

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 Years	Applicati on no.
Land at rear of 10-12 Norton Road	D/146/14 w/f	0	0	6	0	0	0	0	0	0	6	E/30557
<b>Total Penygroes/Gorsddu</b>		<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	
<b>Pontyates</b>												
8 Heol Llanelli, Pontyates SA15 5TU	L/154/04 w/f	0	6	6	0	3	3	0	0	0	0	S/30874
Land adj Tabernacle Chapel	L/154/05 w/f	0	11	11	0	0	2	2	2	2	3	S/28103
<b>Total Pontyates</b>		<b>0</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	
<b>Pontyates and Meinciau</b>												
Land to the rear of Brynderi	C/154/08 w/f	0	7	7	0	3	2	2	0	0	0	W/30638
Lime Grove	C/154/03 w/f	0	20	20	0	0	5	5	5	4	0	W/28553
<b>Total Pontyates and Meinciau</b>		<b>0</b>	<b>27</b>	<b>27</b>	<b>0</b>	<b>3</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>4</b>	<b>0</b>	
<b>Pontyberem</b>												
Ffynon Fach, Bancffosfelen	L/155/10 w/f	3	23	4	0	4	0	0	0	0	0	S/23231
<b>Total Pontyberem</b>		<b>3</b>	<b>23</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>St Clears/Pwll Trap</b>												
Mermaid Buildings, Pentre Road	C/170/16 w/f	0	6	6	0	6	0	0	0	0	0	W/33877
<b>Total St Clears/Pwll Trap</b>		<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Tumble</b>												
Central Garage	L/178/08 w/f	19	24	3	1	3	0	0	0	0	0	S/26485
<b>Total Tumble</b>		<b>19</b>	<b>24</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

2023/24

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

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

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

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## COMMUNITY & REGENERATION SCRUTINY COMMITTEE 30<sup>TH</sup> SEPTEMBER 2021

**Subject:**

**2021/22 Quarter 1 Performance Report (1<sup>st</sup> April to 30<sup>th</sup> June 2021) relevant to this Scrutiny**

**Purpose:**

To examine the report for monitoring purposes.

**To consider and comment on the following issues:**

Information contained within the report be considered

**Reasons:**

- Authorities are under a general duty to make arrangements to monitor performance
- We need to demonstrate to citizens, members and regulators how performance is managed, and appropriate interventions implemented

To be referred to Cabinet / Council for decision: NO

**CABINET MEMBER PORTFOLIO HOLDER:-**

**Cllr. Emlyn Dole (Leader) / Cllr. Mair Stephens (Deputy Leader) / Cllr. Linda Evans (Housing) / Cllr. Peter Hughes- Griffiths (Culture, Sport and Tourism) /Cllr. Ann Davies (Communities and Rural Affairs) / Cllr. David Jenkins (Resources)**

Directorate Communities / Environment / Chief Executive's Name of Head of Service:	Designations:	Tel Nos./ E Mail Addresses:
Jason Jones	Head of Regeneration	<a href="mailto:JaJones@cararthenshire.gov.uk">JaJones@cararthenshire.gov.uk</a>
Jonathan Fearn	Head of Property	01267 246244 <a href="mailto:JFearn@cararthenshire.gov.uk">JFearn@cararthenshire.gov.uk</a>
Noelwyn Daniel	Head of ICT & Corporate Policy & Interim Head of Planning	01267 246270 <a href="mailto:ndaniel@cararthenshire.gov.uk">ndaniel@cararthenshire.gov.uk</a>
Ian Jones	Head of Leisure	01267 228309 <a href="mailto:ijones@cararthenshire.gov.uk">ijones@cararthenshire.gov.uk</a>
Jonathan Morgan	Head of Homes and Safer Communities	01554 899285 <a href="mailto:jmorgan@cararthenshire.gov.uk">jmorgan@cararthenshire.gov.uk</a>
Randal Hemingway	Head of Finance	<a href="mailto:RHemingway@cararthenshire.gov.uk">RHemingway@cararthenshire.gov.uk</a>
Stephen Pilliner	Head of Highways & Transport	01267 228150 <a href="mailto:sgpilliner@cararthenshire.gov.uk">sgpilliner@cararthenshire.gov.uk</a>
Deina Hockenhull	Media and Marketing Manager	<a href="mailto:dmhockenhull@cararthenshire.gov.uk">dmhockenhull@cararthenshire.gov.uk</a>
<b>Report Author:</b> Silvana Sauro	Performance, Analysis & Systems Manager	01267 228897 <a href="mailto:ssauro@cararthenshire.gov.uk">ssauro@cararthenshire.gov.uk</a>
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# COMMUNITY & REGENERATION SCRUTINY COMMITTEE

## 30<sup>th</sup> September 2021

### 2020/21 Quarter 1 Performance Report (1<sup>st</sup> April to 30<sup>th</sup> June 2021) relevant to this Scrutiny

#### BRIEF SUMMARY OF PURPOSE OF REPORT

This report shows progress as at the end of Quarter 1 - 2021/22 of our deliverables (Actions and Measures) linked to the Corporate Strategy and our 13 Well-being Objectives.

	No.	13 Well-being Objectives for 2021-22
Start Well	1	Help to give every child the best start in life and improve their early life experiences
	2	Help children live healthy lifestyles (Childhood Obesity)
	3	Support and improve progress, achievement, and outcomes for all learners
Live Well	4	Tackle poverty by doing all we can to prevent it, helping people into work and improving the lives of those living in poverty
	5	Create more jobs and growth throughout the county
	6	Increase the availability of rented and affordable homes
	7	Help people live healthy lives (Tackling risky behaviour and Adult obesity)
	8	Support community cohesion, resilience, and safety
Age Well	9	Support older people to age well and maintain dignity and independence in their later years
In a healthy and safe environment	10	Look after the environment now and for the future
	11	Improve the highway and transport infrastructure and connectivity
	12	Promoting Welsh Language and Culture
Corporate Governance & Better use of Resources	13	Better Governance and use of Resources

#### Note

- 2021/2022 is the first year that we will self-evaluate and report on, under the terms of the new Local Government and Elections (Wales) Act 2021, especially Part 6 of the Act on Performance and Governance.
- All quarterly reports will also be shared with relevant Scrutiny committees (not just quarters 1 and 3 as is the current arrangement)

**DETAILED REPORT ATTACHED?**

**YES**

## IMPLICATIONS

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

**Signed**

Jason Jones - Head of Regeneration  
 Jonathan Fearn - Head of Property  
 Noelwyn Daniel - Head of ICT & Corporate Policy & Interim Head of Planning  
 Ian Jones - Head of Leisure  
 Jonathan Morgan - Head of Homes and Safer Communities  
 Randal Hemingway - Head of Finance  
 Stephen Pilliner - Head of Highways & Transport  
 Deina Hockenfull - Media and Marketing Manager

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

### 1. Policy, Crime & Disorder and Equalities

The Well-being of Future Generations (Wales) Act 2015 requires public bodies *to take all reasonable steps to meet their Well-being Objectives*.

The **Local Government and Elections Wales Act 2021** provides for the establishment of a new and reformed legislative framework for local government elections, democracy, governance and performance. It replaces the Local Government Measure 2009. [Part 6 of the Act, Performance and Governance of Principal Council's statutory guidance](#) is the most relevant and includes specific duties for the Council:

Duty	Response
Duty to keep performance under review	We will maintain quarterly performance monitoring throughout the year. This Quarter 1 report addresses this duty.
Duty to consult on performance	We will undertake a self-assessment and undertake consultation on 2021/22 performance and publish an Annual Report.
Duty to report on performance – based on self-assessment approach	

### 2. Legal

In our published Well-being Statement, we are committed to monitor our Well-being Objective action plans.

## CONSULTATIONS

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

**Signed:**

Jason Jones - Head of Regeneration  
 Jonathan Fearn - Head of Property  
 Noelwyn Daniel - Head of ICT & Corporate Policy & Interim Head of Planning  
 Ian Jones - Head of Leisure  
 Jonathan Morgan - Head of Homes and Safer Communities  
 Randal Hemingway - Head of Finance  
 Stephen Pilliner - Head of Highways & Transport  
 Deina Hockenhill - Media and Marketing Manager

1. **Scrutiny Committee** – N/A
2. **Local Member(s)** – N/A
3. **Community / Town Council** – N/A
4. **Relevant Partners** – N/A
5. **Staff Side Representatives and other Organisations** – All Departments have been consulted and have had the opportunity to provide comments on their performance and progress.

<b>CABINET PORTFOLIO HOLDER(S) AWARE/CONSULTED -YES</b>	<b>Include any observations here</b>
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**Section 100D Local Government Act, 1972 – Access to Information  
 List of Background Papers used in the preparation of this report:**

Title of Document	Locations that the papers are available for public inspection
Corporate Strategy 2018-2023 (refreshed April 2021)	<a href="#">Corporate Strategy 2018-23 - updated April 2021</a>



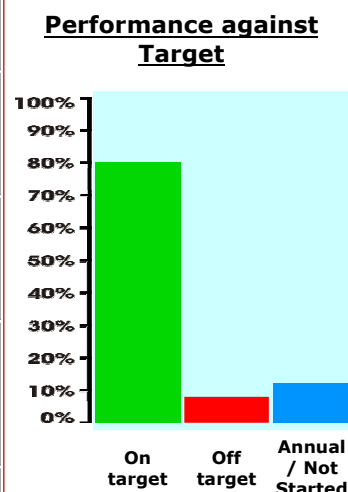
## PIMS Performance Report



### PIMS Quarter 1 2021-22 Performance Report of measures & actions relevant to Community and Regeneration scrutiny

The table below provides a summary progress against target for the Actions and Measures contained within the selected document

		Total	On target	Off target	Not reported	Not available	Annual / Not started	% on target	Overall % on target
WBO2.Help children live healthy lifestyles (Childhood Obesity)	Actions	2	0	0	0	N/A	2	0%	20%
	Measures	3	1	0	0	0	2	33%	
WBO4.Tackle poverty, help to prevent it, helping people into work, improving the lives of those livi	Actions	3	3	0	0	N/A	0	100%	86%
	Measures	4	3	1	0	0	0	75%	
WBO5. Create more jobs and growth throughout the county	Actions	19	18	0	0	N/A	1	95%	96%
	Measures	6	6	0	0	0	0	100%	
WBO6.Increase the availability of rented and affordable homes	Actions	9	8	0	0	N/A	1	89%	71%
	Measures	8	4	2	0	0	2	50%	
WBO7.Help people live healthy lives (Tackling risky behaviour and obesity)	Actions	11	9	0	0	N/A	2	82%	79%
	Measures	3	2	0	0	0	1	67%	
WBO8.Support community cohesion, resilience, and safety	Actions	4	3	0	0	N/A	1	75%	75%
WBO10.Look after the environment now and for the future	Actions	17	13	4	0	N/A	0	76%	74%
	Measures	2	1	1	0	0	0	50%	
WBO12.Promote Welsh Language & Culture	Actions	7	7	0	0	N/A	0	100%	100%
WBO13.Better Governance and use of Resources	Actions	2	2	0	0	N/A	0	100%	100%
<b>Overall Performance</b>	<b>Actions and Measures</b>	<b>100</b>	<b>80</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>80%</b>	





There is one measure without a target which is not included in the above table, details of which can be seen on page 20

## PIMS Performance Report





### PIMS Quarter 1 2021-22 Performance Report of measures & actions relevant to Community and Regeneration scrutiny

**OFF TARGET**



Theme: WBO10.Look after the environment now and for the future Sub-theme: B - Deliver planning according to Planning (Wales) Act 2015							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Percentage of all planning applications determined in time  PAM/018	Not applicable		Q1: <b>66.3</b>  End Of Year: <b>60.3</b>	Target: <b>75.0</b>  Result: <b>72.0</b>  Calculation: <b>(378÷525) × 100</b>	Target: <b>75.0</b>	Target: <b>75.0</b>	Target: <b>75.0</b>
<b>Comment</b>	Identifies an improvement in performance from 20/21. The improvement reflects the implementation of recommendations of the previous service review and critically targeted service interventions in light of WAO review of the planning service. Ongoing improvements in relation to working practices and further process reviews will be evaluated to in light of continued performance improvements and as a commitment to meeting and exceeding the set targets.						
<b>Remedial Action</b>	To continue to implement the outcomes of the planning service review and to implement identified responses to the WAO report. These responses will bring into play a range of measures aimed at addressing a series of identified outcomes including those aimed directly at targeting performance. Draft Protocols are being developed on DM processes- these will address performance areas in relation to specific aspects of the process including validation, consultation responses and major planning applications  Maximise use of the existing contractual arrangements ensuring external planning consultees in assisting with improvements in service delivery.						
<b>Service Head:</b> Noelwyn Daniel (Planning)				<b>Performance status:</b> Off target			

Theme: WBO4.Tackle poverty, help to prevent it, helping people into work, improving the lives of those livi Sub-theme: B - Preventing Poverty							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Percentage of households successfully prevented from becoming homeless  PAM/012	Not applicable		Q1: <b>53.8</b>  End Of Year: <b>46.4</b>	Target: <b>50.0</b>  Result: <b>36.4</b>  Calculation: <b>(36÷99) × 100</b>	Target: <b>50.0</b>	Target: <b>50.0</b>	Target: <b>50.0</b>
<b>Comment</b>	The homelessness preventative measure is below target as the demand for both single and family type accommodation increases. We are working on a range of options to prevent people becoming homelessness in the first place e.g incentives, right type of support at the right time, tenancy sustainability schemes; as well as increasing the supply of more permanent accommodation, of the right type, through our new build development programme and other options						
<b>Remedial Action</b>	Looking to introduce incentives, right type of support at the right time, tenancy sustainability schemes; as well as increasing the supply of more permanent accommodation, of the right type, through our new build development programme and other options						
<b>Service Head:</b> Jonathan Morgan				<b>Performance status:</b> Off target			

## PIMS Performance Report

ACTIONS - Theme: WBO10.Look after the environment now and for the future			
Sub-theme: B - Deliver planning according to Planning (Wales) Act 2015			
<b>Action</b>	15186	<b>Target date</b>	30/09/2021
<b>Action promised</b>	Fully implement the Strategic Planning Review Report received Jan 2020.		
<b>Comment</b>	The recommendations made by the Strategic Planning Review in January 2020 have now been superseded by the action plan agreed to address the Recommendations of the Audit Wales report. Work underway to ensure that both action plans are triaged to ensure that if recommendations were made and not covered by Audit Wales then these will be added and taken forward by the Intervention Board.		
<b>Remedial Action</b>	Any recommendations from the Strategic Review not addressed by Audit Wales report will be taken forward by the Intervention Board.		
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> Off target	
<b>Action</b>	15192	<b>Target date</b>	31/12/2021 (original target 31/03/2022)
<b>Action promised</b>	We will formalise our process for dealing with all pre-application planning enquiries, both statutory and discretionary, including the receipt of fee income where appropriate. This will include Built Heritage enquiries.		
<b>Comment</b>	Process needs to be implemented but currently we are not confident that we have the staff resources to deliver an effective service.		
<b>Remedial Action</b>	Revise target date to 31/12/21		
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> Off target	
<b>Action</b>	15199	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We shall undertake a review of the Built Heritage function to consider whether there is any scope regarding fee generating opportunities (e.g. training, advisory service etc.).		
<b>Comment</b>	The Canolfan Tywi (Tywi Centre) currently offers programmes of training in on Built Heritage construction techniques, this includes an element of fee generation which is on going. This training (albeit reduced and transitioned to virtual) has continued during Covid and is ongoing. There remains potential to expand on the offer.  There is currently no charging structure for Discretionary pre-applications whilst this will be subject to further consideration it requires a commitments on the level of service provided. Consequently any implementation would be resource dependent. Note: In order to assist in addressing current resource issues recruitment is ongoing and agency support is being utilised.		
<b>Remedial Action</b>	The Canolfan Tywi (Tywi Centre) currently offers programmes of training in on Built Heritage construction techniques, this includes an element of fee generation which is on going. This training (albeit reduced and transitioned to virtual) has continued during Covid and is ongoing. There remains potential to expand on the offer.  There is currently no charging structure for Discretionary pre-applications whilst this will be subject to further consideration it requires a commitments on the level of service provided. Consequently any implementation would be resource dependent. Note: In order to assist in addressing current resource issues recruitment is ongoing and agency support is being utilised.		
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> Off target	
<b>Action</b>	15203	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will continue to maintain and where possible develop the internal Planning delivery/advice service.		
<b>Comment</b>	Reference should be had to PIMs 12652. The delivery of the delivery/advice service (also referred to as planning consultancy) is resource dependent. Consequently delivery is vulnerable at times of priority workloads. Remedial action would at this point require additional resourcing. Consequently the future development and operation is being held in abeyance pending the availability of resources. Previous growth bids have not progressed and as such funding has not been secured to further develop the consultancy. Further consideration will be given to its operation post LDP preparation. In the interim opportunities to undertake focused commissions will be considered on a case by case basis.		
<b>Remedial Action</b>	Further consideration will be given to its operation post LDP preparation. In the interim opportunities to undertake focused commissions will be considered on a case by case basis.		
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> Off target	

## PIMS Performance Report

Theme: WBO6.Increase the availability of rented and affordable homes							
Sub-theme: A - Affordable Homes Delivery Plan							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
The number of new additional properties managed by our internal social lettings agency 7.3.2.25	Not applicable		Q1: <b>9</b>  End Of Year: <b>30</b>	Target: <b>8</b>  Result: <b>4</b>	Target: <b>15</b>	Target: <b>30</b>	Target: <b>45</b>
<b>Comment</b>	<p>The supply of affordable properties has become increasingly difficult due to a number of factors.</p> <p>Firstly landlords and letting agents are letting their properties excessively above the Local Housing Allowance Rates in the current thriving market conditions. For example 1 Bed Flats in Carmarthen are being let at £400 - £450 pcm whereas the LHA rate is £349 and 2 Bed Properties are being let at £500 - £575 pcm whereas the LHA rate is £423 pcm. We are therefore faced with a very difficult challenge in attracting landlords with such variances between the market place and our Local Housing Allowances</p> <p>Secondly, landlords are selling properties to cash in on the buoyant housing market</p> <p>Thirdly, landlords are not adding to their portfolios due to the higher values of properties for sale on the open market.</p>						
<b>Remedial Action</b>	Continue to encourage landlords to join the scheme, monitor performance throughout the year.						
<b>Service Head:</b> Jonathan Morgan				<b>Performance status:</b> Off target			
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Percentage of rent lost due to properties being empty PAM/039	Not applicable		Q1: <b>4.3</b>  End Of Year: <b>4.3</b>	Target: <b>4.0</b>  Result: <b>4.1</b>  Calculation: <b>(487464 ÷ 11921633) × 100</b>	Target: <b>4.0</b>	Target: <b>4.0</b>	Target: <b>4.0</b>
<b>Comment</b>	We achieved a void loss percentage of 4.3 % for end of year 2020-21. We have successfully managed to reduce the number of void properties from 392 properties to 374, hence the improvement in void loss. Fully expect to achieve the target of 4.0% during the year.						
<b>Remedial Action</b>	Improvement plans are going through the process of gaining senior officer signoff.						
<b>Service Head:</b> Jonathan Morgan				<b>Performance status:</b> Off target			

## PIMS Performance Report

**ON TARGET ETC.**

Theme: WBO10.Look after the environment now and for the future Sub-theme: B - Deliver planning according to Planning (Wales) Act 2015							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Percentage of planning appeals dismissed  PAM/019	Not applicable		Q1: <b>66.7</b>  End Of Year: <b>53.8</b>	Target: <b>70.0</b>  Result: <b>100.0</b>  Calculation: <b>(4÷4) x 100</b>	Target: <b>70.0</b>	Target: <b>70.0</b>	Target: <b>70.0</b>
<b>Comment</b>	The low total numbers of appeals represent a factor in influencing the outcome in terms of this measure, however the 100% return in relation to appeals dismissed is a positive return. Reference is made to the challenges associated with Covid and its impact on the work of the LPA and the Planning Inspectorate on appeals conducted through non written representations is noted.						
<b>Remedial Action</b>	Given these low numbers, the result has the potential to be disproportionately influenced by a single upheld decision. Consequently and recognising previous returns the commitment remains, to on-going member briefing/training including briefings/training for the Planning Committee. Appeals and lessons learned will be a standing item on Planning Committee agenda to raise understanding and appreciation of decision making. The Strategic Review of Planning service made a recommendation to provide a bespoke package of Member Training - a timetable has been prepared and sessions have commenced.						
<b>Service Head:</b> Noelwyn Daniel (Planning)			<b>Performance status:</b> On target				

## PIMS Performance Report

ACTIONS - Theme: WBO10.Look after the environment now and for the future		
Sub-theme: B - Deliver planning according to Planning (Wales) Act 2015		
<b>Action</b>	14820	<b>Target date</b>
		31/10/2022 (original target 31/03/2022)
<b>Action promised</b>	We will progress to the adoption of the Revised LDP 2018 - 2033 in accordance with statutory provisions.	
<b>Comment</b>	The preparation of the Revised LDP is currently ongoing in accordance with statutory provisions. Following the consultation on the Deposit version of the Plan the LDP will be submitted to the WG for examination in due course.	
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> On target
<b>Action</b>	14821	<b>Target date</b>
		31/03/2022 (original target 31/03/2021)
<b>Action promised</b>	We will continue to monitor and where appropriate manage the use of monies raised through developer contribution including s106 agreements. As a consequence we will ensure monies are appropriately used and that there is an efficient turn around in the use of funds	
<b>Comment</b>	The unit continues to monitor monies received through developer contributions (incl section 106 agreements) along with matters of compliance in respect of their use. In addition support is given to ensuring monies are used in a positive and timely way following the transition of the draw down process to regeneration. Reference is made to the cross service Section 106 working group which seeks to facilitate, promote and support the timely use of monies.	
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> On target
<b>Action</b>	15187	<b>Target date</b>
		31/03/2022
<b>Action promised</b>	We shall set up a Corporate Planning Group (Strategic Planning Review Recommendation 11, 12, 15 and 21).	
<b>Comment</b>	A Corporate Major Projects Group to be established focused on the delivery of major planning proposals. The group comprising of council officers representing the range of services involved in development proposals, e.g. Planning, Regeneration, Highways & Legal (but not limited to). Focus to be afforded to projects that deliver jobs and growth in support of the Council's economic recovery plan. This will be supported by a major projects team and will build on existing and developed links between planning and the delivery of the Councils corporate objectives (including clearly defined roles in internal and other groups. The group will reflect the recommendations contained in the Strategic Planning Review as well as responding to the WAO report.	
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> On target
<b>Action</b>	15188	<b>Target date</b>
		30/06/2021
<b>Action promised</b>	Planning Service Managers to commit to Planning Performance improvement (Strategic Planning Review Recommendation 32)	
<b>Comment</b>	A Planning Performance framework has been adopted with a commitment to transparent monitoring through quarterly reports to Planning Committee. The frameworks indicator`s and targets include identified responsible officers with lines of reporting to as part of a process of accountability. The outcomes within the framework reflect that reporting timelines will vary with a full Performance Framework to be completed annually whilst progress on the indicators will be monitored quarterly.	
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> On target
<b>Action</b>	15189	<b>Target date</b>
		31/03/2022
<b>Action promised</b>	Performance Management Schedule to be written and implemented for whole Division. Includes specific measures for the development management function (Strategic Planning Review Recommendation 32)	
<b>Comment</b>	Performance Management Schedule forms part of the Planning Performance Framework set out under PIMS 15188.	
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> On target
<b>Action</b>	15190	<b>Target date</b>
		31/12/2021 (original target 30/06/2021)
<b>Action promised</b>	We shall use consultants on a temporary basis to address the backlog of planning applications. (Strategic Planning Review Recommendation 24)	
<b>Comment</b>	Prospero Planning were engaged until 30/06/21 to process historic planning applications sitting in the Arcus system. This has now been extended until 31/12/21	
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> On target
<b>Action</b>	15191	<b>Target date</b>
		30/09/2021 (original target 31/05/2021)
<b>Action promised</b>	We shall address capacity issues within the structure to ensure sustainable Planning Application caseloads moving forward (Strategic Planning Review Recommendation 24)	
<b>Comment</b>	Vacant DM Post has been advertised. Closing date 30/07/21 - 4 applicants	
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> On target
<b>Action</b>	15197	<b>Target date</b>
		31/03/2022
<b>Action promised</b>	We will continue to review the implementation and effectiveness of the Dangerous Structures Policy.	
<b>Comment</b>	The Dangerous Structure Policy and Procedure is reviewed on an annual basis with some potential updates considered and where appropriate added. For example if we have new contacts for statutory consultations these are amended and our standard letters are adjusted accordingly. We will be using the arcus system to monitor the number of Dangerous Structures we receive and will review current cases and close cases that have been completed.	
<b>Service Head:</b> Noelwyn Daniel (Planning)		<b>Performance status:</b> On target

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<b>Action</b>	15200	<b>Target date</b>	31/10/2021
<b>Action promised</b>	We will produce and publish the Annual Monitoring Report (AMR) in relation to the adopted LDP by the 31st October 2021. This reflects the impact on monitoring arising from Covid-19.		
<b>Comment</b>	The draft Annual Monitoring Report (AMR for the period 2019 - 2021 has been prepared ahead of reporting culminating in the its consideration at the meeting of County Council in October 2021. The AMR will be published and forwarded to the Welsh Government by the 31st October 2021.		
<b>Service Head:</b> Noelwyn Daniel (Planning)	<b>Performance status:</b> On target		
<b>Action</b>	15204	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will review the current Service Level Agreements within the Planning Service to ensure that they are reflective of the demands on the service and the work being undertaken. SLA's will be revised as necessary.		
<b>Comment</b>	SLA` s are being reviewed. Minerals & Waste SLA with Powys and NPT require amendment to reflect current requirements.		
<b>Service Head:</b> Noelwyn Daniel (Planning)	<b>Performance status:</b> On target		
<b>Action</b>	15205	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will develop a customer charter for Planning services		
<b>Comment</b>	The preparation and establishment of a Planning Customer Charter will allow the service to set out clearly the standards and timescales service users can expect. This will represent an transparent approach and provide confidence to the user and for staff in providing the service. The charter will have regard to user expectations in its preparation.		
<b>Service Head:</b> Noelwyn Daniel (Planning)	<b>Performance status:</b> On target		
<b>Action</b>	15206	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will develop and implement a Planning training programme for Members		
<b>Comment</b>	A member training schedule has been prepared with sessions having commenced early 2021. The schedule will be supplemented by other training and briefings provided as necessary through the planning committee to aid in awareness and decision making.		
<b>Service Head:</b> Noelwyn Daniel (Planning)	<b>Performance status:</b> On target		
<b>Action</b>	15207	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will work with stakeholders to improve sewerage capacity within the County through the development of appropriate schemes. Also to ensure planned programed improvements are designed and implemented to address capacity issues and water supply.		
<b>Comment</b>	We continue to work proactively and positively with infrastructure providers to seek to ensure there is an appropriate and shared awareness of sewerage and water capacity issues within the County. We seek to ensure their future plans and programmes reflect need associated with any given area. Note: the Council cannot ensure planned programmes are designed and implemented to address capacity issues but rather work in partnership to inform decisions which address those issues.		
<b>Service Head:</b> Noelwyn Daniel (Planning)	<b>Performance status:</b> On target		

### ACTIONS - Theme: WBO12.Promote Welsh Language & Culture Sub-theme: C - The Welsh Language Promotion Strategy

<b>Action</b>	15208	<b>Target date</b>	30/04/2021
<b>Action promised</b>	We shall prepare a Welsh Language Action Plan (Strategic Planning Review Recommendation 2)		
<b>Comment</b>	The Council has a strategy to promote the Welsh language in Carmarthenshire. Whilst not titled an action Plan it is similar in purpose and scope. A component of this strategy relates to the Welsh Language within the Planning Service. The strategy will link in future iterations with the services Business Plan.		
<b>Service Head:</b> Noelwyn Daniel (Planning)	<b>Performance status:</b> On target		

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ACTIONS - Theme: WBO12.Promote Welsh Language & Culture			
Sub-theme: D - Promoting our Welsh Culture & Heritage			
<b>Action</b>	13289	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will deliver a transformation plan for the existing Museums provision at the County Museum Abergwili, Parc Howard, Kidwelly Industrial Museum and Museum of Speed Pendine to improve the provision for residents and visitors.		
<b>Comment</b>	Carmarthenshire Museum and the Bishop's Park – the Joint Working Group continues to support the ongoing capital programme and managing the complex interfaces between the two premises. The Tywi Gateway Trust is moving some works proposed for the first phase into a future phase due to rising costs associated with the building restoration. This will not impact on the quality of the project and the Trust is actively developing plans for onward development. The Museum continues to dry out following the capital works and snagging is ongoing. New permanent exhibitions are in development for the refurbished galleries assisted by professional design services; the new Exhibitions and Display Framework is being used in practice. Tentative plans to reopen the museum are set for October, subject to the drying out, with the Trust visitor centre on target for an official opening on 1 March 2022. Parc Howard – the Essential Works capital scheme is in its early stages. This will improve the watertightness of the museum and the internal environmental conditions for museum collections. It could also potentially bring back into use parts of the building that had become unusable as part of a longer terms plan. Designs are being commissioned to create a new accessible visitor entrance and retail area at the museum as a trial before developing final plans for a much larger scheme. Museum of Land Speed – the fit-out contractor has been appointed through a tender process and detailed development of technical designs for interactives, set-works, and showcases is in progress. Fit out is anticipated to start from January 2022. Kidwelly Industrial Museum – the Trust has appointed a solicitor to progress the change of legal status and pave the way for a stronger governance arrangement for the museum. Once the urgent matter of governance is resolved, the museum is in a position to progress to developing the site.		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	
<b>Action</b>	13290	<b>Target date</b>	31/03/2023 (original target 31/03/2020)
<b>Action promised</b>	We will begin the museums transformation plan with the delivery of a £1.2 million redevelopment of the County museum at Abergwili.		
<b>Comment</b>	The internal refurbishment of the museum continues to dry out and this is being monitored. The heritage building materials used for this historic building take longer than modern materials. The impact is high levels of humidity in some gallery spaces that are to be allowed to dry naturally. This may impact on reopening plans but monitoring the humidity range over the next 6-8 weeks will provide more information. We are currently working to a slightly later date of October for reopening. Meanwhile, the designs for the new permanent exhibitions for the refurbished galleries are being progressed and external design services have been appointed to provide additional capacity. The new retail area fit out has been completed to provide significantly more shop shelving and a new retail strategy been developed. The museum collections moved from the attic during building works continue to occupy the museum galleries while waiting for the minor works team to confirm a start date for the flooring improvements. The museum roof continues to have minor snagging works, as expected of a large and complex building. Phasing plans for urgent repairs to museum windows are being progressed. The survey work supporting the car park development continues to progress, anticipated to be completed September 2021 with a submission for planning consent. The associated development of the Tywi Gateway Trust visitor centre and the interfaces between the two premises is the current focus for the authority's officers; this includes complex arrangements for connectivity between mechanical and electrical systems, physical interfaces, and other services. The first phase of landscaping and planting works in the park are nearing completion and receiving extremely positive public feedback. Further capital works to physically connect the park with the Great Meadow beyond are planned. The Walled Garden first phase of stabilisation works have been completed; the Trust is actively developing funding applications to support an ambitious second phase.		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	
<b>Action</b>	13292	<b>Target date</b>	31/03/2023 (original target 31/03/2019)
<b>Action promised</b>	We will deliver a new archive repository and information hub for Carmarthenshire.		
<b>Comment</b>	Final stages of drying out period for new Archive. Anticipated approval from The National Archives in early August to return collection. Quotes being sought for this work which will take circa 3 months to complete		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	
<b>Action</b>	13530	<b>Target date</b>	30/09/2021 (original target 31/03/2018)
<b>Action promised</b>	We will review governance and deliver re-development options for Oriel Myrddin to improve the provision for residents and visitors		
<b>Comment</b>	Meetings ongoing with trustees with independent support commissioned to advise Trustees on transition to CIO and to review business plan. Leases and legal agreements are in progress and due for completion Q2 21/22. Funding has been secured for the capital redevelopment and the property design team have produced a project plan due to commence during Q1 21/22, with the aim of starting works on site late 2021, early 2022.		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	
<b>Action</b>	14957	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We shall continue to review and re-develop the Council's Theatre Services provision for future resilience i.e. online, outdoor, community and traditional programming and development plan		
<b>Comment</b>	Online content has been produced over lockdown period, with first live on site event staged at Y Ffwrnes on July 21 (limited number/bubble of booked slots as part of `Ghost-light` sound and light experience around areas of building not occupied by temporary vaccine centre (due to be re-located end July). Working towards reduced capacity activity and shows returning to Theatres from Sept `21 onwards, WG restrictions allowing.		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	

ACTIONS - Theme: WBO12.Promote Welsh Language & Culture			
Sub-theme: E - Support our Annual Cultural awards and promoting Annual Village and town of Culture			
<b>Action</b>	14037	<b>Target date</b>	30/09/2021 (original target 31/03/2020)
<b>Action promised</b>	We will promote our Welsh Culture & Heritage supporting annual culture awards and town and village of Culture		
<b>Comment</b>	Discussions ongoing with EBM for Culture and Welsh Language re: potential for streamed, hybrid or live annual awards event in 2022. Similar dialogue ongoing re: town and villages of Culture, linked to easing of WG restrictions allowing.		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	



# PIMS Performance Report

<b>ACTIONS - Theme: WBO13.Better Governance and use of Resources</b>			
<b>Sub-theme: A -Transforming, Innovating and Changing (TIC) the way we work and deliver services</b>			
<b>Action</b>	14922	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will review the strategic operational property portfolio with the various services as a result of new ways of working		
<b>Comment</b>	HOS and Senior managers engagement sessions are programmed. BWoW team anticipates reporting on service feedback early 2022		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	
<b>Action</b>	14923	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will review land and property availability, including strategic acquisitions, to ensure that best use of commercial land and property is being made to support the local economy and / or to generate capital receipts.		
<b>Comment</b>	the review is ongoing and will mirror the strategies and aspirations of the agreed Recovery Plan		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	

<b>Theme: WBO2.Help children live healthy lifestyles (Childhood Obesity)</b>							
<b>Sub-theme: A - Increase the range of physical activities for children</b>							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Number of participations at sport and physical opportunities facilitated by Actif Communities (Participation only) 3.4.2.8	Not applicable		Q1: <b>0</b>  End Of Year: <b>56791</b>	Target: <b>8763</b>  Result: <b>12184</b>	Target: <b>17526</b>	Target: <b>52578</b>	Target: <b>157734</b>
<b>Service Head:</b> Ian Jones			<b>Performance status:</b> On target				

<b>ACTIONS - Theme: WBO4.Tackle poverty, help to prevent it, helping people into work, improving the lives of those livi</b>			
<b>Sub-theme: B - Preventing Poverty</b>			
<b>Action</b>	14699	<b>Target date</b>	31/03/2022 (original target 31/03/2021)
<b>Action promised</b>	We will continue to implement our homelessness strategy, with increased focus on "front of house" universal preventative activities as well as more targeted approaches for those groups at higher risk of homelessness		
<b>Comment</b>	Re-structure proposals have now been finalised that will result in a new "front of house" team being developed to focus on universal homelessness preventative activities. A review of the Housing Support Grant is also being undertaken to ensure more targeted support for those most at risk of homelessness		
<b>Service Head:</b> Jonathan Morgan		<b>Performance status:</b> On target	

<b>Theme: WBO4.Tackle poverty, help to prevent it, helping people into work, improving the lives of those livi</b>							
<b>Sub-theme: C - Helping people into work</b>							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
% of adults that feel more positive with improved confidence about seeking work after receiving employability support through Communities 4 Work and Communities 4 Work Plus Programmes. EconD/020	Not applicable		Q1: <b>100</b>  End Of Year: <b>100</b>	Target: <b>100</b>  Result: <b>100</b>  Calculation: <b>(156÷156) × 100</b>	Target: <b>100</b>	Target: <b>100</b>	Target: <b>100</b>
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				

Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
% of residents that feel more confident in using a computer and gaining IT skills after receiving digital inclusion support through Communities 4 Work and Communities 4 Work Plus Programmes. EconD/021	Not applicable		Q1: <b>100</b>  End Of Year: <b>100</b>	Target: <b>100</b>  Result: <b>100</b>  Calculation: <b>(135÷135) × 100</b>	Target: <b>100</b>	Target: <b>100</b>	Target: <b>100</b>
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				

Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
The number of accredited qualifications achieved by residents attending Employment related courses within the Communities 4 Work and Communities 4 Work Plus Programmes. EconD/022	Not applicable		Q1: <b>1</b>  End Of Year: <b>95</b>	Target: <b>15</b>  Result: <b>91</b>	Target: <b>45</b>	Target: <b>70</b>	Target: <b>200</b>
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				

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<b>ACTIONS - Theme: WBO4. Tackle poverty, help to prevent it, helping people into work, improving the lives of those living in poverty</b>			
<b>Sub-theme: D - Improving the lives of those living in poverty</b>			
<b>Action</b>	14919	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will continue to maximise the draw-down of funding from external sources via the new funding programmes		
<b>Comment</b>	Submitted 12 projects to UK Government under the Community Renewal Fund programme, totalling £2.97m for spend this financial year. Also submitted 2 applications for the UK Gov Levelling up fund, totalling circa £20m of external funding.		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	
<b>Action</b>	14920	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will continue to promote the County's tourism potential via the Celtic Routes project		
<b>Comment</b>	Website updated with Celtic Stories; new video imagery produced; new products for attracting the family market; TV advert produced and aired on SKY/S4C/ITV Hub; Advert on Celtic Routes was published in The Times newspaper.		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	

<b>ACTIONS - Theme: WBO5. Create more jobs and growth throughout the county</b>			
<b>Sub-theme: A - Regionally, by coordinating and delivering the Swansea Bay City Deal - Pentre Awel</b>			
<b>Action</b>	12985	<b>Target date</b>	31/03/2024 (original target 22/06/2019)
<b>Action promised</b>	As part of the City Deal we will deliver a whole-site project plan for Pentre Awel, to include design and build, service/business planning, public engagement and securing private sector financing to ensure benefits maximisation and ongoing sustainability.		
<b>Comment</b>	<p><b>Zone 1</b> Following the approval of the £40m City Deal Business Case in March 2021, a tender was placed in May to procure a contractor via the SWWRCF. The tender will be evaluated using a 60% quality / 40% price methodology in recognition of the importance of maximising community benefits and local socio-economic impact. Over 40 tender queries have been received and resolved to date. The tender period has recently been extended by two weeks, with a return date of 20th July now specified. It is anticipated that the evaluation of tender returns will be undertaken in August with a view to awarding in September.</p> <p>In parallel, the Brief to procure professional services to sit client-side for the design and build of Zone 1 was finalised in May. Consultancy tender placed Friday 4th June and closed Friday 25th June. An evaluation session was recently held to score the technical envelope with appraisal of commercial/financial information now underway. Blake Morgan engaged to draft bespoke NEC3 contract.</p> <p><b>Zone 3</b> Brief for the design development of Zone 3 in final draft with a view to placing the tender mid/end-July.</p> <p><b>Overall</b> - Arup have been commissioned to undertake more detailed scoping work in relation to a potential Heat Network at Pentre Awel. This will include market engagement and consideration of delivery/funding options. - First meeting of the Education, Skills and Training Implementation group. A number of initiatives will be taken forward, including detailed scoping of a Care Academy. - Health Workshop held in June to review the Clinical Delivery Strategy and consider the inclusion of new services. - Financial proposals received from pension funds</p>		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	

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Theme: WBO5. Create more jobs and growth throughout the county							
Sub-theme: B-Locally, by delivering the Transformational Strategy Area Plans targeting urban, coastal, rural.							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Jobs created with Regeneration assistance EconD/001	Not applicable		Q1: <b>0.0</b>  End Of Year: <b>266.0</b>	Target: <b>100.0</b>  Result: <b>296.0</b>	Target: <b>250.0</b>	Target: <b>350.0</b>	Target: <b>648.0</b>
<b>Comment</b>	296 jobs created in first quarter as a result of the following initiatives: Kickstart, Bureau, Business Engagement and Carmarthenshire Rural Enterprise Fund						
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Jobs accommodated with Regeneration assistance EconD/002	Not applicable		Q1: <b>0.0</b>  End Of Year: <b>63.0</b>	Target: <b>0.0</b>  Result: <b>0.0</b>	Target: <b>0.0</b>	Target: <b>0.0</b>	Target: <b>86.0</b>
<b>Comment</b>	Projects under construction that will deliver outputs later in the year						
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
The number of people placed into jobs with Regeneration assistance. EconD/003	Not applicable		Q1: <b>0.0</b>  End Of Year: <b>119.0</b>	Target: <b>40.0</b>  Result: <b>92.0</b>	Target: <b>80.0</b>	Target: <b>160.0</b>	Target: <b>418.0</b>
<b>Comment</b>	92 people helped into jobs via C4W, C4W+, Fusin, Legacy, Workways / STU and Kickstart programmes						
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
The number of people helped into volunteering with Regeneration assistance EconD/005	Not applicable		Q1: <b>0</b>  End Of Year: <b>1441</b>	Target: <b>100</b>  Result: <b>158</b>	Target: <b>250</b>	Target: <b>350</b>	Target: <b>1117</b>
<b>Comment</b>	158 people helped into volunteering in first quarter via: C4W+, Legacy, Fusion, Bureau and Workways +						
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
The level of Private Sector Investment / external funding secured (£) EconD/008	Not applicable		Q1: <b>0</b>  End Of Year: <b>6819854</b>	Target: <b>500000</b>  Result: <b>1388739</b>	Target: <b>1500000</b>	Target: <b>3000000</b>	Target: <b>9792346</b>
<b>Comment</b>	£1,388,379 PSI secured via the following initiatives and programmes, Carmarthenshire Rural Enterprise Fund, Ammanford Regeneration development Fund, Transformations Commercial Property development Fund, Fusion and Bureau						
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				

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<b>ACTIONS - Theme: WBO5. Create more jobs and growth throughout the county</b>			
<b>Sub-theme: B-Locally, by delivering the Transformational Strategy Area Plans targeting urban, coastal, rural.</b>			
<b>Action</b>	13162	<b>Target date</b>	28/03/2023 (original target 31/03/2019)
<b>Action promised</b>	We will deliver the Carmarthen, Ammanford & Rural transformational plan and deliver initiatives and projects via Carms Rural Enterprise Fund: property Development Funds projects including Pendine attractor; Margaret Street road widening; Carmarthen wetlands and Jacksons Lane development; Business Account Management, Start Ups and Incubation.		
<b>Comment</b>	Pendine Attractor Project - main contract works commenced January 2019, both hostel and museum building structures had been erected and internal works were progressing well until the occurrence of storm damage at the end of December to both the Hostel and Museum roofs, externally the car park and access road has achieved initial completion stage and has been handed over for operation. Contract works are now scheduled for completion late 2021 following delays during and post Covid 19, supply chain delays and a period of time to rectify storm damage. Carmarthen Wetlands / Y Morfa works commenced in January 2020 and following delays in manufacture of sign and art installations (due to Covid 19) works have completed with exception of landscaping around sign which will complete in Autumn 2021. Ongoing business support being provided to area businesses with regards to post Covid 19 restart & recovery, and WG support funding. Jackson's Lane Kiosk project contractor has been appointed and works have commenced off site in March 2020 and are now scheduled for on site commencement in early August 2021. Contractor works are progressing well on Llandeilo market hall project. Works have commenced on Carregamman Car Park Greening scheme and four of the six rain gardens installed with project now scheduled for completion in July 2021		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	
<b>Action</b>	13164	<b>Target date</b>	31/03/2025 (original target 31/03/2019)
<b>Action promised</b>	We will deliver the Cross Hands Growth Zone and bring forward developments at Cross Hands East Phase 2; Strategic Employment Site.		
<b>Comment</b>	Infrastructure works at the Cross Hands Strategic Employment Site has continued throughout the year with the creation of phase two site access and plot formation. An extension to contractor work programme has been agreed following initial delays during the lock down periods in 2020 with final works to, utility connections, plot formation and highway wearing coarse being completed in May/June 2021. Some landscaping works will be undertaken in September and October due to seasonal requirements. Meetings have been held with appointed consultants tasked with the design development for self-build proposals on gateway plot No 3. The project has successfully secured both WEFO and Welsh Government funding with a view to creating circa 35,000sqft of new office/light-industrial space to support small businesses and job creation. Designs have been progressed to an RIBS Stage 2. A contractor tender exercise was concluded in June with a preferred contractor appointed to progress the further design and construction phases. Agreements have been reached with the Active Building Centre ABC whom is providing capital funding to the project with a view to uplifting the buildings energy performance and its carbon credentials		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	
<b>Action</b>	13165	<b>Target date</b>	31/03/2025 (original target 31/03/2019)
<b>Action promised</b>	We will develop Local Employment Sites across the County as part Transformations: strategic regeneration plan for Carmarthenshire		
<b>Comment</b>	Commercial 'candidate site' applications submitted to the planning department for consideration under its review of the Carmarthenshire Local Development Plan were considered for adoption earlier in the year. Additional evidence in support of approved applications were compiled and issued in following months for the consideration of colleagues in the Forward Planning department. Phase 2 infrastructure works to the Cross Hands East Strategic Employment Site are nearing a completion. The development will create new site highway, supporting infrastructure and a number of new market ready development sites. Further initiatives within the County will align with the authority's recovery plan.		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	
<b>Action</b>	13167	<b>Target date</b>	31/03/2023
<b>Action promised</b>	We will Deliver Transformational town centre developments in Llanelli		
<b>Comment</b>	Strategic Targeted Regeneration Projects (TRI) in Llanelli town centre include developments at Market Street North MSN, the former YMCA building, Y Linc at Market Street South, Crown buildings at Church street and the Llanelli Goods Shed project in Tyisha.  The Market Street North Projects is awaiting the outcome of Welsh Government planning decision and officers continue to monitor and engage in dialogue in order to realise an early resolution. Construction works at both the YMCA project and the Llanelli Goods Shed are making good progress with the latter due for completion later this year. Y Linc project has secured Welsh Government grant funding approval and is in the process of finalising all necessary tasks in order to make a start on site later this year. The Crown buildings project has secured in principle approval of grant and is currently in the process of submitting a revised building proposal for consideration and approval by the Local Planning Authority.		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	
<b>Action</b>	13168	<b>Target date</b>	31/03/2023
<b>Action promised</b>	We will further develop the Carmarthenshire Coastal Belt at Llanelli, Burry Port and Pembrey.		
<b>Comment</b>	Tender preparations have been ongoing with the view to releasing housing allocated sites at Burry Port Harbour to the market Summer 2021. Design parameters and scoring criteria has been produced in order to channel interests to a high level of design quality. Subject to conclusion of the tender exercise it is proposed to a preferred developer will be selected later in the year. A similar exercise is to be undertaken for the tender of commercial/leisure opportunities at the adjacent site, immediately north of the dock  A pre-planning consultation exercise for a proposed wellness hotel at Machynys, Llanelli has been undertaken with actions from the exercise being concluded over recent months. It is proposed that a formal planning application is to be submitted to the Local Planning Authority later this year. A suite of documents to support housing and eco-park at Machynys have been resubmitted to the local planning authority with a view to initiating a formal consultation prior to a determination.		
<b>Service Head:</b> Jason Jones		<b>Performance status:</b> On target	

## PIMS Performance Report

<b>Action</b>	14011	<b>Target date</b>	31/03/2023 (original target 31/03/2021)
<b>Action promised</b>	We will continue to deliver a Property Development Fund worth £11 million (£3.4 million from the Council and circa £7.5 million private sector investment).		
<b>Comment</b>	From original funding allocations 6 projects fully completed and new employment space provided fully occupied. A further 2 projects have commenced construction. When completed it is anticipated that the eight projects supported under the original capital funding allocations will result: in a total investment into the Carmarthenshire economy of £11.76m; the provision of 94,400sq ft of additional employment space; with the potential to accommodate 212 jobs. The fund will reopen to applications in September for the new funding allocation.		
<b>Service Head:</b> Jason Jones	<b>Performance status:</b> On target		
<b>Action</b>	14894	<b>Target date</b>	31/03/2023
<b>Action promised</b>	We will provide support to start up and established businesses wherever possible, with a particular focus on helping our SME's to upscale.		
<b>Comment</b>	Officers have been developing the detail for a Business Start-up and Growth Grant initiative with Executive Board scheduled to consider the allocation of £500,000 to support job creation and safeguard jobs. business grants are up to a maximum of £10,000 with each grant award based on 50% of eligible costs or a maximum of £5,000 per job created and/or £1,000 per job safeguarded, whichever is the lesser, with at least one new job created and/or one full time equivalent (FTE) job safeguarded, in order to access the fund. The minimum grant award is £1,000 ,based on at least 1 FTE job being safeguarded. The maximum grant award per business is £10,000 , based on at least 2 FTE jobs being created or 10 FTE jobs being safeguarded or a mix of both jobs being created and safeguarded as a result of the project being supported by the fund. Subject to approval at Exec Board grants are to be launched later in the year		
<b>Service Head:</b> Jason Jones	<b>Performance status:</b> On target		
<b>Action</b>	14918	<b>Target date</b>	31/03/2023
<b>Action promised</b>	We will deliver employment support through the Workways + programme		
<b>Comment</b>	The Workways + programme continues to be delivered with assistance provided to individuals within Carmarthenshire with barriers to employment both on a long-term and short terms basis. The Workways programme is being delivered on a regional basis with Neath Port Talbot Council as the lead authority, however, a dedicated team of officers within Carmarthenshire County Council are delivering the programme within county		
<b>Service Head:</b> Jason Jones	<b>Performance status:</b> On target		
<b>Action</b>	15202	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will continue to implement the Local Development Order for Llanelli Town Centre as part of a co-ordinated strategic approach to regeneration within the town centre, together with other Town Centres and appropriate regeneration opportunities. Preparing and adopting these in accordance with regulatory provisions.		
<b>Comment</b>	The LDO for Llanelli Town Centre remains in operation and is linked to the town centre task force and the regeneration initiatives in the area including those as part of Covid recovery. The Carmarthen and Ammanford Town Centre LDOs have been approved by Council and will be operational following Welsh Government Approval. A LDO for the Cross Hands East Strategic Employment Site has commenced preparation with an evidence pack to be developed to support its content and implementation.		
<b>Service Head:</b> Noelwyn Daniel (Planning)	<b>Performance status:</b> On target		
<b>ACTIONS - Theme: WBO5. Create more jobs and growth throughout the county</b>			
<b>Sub-theme: C-Developing the rural economy with a focus on the 10 Towns Initiative</b>			
<b>Action</b>	13174	<b>Target date</b>	31/03/2022 (original target 31/03/2020)
<b>Action promised</b>	We will consider options for ensuring the most effective use of the Council farm estate to support affordable farming initiatives and maximising development/diversification opportunities, particularly in relation to regeneration of renewable energy		
<b>Comment</b>	Work has been undertaken in conjunction with the Welsh Government`s energy service to identify renewable energy projects. Discussions are ongoing in relation to grid capacity and other associated issues. The Council has also funded surveys to assist estate tenants in reviewing holdings in light of new regulations governing slurry storage capacities on Dairy Farms.		
<b>Service Head:</b> Jason Jones	<b>Performance status:</b> On target		
<b>Action</b>	13175	<b>Target date</b>	31/03/2024 (original target 31/03/2019)
<b>Action promised</b>	We will establish regeneration initiatives to focus on the development of the rural market towns in the County via the 10 Towns initiative.		
<b>Comment</b>	Construction commenced on Llandeilo Market Hall project in early November with a view to completion in Spring 2022.All Planning and Listed building conditions have now been discharged and demolition and restoration works underway. `Ten Towns` Draft growth plans have been completed for remaining two towns on the list (Cross Hands and Kidwelly). In respect of the work ongoing with the original 8 towns, final draft plans have been produced and meetings are scheduled for July to focus on delivery phase.		
<b>Service Head:</b> Jason Jones	<b>Performance status:</b> On target		
<b>Action</b>	14012	<b>Target date</b>	31/03/2023 (original target 31/03/2020)
<b>Action promised</b>	We will continue to deliver the Rural Enterprise Fund worth £6.3 million (£2.2 million from the Council and circa £4.1 million private sector investment).		
<b>Comment</b>	19 projects fully completed and open for business resulting in a total investment to date into the rural economy of £4.854m with a view to creating 154.5 jobs over the next three years. Work has now recommenced on a further 4 schemes and a number are nearing completion. 9 projects have been approved at stage 1 of the application process and are working up their detailed stage 2 applications currently, although timelines are likely to be delayed with those submissions		
<b>Service Head:</b> Jason Jones	<b>Performance status:</b> On target		
<b>Action</b>	14893	<b>Target date</b>	31/03/2023
<b>Action promised</b>	We shall consider opportunities to work with other local authorities and partners to establish a Rural Deal to focus on rural regeneration and continue to deliver support through the Leader programme		
<b>Comment</b>	working with the WLGA to formulate a Rural Action Plan, emanating from the Rural Vision, which was published at the beginning of the year. Also lobbying WG for a continuation to the LEADER Programme.		
<b>Service Head:</b> Jason Jones	<b>Performance status:</b> On target		

# PIMS Performance Report

Theme: WB05. Create more jobs and growth throughout the county							
Sub-theme: D-Strengthen the foundational economy and community resilience.							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
The percentage of undisputed invoices which were paid in 30 days  CFH/006	Not applicable		Q1: <b>97.7</b>  End Of Year: <b>97.3</b>	Target: <b>93.5</b>  Result: <b>98.2</b>  Calculation: <b>(74823 ÷ 76205) × 100</b>	Target: <b>93.5</b>	Target: <b>93.5</b>	Target: <b>93.5</b>
<b>Comment</b>	The target was been met and exceeds Qtr 1 20/21. However a downturn is forecast for the next quarter due to workforce pressures as a result of staff movement due to secondment, maternity and termination.						
<b>Service Head:</b> Randal Hemingway			<b>Performance status:</b> On target				

ACTIONS - Theme: WB05. Create more jobs and growth throughout the county							
Sub-theme: E-Developing learning, skills, employability and encouraging a spirit of entrepreneurship.							
Action	13176	Target date		31/03/2023			
<b>Action promised</b>	We will deliver the £30million Skills and Talent Initiative to ensure the County fully benefits from the opportunities that will be created through the £1.3 billion investment through the Swansea Bay City Deal.						
<b>Comment</b>	The Skills and Talent business case has been approved by Pembrokeshire County Council and Neath and Port Talbot County Council and will be presented to Carmarthenshire and Swansea Council's in mid July for approval. A Gateway review of the programme was undertaken on the 23- 25th June and the programme received a Green Delivery Confidence report indicating that the programme was ready to go. The Business Case will be submitted to the Joint Committee for approval on the 29th July prior to submission to the Welsh and UK Government.						
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				

ACTIONS - Theme: WB05. Create more jobs and growth throughout the county							
Sub-theme: F-Ensuring clear business support plans to support any implications from Brexit							
Action	14015	Target date		31/03/2022 (original target 31/03/2021)			
<b>Action promised</b>	We will investigate and monitor the impact of Brexit on the economy of Carmarthenshire via the Brexit Risk and Opportunities Register.						
<b>Comment</b>	continue to monitor the impacts of Brexit upon SMEs, communities and people. working with the WLGA on key areas. CCC officer/member group meets regularly.						
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				

ACTIONS - Theme: WB05. Create more jobs and growth throughout the county							
Sub-theme: G - Supporting local and digital economic growth							
Action	14921	Target date		31/03/2023			
<b>Action promised</b>	We will continue to lead the £55 million investment in Digital Infrastructure across Carmarthenshire and the wider Swansea Bay City Region						
<b>Comment</b>	Local, Regional, UK Government & Welsh Government Sign Off for the Programme and it's Business Case obtained.  Required Investment to run the Programme over the coming years has now been secured.  Regional Digital Infrastructure Governance structures have been created and are fully functioning.  Recruitment of a Regional Digital Infrastructure Team currently ongoing.  Appointment of an external Specialist Advisor to help deliver the Programme currently ongoing.						
<b>Service Head:</b> Jason Jones			<b>Performance status:</b> On target				

Action	14924	Target date		31/03/2022			
<b>Action promised</b>	We will develop and deliver a County wide tourism plan to focus more on the strategic objective of generating more year-round business by developing and promoting campaigns that provide a clear reason to visit Carmarthenshire.						
<b>Comment</b>	After completing our stakeholder engagement with council officers, members, and a wide sector of the business community, we have developed a brand positioning for "Destination Sir Gar", which designs our offering and image to occupy a distinctive place in the mind of the target market. We have used data and consumer feedback from Visit Britain, Visit Wales, and our work in the County to define the type of "customer" we seek in the best interest of the County and the communities we represent – both business and resident communities.  This positioning has been brought to life and illustrated in the written form through supply of a brand narrative as well as visually through a set of graphic designs for usage through web and traditional methods of marketing. Both are included in a final full set of brand guidelines which will direct us and our 1,300+ partners for future usage and amplification to further grow awareness and usage.  The staged process of introducing the refreshed branding has commenced with the official visitor website and social media accounts being changed to be "on brand" which includes text, images and videos. An in-county summer season promotional campaign is underway to assist in the safe and pleasant usage of the county, targeting people to try and use those "undiscovered" areas of the County and not just the popular and well known hotspots  Funding support has been sought and awarded from Welsh Government, LEADER RDP and the Brexit fund to further develop the marketing material including digital videos promoting the attractiveness of our rural towns and the development of a new Sir Gar Ambassador programme, that will enable and upskill all people in an area to know the value of tourism and able to "sell" their area						
<b>Service Head:</b> Deina Hockenull			<b>Performance status:</b> On target				

## PIMS Performance Report

Theme: WBO6.Increase the availability of rented and affordable homes							
Sub-theme: A - Affordable Homes Delivery Plan							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
The number of affordable homes delivered during the year  7.3.2.24	Not applicable		Q1: <b>29</b>  End Of Year: <b>158</b>	Target: <b>22</b>  Result: <b>22</b>	Target: <b>65</b>	Target: <b>159</b>	Target: <b>273</b>
<b>Service Head:</b> Jonathan Morgan			<b>Performance status:</b> On target				
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Percentage of empty private properties brought back into use  PAM/013	Not applicable		Q1: <b>0.00</b>  End Of Year: <b>6.88</b>	Target: <b>1.00</b>  Result: <b>1.09</b>  Calculation: <b>(24÷2200) × 100</b>	Target: <b>3.50</b>	Target: <b>5.00</b>	Target: <b>7.80</b>
<b>Service Head:</b> Jonathan Morgan			<b>Performance status:</b> On target				
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Average number of calendar days taken to complete all housing repairs  PAM/037	Not applicable		Q1: <b>2.7</b>  End Of Year: <b>10.5</b>	Target: <b>14.0</b>  Result: <b>10.8</b>  Calculation: <b>56683.64÷5232</b>	Target: <b>14.0</b>	Target: <b>14.0</b>	Target: <b>14.0</b>
<b>Service Head:</b> Jonathan Fearn			<b>Performance status:</b> On target				
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Number of new homes created as a result of bringing empty properties back into use  PAM/045	Not applicable		Q1: <b>0</b>  End Of Year: <b>0</b>	Target: <b>0</b>  Result: <b>11</b>	Target: <b>0</b>	Target: <b>0</b>	Target: <b>7</b>
<b>Service Head:</b> Jonathan Morgan			<b>Performance status:</b> On target				

## PIMS Performance Report

ACTIONS - Theme: WBO6.Increase the availability of rented and affordable homes			
Sub-theme: A - Affordable Homes Delivery Plan			
<b>Action</b>	13185	<b>Target date</b>	31/03/2022 (original target 31/03/2021)
<b>Action promised</b>	We will deliver the Swansea Bay City Deal programme to develop 'Homes as Power Stations' to help generate sustainable and affordable homes and address fuel poverty for our residents		
<b>Comment</b>	The 'Homes as Power Stations' (HAPS) business case has been presented to WG and UKG. WG however queried the strategic fit and policy alignment in light of the Optimised Retrofit Programme (ORP) that they had launched during the previous year. HAPS will now review the economic focus of the project, how it will work alongside ORP, the local skills and talent available and look at the branding. Funding agreements have been developed and how this will be distributed across the regions in a fair and proportionate way. Delegated authority of HAPS members to agree the funding allocation needs to be agreed. A Technical Advisory Sub Group has also been established to look at good practice around installation of new technologies. We have completed on seven retrofit schemes in partnership with WG following grant funding and will be available to let from the start of August. One of which offers an 'off gas' solution. These schemes increase our SAP levels (standard assessment procedure) from 65 to 95 and above in our council homes. We look forward to presenting new, more substantial pilot schemes to WG in 21/22 for the new round of ORP funding. We continue to work with the Welsh School of Architecture (WSA) to model our housing stock on the back of research funding from WG (CRISP) as well as working with the Active Building Centre (ABC) to measure embodied carbon and tenant experience/ behaviour in these homes. All of which will feed the HAPS programme and our own Decarbonisation and Affordable Warmth Strategy that'll be available by the Autumn 2021. New build programmes are also nearing completion between August and November this year, providing an additional 82 homes with a further 32 homes in February 2022 all achieving high levels of energy performance between 97- 104 SAP (Rating A). We will further monitor these with the WSA.		
Service Head: Jonathan Morgan		Performance status: On target	
<b>Action</b>	14700	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will deliver our Housing & Regeneration Delivery Plan providing at least 900 additional Council and affordable homes over the next 5-10 years, assisting in regenerating our town centres and ten towns initiative in rural areas. 1st phase to March 2022.		
<b>Comment</b>	The development of the housing and regeneration masterplan is underway. The public consultation and communication plan was launched on Monday, 14th June for a period of 6 weeks and will close on the 26th July. Once the consultation has closed we will evaluate the results and develop the new masterplan.		
Service Head: Jonathan Morgan		Performance status: On target	
<b>Action</b>	14702	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will implement a transformational master plan for the Tyisha ward which will address the concerns of residents and provide a sustainable future from a housing, environment, community safety and economic regeneration perspective.		
<b>Comment</b>	Significant targeted work around the environment, community safety and regeneration is being undertaken in Tyisha. A new team has been established and a report will be considered by Community Scrutiny and Executive Board over the next month that will hopefully result in an Early Market Engagement (EME) exercise to identify potential partners. Demolition of the "4TYs" is also due to commence in September 2021.		
Service Head: Jonathan Morgan		Performance status: On target	
<b>Action</b>	14951	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will develop a decarbonisation and affordable warmth strategy which will create greener, more energy efficient homes, help grow the local green economy promote affordable warmth for our tenants and ensure we support the local and national decarbonisation agenda		
<b>Comment</b>	The development of the new strategy is underway. We are currently reviewing the effectiveness of the optimised retrofit programme. This new strategy will be developed following this review.		
Service Head: Jonathan Morgan		Performance status: On target	
<b>Action</b>	14976	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will complete the review of Maintenance Operational teams to ensure effective and prioritised in-house delivery of Housing repairs		
<b>Comment</b>	We are continuing to review operational teams to ensure effectiveness and efficiency. The introduction of the Total Connect IT system will facilitate a more detailed resource deployment arrangement to further improve efficiency of the in-house team. Opportunities to insource further are being explored and we are actively recruiting trade operatives. There is, however, a significant skills shortage for a range of trades which is being experienced by our Framework contractors and is evident in a low number of applications.		
Service Head: Jonathan Fearn		Performance status: On target	
<b>Action</b>	14977	<b>Target date</b>	31/03/2023
<b>Action promised</b>	We shall continue the roll out the Housing Repairs Review new working model to deliver a more timely, flexible, and efficient multi-skilled repairs service and finalise an implementation plan for extending the service countywide, including appropriate multi-skilling training for all our responsive/ preventative maintenance operatives.		
<b>Comment</b>	The service has now been rolled out countywide however there is still a need to review existing DLO capacity in terms of trades and employee numbers, particularly in light of reduced contractor availability at the current time.		
Service Head: Jonathan Fearn		Performance status: On target	
<b>Action</b>	14980	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will contribute to delivering the Authority's Affordable Homes Delivery Plan and Swansea Bay City Deal 'Homes as Power Stations' programme to help generate sustainable and affordable homes and address fuel poverty for our residents by developing new homes with innovative technologies to limit energy usage.		
<b>Comment</b>	We continue to deliver on an annual basis a number of new and refurbishment/upgrade schemes for the Housing Department in line with the Authority's ambitions to meet their NZC requirements. We are constantly looking for energy performance improvements and technologies that will not only generate affordable energy from natural sources but will also reduce the cost of energy in use for the tenants.		
Service Head: Jonathan Fearn		Performance status: On target	



## PIMS Performance Report

<b>Action</b>	15095	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will deliver a sustainable plan for Council House Voids that will reduce their number and quicken turnaround times when properties are vacant.		
<b>Comment</b>	Plan being developed with Property Services colleagues to address number of voids and turnaround times.		
<b>Service Head:</b> Jonathan Morgan	<b>Performance status:</b> On target		

**ACTIONS - Theme: WBO7.Help people live healthy lives (Tackling risky behaviour and obesity)**  
**Sub-theme: A - Eat and breathe healthily**

<b>Action</b>	14966	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will work with community organisations to improve access to the network of footpaths and bridleways across the County.		
<b>Comment</b>	We have resolved 115 issues on the ground, within 40 town and community council areas.		
<b>Service Head:</b> Stephen G Pilliner	<b>Performance status:</b> On target		
<b>Action</b>	15201	<b>Target date</b>	31/08/2022
<b>Action promised</b>	We will prepare an integrated Green Infrastructure Strategy to build on the national and local policies incl. Revised LDP and content of the Green Infrastructure Assessment.		
<b>Comment</b>	The procurement process to bring on board a consultant to assist in the preparation of the Green and Blue Infrastructure Strategy has been completed with work scheduled to commence.		
<b>Service Head:</b> Noelwyn Daniel (Planning)	<b>Performance status:</b> On target		

**Theme: WBO7.Help people live healthy lives (Tackling risky behaviour and obesity)**  
**Sub-theme: B - Physical Activity**

Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Number of visits to leisure centres per 1,000 population PAM/017	Not applicable		Q1: <b>0</b>  End Of Year: <b>734</b>	Target: <b>329</b>  Result: <b>618</b>  Calculation: <b>(117524 ÷ 190073) × 1000</b>	Target: <b>1259</b>	Target: <b>2504</b>	Target: <b>4489</b>
<b>Comment</b>	<p>Attendance at facilities showed reasonable recovery with very strong uptake on outdoor activities. This has resulted in a reported number higher than forecast at the start of the year.</p> <p>Please note that attendance numbers for non directly operated services remain estimates at time of reporting, these will be updated in the next reporting cycle to reflect actuals.</p> <p>The impact of covid 19 remains and has hindered accessing all data as not all services are not operating as "normal". Results now include Actif Anywhere live streamed services into peoples homes. This accounted for 938 attendances.</p> <p>It is expected as restrictions relax further numbers of attendance will increase. That being said national predictions are for a recovery that will take 7 to 8 months in terms of footfall.</p>						
<b>Service Head:</b> Ian Jones	<b>Performance status:</b> On target						

## PIMS Performance Report

<b>ACTIONS - Theme: WBO7.Help people live healthy lives (Tackling risky behaviour and obesity)</b>			
<b>Sub-theme: B - Physical Activity</b>			
<b>Action</b>	12602	<b>Target date</b>	31/03/2022 (original target 31/03/2018)
<b>Action promised</b>	We shall invest in the County's leisure centre provision with the development of a new facility in Llanelli as part of the Wellness Village - Pentre Awel.		
<b>Comment</b>	Implementation group and sub groups now meeting regularly. Site catering options paper drafted for approval. £500k secured via reserves for wellness hub fit-out costs with schedule of fit-out being reviewed by operational sub group. Wider site management options being developed via appropriate governance group.		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	
<b>Action</b>	13195	<b>Target date</b>	31/03/2023
<b>Action promised</b>	We will implement the Cycling Strategy for Carmarthenshire that will focus on 5 key strategic themes. 1- Education, Development & Training; 2-Infrastructure and Facilities; 3-Marketing & Branding; 4-Tourism and 5 - Events		
<b>Comment</b>	Cycling strategy group continues to meet to review action plan. Ongoing dialogue with Welsh Cycling and cycling event organisers and County Safety Advisory Group re: WG guidance and restrictions on planned cycle events later in Summer. Tour of Britain Men's stage from Ysgol Bro Dinefwr to NBGW on Tues 7th Sept, still planned to go ahead with appropriate covid control measures.		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	
<b>Action</b>	14705	<b>Target date</b>	31/03/2023
<b>Action promised</b>	We will develop Ammanford Leisure Centre facilities with upgrades to internal wet-side changing facilities (phase 1 - completed); and improvements to parking infrastructure and external sports facilities linked to wider school site masterplan (phase 2).		
<b>Comment</b>	<p>Internal works completed.</p> <p>For outdoor areas - progress to date:</p> <ul style="list-style-type: none"> <li>• Masterplanning (led by MECP) group established with key stakeholders</li> <li>• Key areas of work identified within individual services</li> <li>• Investment objectives and risks identified</li> <li>• Key information (previous works/surveys from different departments) collated</li> <li>• Consultation undertaken with Leisure colleagues on Amman Valley Leisure centre to identify future need/demand</li> <li>• Consultation ongoing with Regeneration colleagues on regenerating the three towns, including Ammanford</li> <li>• Met with the consultants progressing the regeneration consultation to discuss the long term plan for the schools estate and how links could be made</li> <li>• Updated timeline/plan drafted for the Ammanford Primary schemes within the MEP and kickstart meeting held</li> </ul> <p>Next Steps</p> <ul style="list-style-type: none"> <li>• Meeting to be arranged with Education, Regeneration and Leisure colleagues for progress updates on individual consultations / areas of work</li> <li>• Following this, meeting to be arranged with masterplan group to provide an update and agree a way forward.</li> </ul>		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	
<b>Action</b>	15068	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We will recover of memberships and user numbers at Leisure facilities to pre-covid levels and beyond by 31/3/22		
<b>Comment</b>	Industry expects gradual recovery on gym / leisure centre income recovery over a period of circa 9-12 months. We are working on getting back to pre-pandemic levels for 1/4/22. Lots of variables in the above assumptions and seasonality plays a big part in leisure income, with much lower membership uptake and general income during summer months in leisure centres and much higher in Winter as nights draw in and weather turns. Opposite true for many outdoor facilities, including and country parks. Gym membership current at about 50% pre-pandemic levels (July mid-month Direct Debit run). A number of mitigation measures are in place / planned. Team have done a huge amount of work in creating and launching an Active Anywhere online platform to stream classes and activities to all sorts of locations e.g. people's homes; community halls; care homes; surgeries; hospital physio support (linking with excellent National exercise referral scheme); schools (pilot of 18 schools recently completed and huge potential to roll this out across Wales as a paid for extra-curricular service to generate new income and help address obesity challenges - USP being we deliver all this bi-lingually); and this will continue as part of our better value, hybrid offer moving forward.		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	
<b>Action</b>	15075	<b>Target date</b>	31/03/2022
<b>Action promised</b>	We shall continue with the development of site masterplans including Amman Valley Leisure Centre, and Llandovery Leisure Centre		
<b>Comment</b>	Llandovery site masterplan works completed, with creation of new fitness and multi purpose rooms to compliment the existing 20m pool, turning the facility into a new Leisure Centre for the area. Outdoor multi-use courts also being incorporated into community offer, working closely with Ysgol Gynradd Rhys Pritchard. At Amman Valley, the internal wet-side re-furbishment works have been completed with new village change and DDA compliant new toilet and shower facilities. The masterplan for outdoor sports facilities on the AV comprehensive school site, including replacement all weather pitch, upgraded running track and parking facilities continue to be refined through a joint planning group facilitated by the Education forward planning team. These elements of the scheme will be subject to additional capital funding being sourced. Discussions are also ongoing with colleagues in Regeneration around potential additional leisure facilities as part of the town regeneration plans		
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target	

## PIMS Performance Report

Theme: <b>WB07.Help people live healthy lives (Tackling risky behaviour and obesity)</b>							
Sub-theme: <b>C - Mental Health</b>							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
Number of library visits per 1,000 population  LCL/001	Not applicable		Q1: <b>243</b>  End Of Year: <b>1716</b>	Target: <b>231</b>  Result: <b>288</b>  Calculation: <b>(54314÷188771) × 1000</b>	Target: <b>769</b>	Target: <b>1358</b>	Target: <b>1716</b>
<b>Comment</b>	Physical visitor figures are gradually increasing as Covid-19 restrictions ease and customers feel confident in visiting our spaces again. Our digital visits continue to be high with customers benefitting from our range of digital ebooks, eaudiobooks, newspapers, magazines and training apps. Over 1800 customers viewed our 'how to' videos on social media during Q1, Easter Crafts, Father's Day card making and 3D printing for StarWars day were some of the exciting content shared.						
<b>Service Head:</b> Ian Jones				<b>Performance status:</b> On target			

ACTIONS - Theme: <b>WB07.Help people live healthy lives (Tackling risky behaviour and obesity)</b>							
Sub-theme: <b>C - Mental Health</b>							
<b>Action</b>	13201	<b>Target date</b>	31/03/2022 (original target 31/03/2019)				
<b>Action promised</b>	We will complete the Harbour wall repairs as part of the £2million programme to re-develop Burry Port Harbour with wider elements led by Regeneration						
<b>Comment</b>	Harbour wall repair works now due to be completed mid-July 2021. Working closely with BPTC to manage issue with coastal erosion and exposure of remnants of old BP Power station East of Harbour. Mitigation measures in place with ongoing monitoring and work to develop a long term management plan for issue. New P&D parking machines installed around Harbour car parks to assist with control.						
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target					
<b>Action</b>	14958	<b>Target date</b>	31/03/2022				
<b>Action promised</b>	We will continue to deliver the Country park site masterplans at Pembrey Country Park, Millenium Coastal Path, Llyn Llech Owain and Mynydd Mawr						
<b>Comment</b>	Circa £200k investment completed at Llyn Llech Owain including new play area, improved walks and interpretation. Further works planned at Pembrey Country Park including expansion of pump track, new mobile catering units, and glamping pods. Masterplan to be drawn up for Mynydd Mawr Woodland park to include new £500k+ skatepark facility.						
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target					

ACTIONS - Theme: <b>WB08.Support community cohesion, resilience, and safety</b>							
Sub-theme: <b>B - Greater community cohesion</b>							
<b>Action</b>	14895	<b>Target date</b>	31/03/2022				
<b>Action promised</b>	We will support and advise community groups and organisations to re-introduce when appropriate the organising of community events being held in Carmarthenshire from agricultural shows, festivals and carnivals to exhibitions, concerts and performances.						
<b>Comment</b>	<p>Under Welsh Government legislation, "gatherings" attracting over 30 people remain unlawful. Guidance and advice are being communicated on a regular basis through our existing set of e-newsletters targeting community councils, staff, tourism businesses and the wider business sector. There is a fully refreshed web section on the main council website offering guidance and contacts.</p> <p>The County Events Safety Group has continued to meet every three weeks, with council officers joining other stakeholders to offer advice to those planning events in the likelihood of legislation changing in July if not August 2021</p> <p>The popular pre-covid events support scheme using a core £20,000 budget from the Council will be refreshed in line with developing County Council strategies, economic, tourism and community targeted as well as Welsh Government legislation.</p> <p>During this period and to support Pandemic lockdown messaging, we have disabled the What's on section of the Discover Carmarthenshire .com website, which has been one of the most visited pages. As soon as guidance is altered to allow events (indoor and outdoor), we shall reenable the web section and communicate this</p>						
<b>Service Head:</b> Deina Hockenhuil		<b>Performance status:</b> On target					

ACTIONS - Theme: <b>WB08.Support community cohesion, resilience, and safety</b>							
Sub-theme: <b>C - Impact of COVID-19 on the mental health and well-being of our population &amp; community resilience.</b>							
<b>Action</b>	13105	<b>Target date</b>	31/03/2023 (original target 31/03/2019)				
<b>Action promised</b>	We shall continued with Town & Community Councils and other community organisations to support Community Sport clubs and County-wide plans for focus sports of Athletics; Cycling; Aquatics and Triathlon						
<b>Comment</b>	Work ongoing with numerous community groups and councils. Discussions ongoing with Cwmamman re: support for local sports clubs with pitch improvements and possible drainage works. Linking with SportWales and relevant Governing bodies of sport, plus community Bureau re: potential grant aid support						
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target					
<b>Action</b>	15077	<b>Target date</b>	31/03/2022				
<b>Action promised</b>	Development of new town centre Health and fitness facilities, linked to town centre regeneration plans						
<b>Comment</b>	Plans for a town centre fitness facility and multi- purpose exercise space have been included in the Regeneration division led 'Levelling up' bid, submitted on the 18th June 2021. Latent demand analysis undertaken as part of bid process as well as integrating with wider offer of improved town centre HWB, and links with local HE/FE providers and the local health board.						
<b>Service Head:</b> Ian Jones		<b>Performance status:</b> On target					

## PIMS Performance Report

### NO TARGET SET

Theme: WBO9.Support older people to age well and maintain dignity and independence in their later years							
Sub-theme: B - Better quality and more accessible health and social care services							
Measure Description	2020/21 Comparative Data			2021/22 Target and Results			
	Best Quartile	Welsh Median	Our Actual	Quarter 1	Quarter 2	Quarter 3	End of Year
The average number of calendar days taken to deliver a Disabled Facilities Grant PAM/015	Not applicable		Q1: <b>116</b>  End Of Year: <b>347</b>	No Target set Result: <b>276</b>  Calculation: <b>4965/18</b>	--	--	Target: <b>NO TARGET</b>
<b>Comment</b>	DFG that are currently being complete have been subject to a delay during Covid as OT's were been unable to carry out home visits. This has resulted in a backlog and an increase waiting times.						
<b>Remedial Action</b>	Approval has been received to recruit locum OT to reduce the waiting list.						
<b>Service Head:</b> Jonathan Morgan			<b>Performance status:</b> N/A				

**COMMUNITY & REGENERATION  
SCRUTINY COMMITTEE  
30<sup>th</sup> SEPTEMBER 2021**

**Revenue & Capital Budget  
Monitoring Report 2021/22**

**To consider and comment on the following issues:**

- That the Scrutiny Committee receives the budget monitoring report for the Housing, Regeneration & Property, Planning and Leisure & Recreation Services and considers the budgetary position.

**Reasons:**

- To provide Scrutiny with an update on the latest budgetary position as at 30<sup>th</sup> June 2021, in respect of 2021/22.

**To be referred to the Executive Board for decision: NO**

**Executive Board Member Portfolio Holders:**

- Cllr. Linda Evans (Housing)
- Cllr. Emlyn Dole (Economic Development)
- Cllr. Peter Hughes-Griffiths (Culture, Sport & Tourism)
- Cllr. David Jenkins (Resources)

<p><b>Directorate:</b> Corporate Services</p> <p><b>Name of Service Director:</b> Chris Moore</p> <p><b>Report Author:</b> Chris Moore</p>	<p><b>Designation:</b></p> <p>Director of Corporate Services</p>	<p><b>Tel No. / E-Mail Address:</b></p> <p>01267 224120 <a href="mailto:CMoore@cararthenshire.gov.uk">CMoore@cararthenshire.gov.uk</a></p>
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## EXECUTIVE SUMMARY

# COMMUNITY & REGENERATION SCRUTINY COMMITTEE 30<sup>th</sup> SEPTEMBER 2021

## Revenue & Capital Budget Monitoring Report 2021/22

The Financial monitoring Report is presented as follows:

### **Revenue Budgets**

#### **Appendix A**

Summary position for Community & Regeneration Scrutiny Committee. Services within the Community & Regeneration Scrutiny remit are forecasting a £441k overspend.

#### **Appendix B**

Report on the main variances on agreed budgets.

#### **Appendix C**

Detail variances for information purposes only.

#### **Appendix D**

The HRA is predicting to be underspent by £1,476k for 2021/22.

### **Capital Budgets**

#### **Appendix E**

Details the main variances on capital schemes, which shows a forecasted net spend of £50,642k compared with a working net budget of £83,654k giving a £-33,012k variance. The main contributor to this variance at this time is the delay in appointing a contractor of the Pentre Awel development which has resulted in the project slipping to future years.

#### **Appendix F**

Details all Public Housing (HRA) capital projects

#### **Appendix G**

Details all Private Housing (General Fund) capital projects

#### **Appendix H**

Details all Leisure capital projects

#### **Appendix I**

Details all Regeneration capital projects

#### **Appendix J**

Savings Monitoring Report

**DETAILED REPORT ATTACHED?**

**YES – A list of the main variances is attached to this report.**

## IMPLICATIONS

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

Signed: **Chris Moore** Director of Corporate Services

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

### 3. Finance

Revenue - The Regeneration & Property, Planning, Leisure & Recreation and Non-HRA Housing Services show a net variance of £441k against the 2021/22 approved budgets and the HRA Housing Service is predicting to be underspent by £1,476k.

Capital - The capital programme shows a variance of -£33,012k against the 2021/22 approved budget.

Savings Report - The expectation is that at year end £141k of Managerial savings against a target of £161k are forecast to be delivered. There were no Policy savings put forward for 2021/22.

## CONSULTATIONS

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

Signed: **Chris Moore** Director of Corporate Services

1. Local Member(s) – N/A
2. Community / Town Council – N/A
3. Relevant Partners – N/A
4. Staff Side Representatives and other Organisations – N/A

<b>EXECUTIVE BOARD PORTFOLIO HOLDERS AWARE/CONSULTED?</b> YES	(Include any observations here)
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**Section 100D Local Government Act, 1972 – Access to Information**  
**List of Background Papers used in the preparation of this report:**

**THESE ARE DETAILED BELOW:**

Title of Document	File Ref No. / Locations that the papers are available for public inspection
2021/22 Budget	Corporate Services Department, County Hall, Carmarthen
2021-26 Capital Programme	Online via corporate website – Minutes of County Council Meeting 3 <sup>rd</sup> March 2021

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**Community & Regeneration Scrutiny Report**  
**Budget Monitoring as at 30th June 2021 - Summary**

Division	Working Budget				Forecasted				Jun 2021 Forecasted Variance for Year £'000
	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000	
Regeneration & Property	11,867	-8,350	6,112	9,629	13,333	-9,545	6,112	9,899	271
Planning	4,635	-1,813	330	3,152	4,338	-1,618	330	3,051	-101
Leisure & Recreation	16,162	-9,230	5,922	12,854	15,278	-8,074	5,922	13,127	273
Council Fund Housing	9,199	-7,996	1,021	2,224	10,640	-9,439	1,021	2,222	-2
<b>GRAND TOTAL</b>	<b>41,863</b>	<b>-27,390</b>	<b>13,385</b>	<b>27,858</b>	<b>43,589</b>	<b>-28,675</b>	<b>13,385</b>	<b>28,298</b>	<b>441</b>

**Community & Regeneration Scrutiny Report**  
**Budget Monitoring as at 30th June 2021 - Main Variances**

Division	Working Budget		Forecasted		Jun 2021 Forecasted Variance for Year £'000	Notes
	Expenditure £'000	Income £'000	Expenditure £'000	Income £'000		
<b>Regeneration &amp; Property</b>						
<b>Regeneration - Core Budgets</b>						
Property	1,273	-88	1,255	-90	-20	Vacant post due to be filled imminently.
Commercial Properties	33	-594	62	-473	150	General loss of income due to properties becoming vacant and no immediate prospect of re-letting.
Provision Markets	596	-660	553	-450	166	General downturn in demand for stalls and consequent reduction in achievable rents.
Administrative Buildings	2,926	-777	2,680	-617	-86	Additional essential maintenance planned during the year. Offset by savings on utilities, as staff continue to work from home.
Industrial Premises	485	-1,482	428	-1,517	-92	Occupancy levels are still high despite the pandemic.
County Farms	76	-342	75	-326	16	Shortfall on rent due to market conditions.
Livestock Markets	61	-213	19	-32	139	Whilst Nant y Ci is due to be re-let this includes a rent-free period.
Other Variances					-3	
<b>Planning</b>						
Planning Admin Account	352	-16	255	-16	-97	Savings on supplies and services and vacant posts including the part-year effect of the Head of Service vacancy
Building Regulations Trading - Chargeable	441	-492	422	-367	106	Shortfall in income anticipated
Minerals	324	-195	336	-196	11	Shortfall in income anticipated
Policy-Development Planning	706	-2	578	-2	-129	£51k underspend due to staff vacancies and £78k savings on consultants fees due to COVID19-related delay in the LDP process
Development Management	1,693	-935	1,600	-812	30	Shortfall in income anticipated
Conservation	471	-13	490	-52	-20	Vacant post to be filled from Sept
Other Variances					-3	

**Community & Regeneration Scrutiny Report**  
**Budget Monitoring as at 30th June 2021 - Main Variances**

Division	Working Budget		Forecasted		Jun 2021 Forecasted Variance for Year £'000	Notes
	Expenditure £'000	Income £'000	Expenditure £'000	Income £'000		
<b>Leisure &amp; Recreation</b>						
Discovery Centre	6	-88	6	-76	13	Forecasting to not fully achieve budgeted income
Pendine Outdoor Education Centre	534	-346	443	-227	28	Forecast includes a £80k investment in a Climbing Tower
Pembrey Beach Kiosk	0	-42	0	-61	-20	Forecasting to exceed budgeted income
Pembrey Ski Slope	386	-422	330	-379	-13	In year vacancies -£64k offset by income shortfall
Newcastle Emlyn Sports Centre	295	-158	315	-140	38	Forecasting to not fully achieve budgeted income due to restrictions at location
Carmarthen Leisure Centre	1,670	-1,782	1,607	-1,676	43	Forecasting to not fully achieve budgeted income due to restrictions at location
St Clears Leisure Centre	151	-43	149	-22	19	Forecasting to not fully achieve budgeted income due to restrictions at location
Amman Valley Leisure Centre	930	-848	832	-704	46	Forecasting to not fully achieve budgeted income due to restrictions at location
Llanelli Leisure Centre	1,367	-1,165	1,114	-865	47	Forecasting to not fully achieve budgeted income due to restrictions at location
Pembrey Country Park Restaurant	422	-326	429	-302	31	Forecasting to not fully achieve budgeted catering income due to restrictions at
Carmarthen Museum, Abergwili.	182	-19	203	-8	33	Car park development costs not budgeted
Museum of speed, Pendine	86	-26	85	0	25	Museum Development consultancy fees not budgeted
Museums General	150	0	211	-23	38	Unable to fully achieve vacancy factor
Archives General	141	-3	167	-3	25	Part year effect of new Archive Assistant not budgeted
Arts General	16	0	0	0	-16	Vacant post being held pending restructure
St Clears Craft Centre	107	-38	74	-18	-13	In year vacancy
Laugharne Boathouse	151	-114	138	-87	14	Forecasting to not fully achieve budgeted income due to restrictions at location
Leisure Management	398	0	364	-1	-35	In year vacancy
Other Variances					-31	
<b>Council Fund Housing</b>						
Non HRA Re-Housing (Inc Chr)	168	0	158	0	-10	Vacant Posts.
Other Variances					9	
<b>Grand Total</b>					<b>441</b>	

**Community & Regeneration Scrutiny Report**  
**Budget Monitoring as at 30th June 2021 - Detail Variances**

Division	Working Budget				Forecasted				Jun 2021 Variance for Year Forecasted for £'000	Notes
	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000		
<b>Regeneration</b>										
<b>Regeneration - Core Budgets</b>										
Regeneration Management	295	0	38	333	292	0	38	330	-3	
Parry Thomas Centre	32	-32	11	11	33	-32	11	11	-0	
Betws wind farm community fund	87	-87	1	1	87	-87	1	1	-0	
Welfare Rights & Citizen's Advice	166	0	2	168	167	0	2	168	0	
Llanelli Coast Joint Venture	150	-150	5	5	150	-150	5	5	-0	
The Beacon	154	-141	50	64	148	-134	50	64	0	
Business Grants	0	0	0	0	34	-34	0	0	0	
BREXIT (WLGA Grant)	0	0	0	0	48	-48	0	0	0	
Econ Dev-Rural Carmarthen, Ammanford, Town Centres	389	0	7,988	8,377	389	0	7,988	8,377	0	
Econ Dev-Llanelli, C Hands, Coastal,Business, Inf & Ent	452	0	89	541	452	0	89	541	0	
Community Development and External Funding	524	0	340	864	523	0	340	863	-0	
Coronavirus	0	0	0	0	10	-10	0	0	0	
Food Hubs & Banks - Covid 19	0	0	0	0	70	-70	0	0	0	
Kickstart DWP Employment Scheme	0	0	0	0	2,100	-2,100	0	0	0	
Cockle Harvesters	0	0	0	0	176	-176	0	0	0	
Wellness	25	0	19	44	25	0	19	45	0	
City Deal	-54	0	24	-31	-54	0	24	-30	0	
Property	1,273	-88	-1,251	-66	1,255	-90	-1,251	-86	-20	Vacant post due to be filled imminently.
Commercial Properties	33	-594	537	-25	62	-473	537	125	150	General loss of income due to properties becoming vacant and no immediate prospect of re-letting.
Provision Markets	596	-660	373	309	553	-450	373	475	166	General downturn in demand for stalls and consequent reduction in achievable rents.
Renewable Energy Fund	0	-52	0	-52	0	-52	0	-52	-0	
Net Zero Carbon Plan	127	0	0	127	126	0	0	126	-0	
Operational Depots	337	0	-324	13	337	0	-324	13	0	
Administrative Buildings	2,926	-777	-3,189	-1,040	2,680	-617	-3,189	-1,126	-86	Additional essential maintenance planned during the year. Offset by savings on utilities, as staff continue to work from home.
Industrial Premises	485	-1,482	899	-98	428	-1,517	899	-190	-92	Occupancy levels are still high despite the pandemic.
County Farms	76	-342	425	158	75	-326	425	174	16	Shortfall on rent due to market conditions.
Livestock Markets	61	-213	3	-149	19	-32	3	-9	139	Whilst Nant y Ci is due to be re-let this includes a rent-free period.
Externally Funded Schemes	3,734	-3,733	73	73	3,149	-3,148	73	73	-0	
<b>Regeneration Total</b>	<b>11,867</b>	<b>-8,350</b>	<b>6,112</b>	<b>9,629</b>	<b>13,333</b>	<b>-9,545</b>	<b>6,112</b>	<b>9,899</b>	<b>271</b>	

**Community & Regeneration Scrutiny Report**  
**Budget Monitoring as at 30th June 2021 - Detail Variances**

Division	Working Budget				Forecasted				Jun 2021 Variance for Year Forecasted for £'000	Notes
	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000		
<b>Planning</b>										
Planning Admin Account	352	-16	-115	221	255	-16	-115	123	-97	Savings on supplies and services and vacant posts including the part-year effect of the Head of Service vacancy
Building Regulations Trading - Chargeable	441	-492	76	24	422	-367	76	131	106	Shortfall in income anticipated
Building Regulations Trading - Non-chargeable	33	0	13	46	32	0	13	45	-1	
Building Control - Other	186	0	23	208	183	0	23	206	-2	
Minerals	324	-195	57	186	336	-196	57	197	11	Shortfall in income anticipated
Policy-Development Planning	706	-2	62	767	578	-2	62	638	-129	£51k underspend due to staff vacancies and £78k savings on consultants fees due to COVID19-related delay in the LDP process
Development Management	1,693	-935	159	917	1,600	-812	159	947	30	Shortfall in income anticipated
Ash Dieback	269	0	1	270	269	0	1	270	0	
Tywi Centre	62	-61	13	14	70	-70	13	14	-0	
Conservation	471	-13	35	493	490	-52	35	473	-20	Vacant post to be filled from Sept
Caeau Mynydd Mawr - Marsh Fritillary Project	93	-93	4	4	91	-91	4	4	-0	
WPD Grid Connection S.106 Project	0	0	1	1	0	0	1	1	0	
Water Vole S.106 Project	6	-6	0	0	6	-6	0	0	0	
Local Nature Partnership	0	0	0	0	7	-7	0	0	0	
<b>Planning Total</b>	<b>4,635</b>	<b>-1,813</b>	<b>330</b>	<b>3,152</b>	<b>4,338</b>	<b>-1,618</b>	<b>330</b>	<b>3,050</b>	<b>-101</b>	
<b>Leisure &amp; Recreation</b>										
Millennium Coastal Park	254	-138	969	1,086	286	-164	969	1,091	5	
Burry Port Harbour	21	-85	28	-36	20	-87	28	-38	-2	
Discovery Centre	6	-88	1	-81	6	-76	1	-68	13	Forecasting to not fully achieve budgeted income
Pendine Outdoor Education Centre	534	-346	79	267	443	-227	79	294	28	Forecast includes a £80k investment in a Climbing Tower
Pembrey Beach Kiosk	0	-42	0	-41	0	-61	0	-61	-20	Forecasting to exceed budgeted income
Pembrey Ski Slope	386	-422	69	33	330	-379	69	20	-13	In year vacancies -£64k offset by income shortfall
Newcastle Emlyn Sports Centre	295	-158	19	155	315	-140	19	194	38	Forecasting to not fully achieve budgeted income due to restrictions at location
Cardigan Leisure Centre	1,670	-1,782	914	802	1,607	-1,676	914	845	43	Forecasting to not fully achieve budgeted income due to restrictions at location
St Clears Leisure Centre	151	-43	57	166	149	-22	57	185	19	Forecasting to not fully achieve budgeted income due to restrictions at location
Bro Myrddin Indoor Bowling Club	0	0	51	51	0	0	51	51	-0	
Amman Valley Leisure Centre	930	-848	91	173	832	-704	91	218	46	Forecasting to not fully achieve budgeted income due to restrictions at location
Brynamman Swimming Pool	0	0	55	55	0	0	55	55	-0	
Llandoverly Swimming Pool	345	-239	14	121	301	-190	14	125	5	
Garnant Golf Course	0	0	1	1	0	0	1	1	0	

**Community & Regeneration Scrutiny Report**  
**Budget Monitoring as at 30th June 2021 - Detail Variances**

Division	Working Budget				Forecasted				Jun 2021 Variance for Year Forecasted £'000	Notes
	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000		
Gwendraeth Sports Centre	0	0	0	0	0	0	0	0	0	
Dinefwr Bowling Centre	0	0	38	38	1	0	38	39	1	
Actif Communities	288	-34	54	309	288	-34	54	308	-1	
Actif Facilities	295	0	33	328	288	0	33	321	-7	
Actif health, fitness and dryside	199	-125	11	85	183	-109	11	85	-0	
Specialist populations	97	-97	2	2	97	-97	2	2	0	
Falls Prevention	56	-56	0	0	56	-56	0	0	0	
Active Young People	360	-335	20	45	363	-335	20	48	3	
LAPA Additional Funding (E)	12	-12	1	1	189	-189	1	1	0	
Sport & Leisure General	771	-57	71	785	771	-57	71	785	0	
National Exercise Referral Scheme (E)	180	-180	13	13	180	-180	13	13	0	
PEN RHOS 3G PITCH	16	-36	1	-19	16	-42	1	-25	-6	
Llanelli Leisure Centre	1,367	-1,165	549	751	1,114	-865	549	797	47	Forecasting to not fully achieve budgeted income due to restrictions at location
Coedcae Sports Hall	36	-14	5	27	18	-1	5	21	-6	
ESD Rev Grant - Ynys Dawela	44	-43	3	4	4	0	3	7	4	
Outdoor Recreation - Staffing costs	219	0	65	284	210	0	65	275	-9	
Pembrey Country Park	814	-936	180	58	849	-980	180	50	-8	
Llyn Lech Owain Country Park	102	-40	40	101	102	-33	40	109	9	
Pembrey Country Park Restaurant	422	-326	8	104	429	-302	8	135	31	Forecasting to not fully achieve budgeted catering income due to restrictions at location
Woodland Parks	0	0	0	0	4	0	0	4	4	
Carmarthen Library	499	-31	98	566	481	-12	98	566	-0	
Ammanford Library	283	-14	54	324	275	-7	54	322	-1	
Llanelli Library	475	-29	91	537	457	-12	91	536	-1	
Community Libraries	229	-7	165	387	222	-1	165	386	-1	
Libraries General	1,070	-1	57	1,126	1,079	-5	57	1,131	5	
Mobile Library	127	0	12	139	127	0	12	138	-1	
Carmarthen Museum, Abergwili.	182	-19	267	430	203	-8	267	463	33	Car park development costs not budgeted
Kidwelly Tinplate Museum	11	0	1	12	7	0	1	8	-4	
Parc Howard Museum	136	-78	44	102	125	-67	44	102	-0	
Museum of speed, Pendine	86	-26	2	61	85	0	2	87	25	Museum Development consultancy fees not budgeted
Museums General	150	0	35	186	211	-23	35	223	38	Unable to fully achieve vacancy factor
Archives General	141	-3	80	219	167	-3	80	244	25	Part year effect of new Archive Assistant not budgeted
Arts General	16	0	19	35	0	0	19	19	-16	Vacant post being held pending restructure
St Clears Craft Centre	107	-38	50	119	74	-18	50	106	-13	In year vacancy
Cultural Services Management	99	0	14	113	99	0	14	113	-0	
Llangarne Boathouse	151	-114	27	64	138	-87	27	78	14	Forecasting to not fully achieve budgeted income due to restrictions at location
Llyd Theatre	418	-295	104	227	248	-127	104	224	-3	
Y Ffwrnes	846	-515	385	716	572	-243	385	713	-2	
Ammanford Miners Theatre	75	-21	1	56	68	-20	1	49	-7	

**Community & Regeneration Scrutiny Report**  
**Budget Monitoring as at 30th June 2021 - Detail Variances**

Division	Working Budget				Forecasted				Jun 2021 Forecasted Variance for Year £'000	Notes
	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000	Expenditure £'000	Income £'000	Net non- controllable £'000	Net £'000		
Entertainment Centres General	468	-62	85	490	503	-104	85	484	-7	
Oriel Myrddin Trustee	204	-204	0	0	202	-202	0	0	0	
Oriel Myrddin CCC	115	0	895	1,010	115	0	895	1,010	0	
Motor Sports Centre - Pembrey	0	-98	0	-98	0	-98	0	-98	-0	
Attractor - Hostel	0	0	0	0	0	0	0	0	0	
Attractor - Museum	0	0	0	0	0	0	0	0	0	
Attractor - Externals	6	-31	0	-25	5	-30	0	-25	-0	
Beach safety	2	0	0	2	2	0	0	2	-0	
Leisure Management	398	0	-7	392	364	-1	-7	357	-35	In year vacancy
<b>Leisure &amp; Recreation Total</b>	<b>16,162</b>	<b>-9,230</b>	<b>5,922</b>	<b>12,854</b>	<b>15,278</b>	<b>-8,074</b>	<b>5,922</b>	<b>13,127</b>	<b>273</b>	
<b>Council Fund Housing</b>										
Independent Living and Affordable Homes	113	-45	64	132	113	-45	64	132	0	
Supporting People Providers	6,495	-6,495	0	0	6,495	-6,495	0	0	0	
Rent Smart Wales Project (E)	18	-18	3	3	18	-18	3	3	0	
Syrian Resettlement Scheme (E)	0	0	7	7	293	-293	7	7	-0	
Local Housing Company	0	0	0	0	-0	0	0	-0	-0	
Infection Prevention Control	0	0	0	0	-0	0	0	-0	-0	
Home Improvement (Non HRA)	726	-303	838	1,262	681	-251	838	1,268	6	
Penybryn Traveller Site	177	-130	16	64	150	-104	16	62	-1	
Landlord Incentive	13	-10	0	3	13	-9	0	4	1	
Homelessness	163	-68	7	101	163	-68	7	101	0	
Non HRA Re-Housing (Inc Chr)	168	0	53	222	158	0	53	211	-10	Vacant Posts.
Temporary Accommodation	512	-110	19	421	1,761	-1,359	19	421	-0	
Social Lettings Agency	814	-818	9	5	719	-720	9	8	3	
Houses Into Homes WG Grant Scheme	0	0	0	0	0	0	0	0	0	
Home Improvement Loan Scheme	0	0	0	0	-0	-0	0	-0	-0	
Houses Into Homes WG Loan Scheme	0	0	1	1	0	-0	1	1	-0	
Community Cohesion Fund Grant (H)	0	0	3	3	0	0	3	3	0	
Homelessness Prevention Grant Programme	0	0	0	0	28	-28	0	0	0	
YP Training Flats - WAG Innovation Grant	0	0	0	0	12	-12	0	0	0	
PR3 Leasing Scheme LOAN	0	0	0	0	0	0	0	0	0	
PR3 Leasing Scheme GRANT	0	0	0	0	12	-12	0	0	0	
Transitional Funding WG	0	0	0	0	24	-24	0	-0	-0	
<b>Council Fund Housing Total</b>	<b>9,199</b>	<b>-7,996</b>	<b>1,021</b>	<b>2,224</b>	<b>10,640</b>	<b>-9,439</b>	<b>1,021</b>	<b>2,222</b>	<b>-2</b>	
<b>TOTAL FOR COMMUNITY &amp; REGENERATION</b>	<b>41,863</b>	<b>-27,390</b>	<b>13,384</b>	<b>27,858</b>	<b>43,589</b>	<b>-28,675</b>	<b>13,384</b>	<b>28,298</b>	<b>441</b>	

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### Housing Revenue Account - Budget Monitoring as at 30th June 2021

	Working Budget £'000	Forecasted £'000	June 21 Variance for Year £'000	Notes
<b>Expenditure</b>				
<b>Repairs &amp; Maintenance</b>				
Responsive	1,950	1,970	20	
Minor Works	3,271	1,800	-1,471	Potential capacity issues within Minor Works Framework due to increase in volume of work being procured, options being explored with Contractors to increase capacity.
Voids	3,717	3,924	208	Additional associated costs on voids programme e.g. council tax bills.
Servicing	1,826	1,826	0	
Drains & Sewers	151	151	0	
Grounds	816	816	0	
Unadopted Roads	113	113	0	
<b>Supervision &amp; Management</b>				
Employee	5,758	5,692	-66	Vacant posts
Premises	1,170	1,159	-11	
Transport	74	28	-46	Reduction in staff travel due to working from home.
Supplies	938	943	5	
Recharges	1,783	1,783	0	
Provision for Bad Debt	594	594	0	
Capital Financing Cost	15,068	15,068	0	
Central Support Charges	1,742	1,731	-11	
DRF	11,333	11,333	0	
<b>Total Expenditure</b>	<b>50,303</b>	<b>48,933</b>	<b>-1,370</b>	

### Housing Revenue Account - Budget Monitoring as at 30th June 2021

	Working Budget £'000	Forecasted £'000	June 21 Variance for Year £'000	Notes
<b>Income</b>				
Rents	-42,025	-42,062	-37	Prediction close to budget for rent due.
Service Charges	-816	-816	-0	Increased void loss.
Supporting People	-68	-68	0	
Interest on Cash Balances	-23	-23	0	
Grants	-246	-299	-53	Overachievement of income linked to Welsh Government grants.
Insurance	-213	-213	0	
Other Income	-457	-472	-15	
<b>Total Income</b>	<b>-43,847</b>	<b>-43,952</b>	<b>-105</b>	
<b>Net Expenditure</b>	<b>6,456</b>	<b>4,980</b>	<b>-1,476</b>	

HRA Reserve	£'000
Balance b/f 01/04/2021	19,444
Budgeted movement in year	-6,456
Variance for the year	1,476
Balance c/f 31/03/2022	<b>14,463</b>

Capital Programme 2021/22							Variance for Year £'000	Comment
Capital Budget Monitoring Report for the Three Months Ended June 2021 - Main Variances								
DEPARTMENT/SCHEMES	Working Budget			Actual				
	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000		
<b>COMMUNITIES</b>								
- Public Housing	39,655	-8,652	31,003	41,655	-9,372	32,283	1,280	
Sewage Treatment Works Upgrading	184	0	184	184	0	184	0	
Telecare Upgrade	0	0	0	6	0	6	6	
Internal and External Works (Property)	16,239	0	16,239	17,869	0	17,869	1,630	Acceleration of VOIDS works.
Environmental Works (Housing Services)	380	0	380	930	0	930	550	Garages investment programme accelerated. Overspend will be covered within department.
Adaptations and Equalities Works (Building Services)	1,500	0	1,500	1,500	0	1,500	0	
Programme Delivery and Strategy	896	0	896	777	0	777	-119	Owing to vacancies.
Housing Development Programme	20,256	-827	19,429	20,189	-1,547	18,642	-787	Ongoing impact of COVID19.
CX Housing Assets - Asset Management System	200	0	200	200	0	200	0	
MRA and IHP Grants Income	0	-7,825	-7,825	0	-7,825	-7,825	0	IHP Grant and MRA
- Private Housing	3,830	-270	3,560	2,630	-270	2,360	-1,200	
Disabled Facilities Grant (DFG)	3,033	0	3,033	1,833	0	1,833	-1,200	Current commitment on approved DFGs is £800k. We have a further 400 enquiries that are yet to be assessed. Therefore, despite there being the demand to spend the full budget because of the available resources and contractor capacity the likely spend will be lower.
ENABLE - Adaptations to Support Independent Living	270	-270	0	270	-270	0	0	
Travellers Sites	27	0	27	27	0	27	0	
Empty Properties Initiatives	500	0	500	500	0	500	0	
- Leisure	4,829	-1,025	3,804	2,151	-125	2,026	-1,778	
Carmarthen Leisure Centre & Track	0	0	0	40		40	40	Retentions to be covered from within the capital programme.
Amman Valley Leisure Centre Masterplan	1,052	0	1,052	76	0	76	-976	Slip to 2022/23. Project in development with Education Department.
Oriol Myrddin Redevelopment	1,887	-1,000	887	200	-100	100	-787	Appointment of contractor due by December 2021. Projected start on site March 2022. Project to slip into 2022/23
Libraries & Museums	961	0	961	961	0	961	0	
Burry Port Harbour Walls	429	0	429	501	0	501	72	Overspend to be covered by underspends on other projects within the department.
Country Parks	500	-25	475	372	-25	348	-127	Majority of underspend is on the Pembrey Country Park Cycling Hub and will be utilised to cover spend on other projects, mainly the new BMX pump track.

Capital Programme 2021/22							Variance for Year £'000	Comment
Capital Budget Monitoring Report for the Three Months Ended June 2021 - Main Variances								
DEPARTMENT/SCHEMES	Working Budget			Actual				
	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000		
<b>REGENERATION</b>	<b>88,111</b>	<b>-42,824</b>	<b>45,287</b>	<b>21,914</b>	<b>-7,941</b>	<b>13,973</b>	<b>-31,314</b>	
Swansea Bay City Region Projects	52,815	-32,021	20,794	3,292	-3,292	0	-20,794	Contractor expected to be appointed September 2021. Majority of spend expected in 2022/23. Budget needs to be Slipped 2022/23.
County Wide Regeneration Funds	8,504	-3,000	5,504	7,232	-3,000	4,232	-1,272	Delays on grants to third parties because of Covid-19 restrictions. Project to slip to 2022/23.
Cross Hands East Strategic Employment Site Phase 1	652	0	652	652	0	652	0	
Cross Hands East Phase 2	513	-202	311	513	-202	311	0	
Cross Hands East Plot 3 Development	7,335	-3,970	3,366	354	-186	168	-3,198	Construction expected to start in February 2021. Slip to 2022/23.
Valleys Town Centres	122	-122	0	68	-68	0	0	
Carmarthen Town Regeneration - Jacksons Lane	53	-48	5	53	-48	5	0	
Carmarthen Old Town Quarter	728	-10	718	150	0	150	-568	Detailed design to follow Greening Infrastructure masterplan outcome.
Pendine Iconic International Visitors Destination	2,333	-130	2,203	130	-130	0	-2,203	Currently in discussion with insurance company regarding storm damage claim, and in discussion with new contractor following contractor failure. Works will continue into the next financial year.
Llandeilo Market Hall	3,586	-821	2,764	3,586	-821	2,764	0	Completion expected September 2022.
Ammanford Regeneration Development Fund	299	0	299	127	0	127	-171	Progress delays on third party schemes due to COVID19. Slipped to 2022/23.
Ammanford Town Centre Regeneration	21	0	21	21	0	21	0	
Town Centre Loan Scheme	1,400	0	1,400	1,400	0	1,400	0	Loan will be let this financial year for the Linc Llanelli. Funding already received from the Welsh Government.
TRI Strategic Projects - Market Street North	1,811	0	1,811	58	0	58	-1,753	Project called in by Welsh Government planning division. Likely to slip to future years.
TRI Strategic Projects - Former YMCA Building, Stepney Street, Llanelli	1,868	0	1,868	2,154	0	2,154	286	Funded by Strategic TRI allocation.
Transforming Town Centres Strategic Projects	4,523	-2,500	2,023	562	-194	368	-1,655	Slip to 2022/23. External funding will be drawn down in advance of CCC monies that will be required in future years.
Business Support for Renewable Energy Initiatives	500	0	500	500	0	500	0	
Ten Towns Growth Plan	1,000	0	1,000	1,000	0	1,000	0	
Other Projects	48	0	47	62	0	63	15	Llanelli JV and Levelling up Carmarthen West and South Pems bid.
<b>TOTAL</b>	<b>136,425</b>	<b>-52,771</b>	<b>83,654</b>	<b>68,350</b>	<b>-17,708</b>	<b>50,642</b>	<b>-33,012</b>	

# Housing H.R.A.(Public Sector)

## Capital Budget Monitoring - Scrutiny Report For June 2021

### APPENDIX F

Scheme	Target Date for Completion	Working Budget			Forecasted		
		Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
<b>Public Sector Housing External Funding</b>		0	-7,825	-7,825	0	-7,825	-7,825
Energy Efficiency External Funding		0	0	0	0	0	0
Innovative Housing Programme Grant		0	-1,600	-1,600	0	-1,600	-1,600
Major Repairs Allowance - MRA - Income		0	-6,225	-6,225	0	-6,225	-6,225
<b>Sewage Treatment Works Upgrading</b>	Ongoing	184	0	184	184	0	184
Sewage Treatment Works Upgrading		184	0	184	184	0	184
<b>Internal and External Works (Housing Services)</b>		0	0	0	6	0	6
Telecare Upgrade		0	0	0	6	0	6
<b>Internal and External Works (PROPERTY)</b>	Ongoing	16,239	0	16,239	17,870	0	17,870
Sheltered Housing Investment		1,507	0	1,507	1,558	0	1,558
Voids To Achieve The CHS (VOI)		5,545	0	5,545	7,203	0	7,203
Planned M&E Works (MEHC)		1,180	0	1,180	1,180	0	1,180
Internal Refurbishment (PKB)		700	0	700	700	0	700
Housing Minor Works (HMO)		1,862	0	1,862	1,862	0	1,862
Rendering and External Works (EXP & EXI)		2,600	0	2,600	2,522	0	2,522
Re-Roofing - Council Dwellings		2,000	0	2,000	2,000	0	2,000
Risk Reduction Measures		845	0	845	845	0	845
<b>Environmental Works (Housing Services)</b>	Ongoing	380	0	380	930	0	930
Environmental Works Project (EWP)		380	0	380	430	0	430
Garages		0	0	0	500	0	500

Variance for Year £'000	Comment
0	
0	
0	
0	
0	
0	
0	
0	
6	
6	
1,631	
51	Options being discussed. Proposed to spend full year budget.
1,658	Acceleration of VOIDS works.
0	
0	
0	
-78	
0	
0	
550	
50	Housing unadopted roads.
500	Back log of work authorised by Head of Service.

# Housing H.R.A.(Public Sector)

## Capital Budget Monitoring - Scrutiny Report For June 2021

### APPENDIX F

		Working Budget			Forecasted		
Scheme	Target Date for Completion	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
<b>Adaptations and DDA Works (Building Services)</b>	Ongoing	1,500	0	1,500	1,500	0	1,500
Adaptations For The Disabled		1,500	0	1,500	1,500	0	1,500
<b>Programme Delivery and Strategy</b>		896	0	896	776	0	776
CHS Programme		656	0	656	656	0	656
Stock Condition Survey 2021-22 - County Wide		240	0	240	120	0	120
<b>Housing Development Programme (New builds &amp; Stock Increase Programme)</b>	Ongoing	19,429	0	19,429	20,189	-1,547	18,642
Purchase of Private Dwellings for Hsg Stock		1,957	0	1,957	2,150	-193	1,957
Strategic Regeneration Schemes		1,800	0	1,800	1,124	0	1,124
Council New Build		12,139	0	12,139	12,141	-435	11,706
Station Road / Tyisha Masterplan		2,000	0	2,000	1,997	0	1,997
Assisted Living Schemes		549	0	549	1,793	-919	874
Self Build		567	0	567	567	0	567
Pentre Awel		417	0	417	417	0	417
<b>Retrofit and Decarbonisation</b>	Ongoing	200	0	200	200	0	200
CX Housing Assets - Asset Management System		200	0	200	200	0	200
<b>NET BUDGET</b>		<b>38,828</b>	<b>-7,825</b>	<b>31,003</b>	<b>41,655</b>	<b>-9,372</b>	<b>32,283</b>

Variance for Year £'000	Comment
0	
0	
-120	
0	
-120	Delayed because of staff vacancy. Assume start October 2021.
-787	
0	
-676	Feasibility ongoing at Garnant (£-195k). Delay to 5-8 Spilman Street (£-481k).
-433	Additional LRF funding.
-3	
325	Additional Works.
0	
0	
0	
0	
1,280	

# Housing G.F.(Private Sector)

## Capital Budget Monitoring - Scrutiny Report For June 2021

APPENDIX G

		Working Budget			Forecasted		
Scheme	Target Date for Completion	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
Disabled Facility Grants	Ongoing	3,033	0	3,033	1,833	0	1,833
Travellers Sites General	Ongoing	27	0	27	27	0	27
ENABLE - Adaptations to Support Independent Living	Mar'22	270	-270	0	270	-270	0
Empty Properties Initiatives	Mar'22	500	0	500	500	0	500
Western Valleys (Landlord Scheme)		275	0	275	275	0	275
Valleys Task Force (Owner Occupants)		225	0	225	225	0	225
<b>NET BUDGET</b>		<b>3,830</b>	<b>-270</b>	<b>3,560</b>	<b>2,630</b>	<b>-270</b>	<b>2,360</b>

Variance for Year £'000	Comment
-1,200	Shortage of contractor capacity
0	
0	
0	
0	
0	
0	
-1,200	

# Leisure

## Capital Budget Monitoring - Scrutiny Report For June 2021

APPENDIX H

		Working Budget			Forecasted		
Scheme	Target Date for Completion	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
<b>Leisure Centres</b>		<b>1,052</b>	<b>0</b>	<b>1,052</b>	<b>116</b>	<b>0</b>	<b>116</b>
Carmarthen Leisure Centre & Track	Complete	0	0	0	40	0	40
Amman Valley Leisure Centre Masterplan	Ongoing	1,052	0	1,052	76	0	76
<b>Arts &amp; Culture</b>	Mar'23	<b>1,887</b>	<b>-1,000</b>	<b>887</b>	<b>200</b>	<b>-100</b>	<b>100</b>
<b>Libraries &amp; Museums</b>		<b>961</b>	<b>0</b>	<b>961</b>	<b>961</b>	<b>0</b>	<b>961</b>
County Museum Roof, Abergwili		56	0	56	56	0	56
Carmarthenshire Archives Relocation		260	0	260	260	0	260
Carms Museums Collections		4	0	4	4	0	4
Parc Howard Master Plan		429	0	429	429	0	429
Towy Gateway - Contribution to Tywi Gateway Trust for Bishop's Park (Reffcus)		212	0	212	212	0	212
<b>Ports</b>		<b>429</b>	<b>0</b>	<b>429</b>	<b>501</b>	<b>0</b>	<b>501</b>
Burry Port Harbour Wall - 2017-2026	Mar'22	429	0	429	501	0	501
<b>Country Parks &amp; Golf Courses</b>		<b>500</b>	<b>-25</b>	<b>475</b>	<b>373</b>	<b>-25</b>	<b>348</b>
Pembrey Country Park - Strategic Infrastructure Development		0	0	0	26	0	26
Pembrey Country Park - Cycling Hub	Ongoing	172	0	172	0	0	0
Llyn Llech Owain - Valleys Regional Park Discovery Gateway (VRP)		17	-17	0	36	-17	19
Car Parking Infrastructure at Millennium Coastal Park & Pembrey Country Park		3	0	3	3	0	3
Llyn Llech Owain (VRP) - Valleys Taskforce - Co-Working Spaces		8	-8	0	8	-8	0
Morfa Bacas (MCP)	Ongoing	300	0	300	300	0	300
<b>NET BUDGET</b>		<b>4,829</b>	<b>-1,025</b>	<b>3,804</b>	<b>2,151</b>	<b>-125</b>	<b>2,026</b>

Variance for Year £'000	Comment
-936	
40	Retentions
-976	Slip to 2022/23. Project on development with Education Partners.
-787	Oriel Myrddin Redevelopment - Appointment of contractor due in December. Projected to start on site March 2022.
0	
0	
0	
0	
0	
72	
72	
-127	
26	
-172	
19	
0	
0	
0	
-1,778	Mainly delays on Amman Valley Leisure Centre and Oriel Myrddin.



# Regeneration

## Capital Budget Monitoring - Scrutiny Report For June 2021

APPENDIX I

Scheme	Target Date for Completion	Working Budget			Forecasted		
		Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
<b>Llanelli JV General</b>	<b>Ongoing</b>	<b>48</b>	<b>0</b>	<b>48</b>	<b>48</b>	<b>0</b>	<b>48</b>
<b>Swansea Bay City Region Projects</b>	<b>Ongoing</b>	<b>52,815</b>	<b>-32,021</b>	<b>20,794</b>	<b>3,292</b>	<b>-3,292</b>	<b>0</b>
SB City Region - Pentre Awel - Phase 1		25,521	-25,521	0	3,047	-3,292	-245
SB City Region - Yr Egin		2,000	-2,000	0	0	0	0
SB City Region - Pentre Awel - Ecology Pre-Commencement Work		0	0	0	45	0	45
Swansea Bay City Region - Llanelli Leisure Centre - New Development		18,436	-4,500	13,936	200	0	200
Swansea Bay City Region - Older People's Accommodation (including Llanelli Area)		6,858	0	6,858	0	0	0
<b>County Wide Regeneration Funds</b>	<b>Ongoing</b>	<b>8,504</b>	<b>-3,000</b>	<b>5,504</b>	<b>7,232</b>	<b>-3,000</b>	<b>4,232</b>
Transformation Strategy Project Fund		3,601	-3,000	601	3,601	-3,000	601
Rural Enterprise Fund		1,868	0	1,868	1,131	0	1,131
Transformation Commercial Property Development Fund		3,035	0	3,035	2,500	0	2,500
<b>Llanelli, Cross Hands &amp; Coastal Belt Area</b>		<b>8,623</b>	<b>-4,294</b>	<b>4,329</b>	<b>1,587</b>	<b>-456</b>	<b>1,131</b>
Cross Hands East Strategic Employment Site Ph1	Complete	652	0	652	652	0	652
Cross Hands East Plot 3 Development	Dec '22	7,336	-3,970	3,366	354	-186	168
Cross Hands East Phase 2	Dec '22	513	-202	311	513	-202	311
Valleys Town Centres - Digital Infrastructure	Mar '22	97	-97	0	43	-43	0
Valleys Town Centres - Feasibility Studies	Mar '22	25	-25	0	25	-25	0
<b>Ammanford, Carmarthen &amp; Rural Area</b>		<b>7,019</b>	<b>-1,009</b>	<b>6,010</b>	<b>4,081</b>	<b>-999</b>	<b>3,082</b>
Ammanford Town Centre Regeneration		21	0	21	21	0	21
Carmarthen Town Regeneration - Jacksons Lane (81086)		53	-48	5	53	-48	5
Penrhi Iconic International Visitors Destination	Mar '22	2,333	-130	2,203	130	-130	0
Ammanford Regeneration Development Fund	Ongoing	299	0	299	127	0	127
Llanelli Market Hall	Sept '22	3,585	-821	2,764	3,585	-821	2,764
Levelling Up Carmarthen West and South Pems	Ongoing	0	0	0	15	0	15
Carmarthen Old Town Quarter Regeneration	Ongoing	728	-10	718	150	0	150

Variance for Year £'000	Comment
0	
-20,794	
-245	Contractor appointment expected in Sept 2021.
0	
45	
-13,736	Slip to 2022/23.
-6,858	Slip to 2022/23.
-1,272	
0	
-737	Slip to 2022/23.
-535	Projects to support to be identified.
-3,198	
0	
-3,198	Construction expected to start in Feb 2022. Slip to 2022/23.
0	
0	
0	
-2,928	
0	
0	
-2,203	New contractor to be appointed.
-172	
0	
15	
-568	detailed design to follow GI masterplan outcome.

# Regeneration

## Capital Budget Monitoring - Scrutiny Report For June 2021

APPENDIX I

		Working Budget			Forecasted		
Scheme	Target Date for Completion	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
<b>Town Centre Loan Scheme</b>		<b>1,400</b>	<b>0</b>	<b>1,400</b>	<b>1,400</b>	<b>0</b>	<b>1,400</b>
Town Centre Loan Scheme (TCLS) - The Linc	Mar '22	1,400	0	1,400	1,400	0	1,400
<b>Transforming Towns Strategic Projects (formerly known as TRI)</b>		<b>8,202</b>	<b>-2,500</b>	<b>5,702</b>	<b>2,774</b>	<b>-194</b>	<b>2,580</b>
TRI Strategic Projects - Market Street North	Ongoing	1,811	0	1,811	58	0	58
TRI Strategic Projects - Former YMCA Building, Stepney Street, Llanelli	Ongoing	1,868	0	1,868	2,154	0	2,154
TRI Strategic Projects - Llanelli Goods Shed / Community Hub	Ongoing	98	0	98	150	-50	100
Transforming Towns - 8-12 Vaughan Street Acquisition	Ongoing	0	0	0	199	-139	60
Transforming Towns (Green Infrastructure & Biodiversity) - Llanelli Library Green Wall		0	0	0	5	-5	0
Transforming Towns (Green Infrastructure & Biodiversity) - Carregamman Car Park Enhancements		199	0	199	208	0	208
TRI Strategic Projects	Ongoing	4,226	-2,500	1,726	0	0	0
<b>Business Support for Renewable Energy Initiatives</b>	<b>Ongoing</b>	<b>500</b>	<b>0</b>	<b>500</b>	<b>500</b>	<b>0</b>	<b>500</b>
<b>Ten Town Growth Plan</b>	<b>Ongoing</b>	<b>1,000</b>	<b>0</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>	<b>1,000</b>
<b>NET BUDGET</b>		<b>88,111</b>	<b>-42,824</b>	<b>45,287</b>	<b>21,914</b>	<b>-7,941</b>	<b>13,973</b>

Variance for Year £'000	Comment
0	
0	
-3,122	
-1,753	Project called in by Welsh Government planning division. Likely to slip to future years.
286	Funded by strategic TRI allocation.
2	Covered from TRI strategic Budget.
60	
0	
9	Covered from TRI strategic Budget.
-1,726	Includes COVID 19 response package - Slip to 2022/23.
0	
0	
0	
-31,314	

**2021/22 Savings Monitoring Report**  
**Community & Regeneration Scrutiny Committee**  
**30th September 2021**

1 Summary position as at : 30th June 2021

£20 k variance from delivery target

	2021/22 Savings monitoring		
	2021/22	2021/22	2021/22
	Target	Delivered	Variance
	£'000	£'000	£'000
Chief Executive	118	98	20
Communities	43	43	0
Environment	0	0	0
	<b>161</b>	<b>141</b>	<b>20</b>

2 Analysis of delivery against target for managerial and policy decisions:

Managerial  
Policy

£20 k Off delivery target  
£0 k ahead of target

	MANAGERIAL			POLICY		
	2021/22	2021/22	2021/22	2021/22	2021/22	2021/22
	Target	Delivered	Variance	Target	Delivered	Variance
	£'000	£'000	£'000	£'000	£'000	£'000
Chief Executive	118	98	20	0	0	0
Communities	43	43	0	0	0	0
Environment	0	0	0	0	0	0
	<b>161</b>	<b>141</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>

3 Appendix J (i) : Savings proposals not on target

Appendix J (ii) : Savings proposals on target (for information)

DEPARTMENT	2020/21 Budget	FACT FILE	2021/22 Proposed	2021/22 Delivered	2021/22 Variance	EFFICIENCY DESCRIPTION	REASON FOR VARIANCE
	£'000		£'000	£'000	£'000		

**Managerial - Off Target****Chief Executive**

Regeneration division	3,475	Regeneration is a key priority for the council. The Division provides Business, employability, grant funding and skills support and advice. We also deliver physical regeneration projects throughout the county, including the Swansea Bay City Deal Pentre Awel Life Science and Wellness Village planned for Delta Lakes. The Regeneration Division is responsible for the management of land assets (those within the economic/commercial portfolio) of the Council, taking a strategic commercial view to ensure the portfolio is managed to meet the Council's economic development needs. The Division is also responsible for the delivery of the Council's Net Zero Carbon agenda.	20	0	20	Income Generation	Scope to generate additional income is reduced during the pandemic. It is anticipated however that this will be delivered as normality returns.
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**Chief Executive Total****20      0      20****Policy - Off Target****NOTHING TO REPORT**

DEPARTMENT	2020/21 Budget	FACT FILE	2021/22 Proposed	2021/22 Delivered	2021/22 Variance	EFFICIENCY DESCRIPTION
	£'000		£'000	£'000	£'000	

**Managerial - On Target****Chief Executive**

Regeneration division	3,475	Regeneration is a key priority for the council. The Division provides Business, employability, grant funding and skills support and advice. We also deliver physical regeneration projects throughout the county, including the Swansea Bay City Deal Pentre Awel Life Science and Wellness Village planned for Delta Lakes. The Regeneration Division is responsible for the management of land assets (those within the economic/commercial portfolio) of the Council, taking a strategic commercial view to ensure the portfolio is managed to meet the Council's economic development needs. The Division is also responsible for the delivery of the Council's Net Zero Carbon agenda.	98	98	0	Service review.
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**Chief Executive Total****98 98 0****Communities****Leisure**

Pembrey Country Park	-42	Pembrey Country Park is one of the most visited outdoor facilities in Carmarthenshire and Wales, regularly attracting around half a million users annually. Whilst usage numbers have fluctuated this year with lockdowns and restrictions, the park was busier than ever during August, highlighting the value people put on great and safe outdoor spaces. The park has an 8 mile beach, a 320 pitch caravan and camping site, 550 acres of woodlands, a 130m long dry ski slope and toboggan run in Wales, along with a new Crazy Golf course, 9 hole pitch and putt facility, a miniature model steam railway, a riding centre, and the National Closed Road Cycle circuit and pump track.	15	15	0	Increased Income (parking / campsite / café /ski)
St Clears Leisure Centre	110	Salix funding has been secured to invest in more energy efficient lighting at our leisure centres	4	4	0	St Clears Energy Efficiency saving from previously implemented project
Llandovery Swimming Pool	104	Salix funding has been secured to invest in more energy efficient lighting and the installation of swimming pool covers to reduce overnight heat loss at our leisure centres	2	2	0	Llandovery Pool Energy Efficiency saving from previously implemented project
Theatres	511	Carmarthenshire Theatres manage the Miners' Ammanford, Lyric Carmarthen and Ffwrnes Llanelli and promote a broad range of bi-lingual events and productions throughout the year for all age groups and interests. In previous years, in excess of 100,000 paying customers and participants visited and make use of our facilities, however, during 2020/21 Theatres have been hit harder than most services, not being allowed to open at all due to Covid restrictions. Prior to this financial year, Carmarthenshire's flagship theatre, The Ffwrnes, established itself as one of Wales's leading Cultural and Entertainment venues. Typical annual figures pre 2020/21 would have been as follows: 266 visiting companies and hirers; 400 performances/events; 74,130 attendances; 33,805 participants. Whilst costs and lost income are reclaimed through hardship funding grants for this financial year, the service has also innovated to develop new online products and shows, which will hopefully grow our audience base and income in future years.	7	7	0	Increased income - Theatres
Libraries	2,544	Carmarthenshire libraries provide an extensive choice of books, DVDs, CDs, online services, newspapers and magazines. With over half a million books on offer between 3 regional, 13 branch and mobile libraries, the service offers invaluable support and access to Carmarthenshire residents. Public access computers and Wi-Fi are available at all libraries, and typically, the service issues over 600,000 books per year. The mobile service provides a valuable outreach services to rural parts of the County, linking up with various partners to deliver public information services online.	5	5	0	Procurement and cost efficiencies relating to stock and general operational costs
Arts	118	Arts venues include Oriol Myrddin Art Gallery in Carmarthen, Y Gat in St. Clears and the Dylan Thomas Boathouse, Laugharne	10	10	0	Arts Development general savings around operational costs
<b>Total Leisure</b>			<b>43</b>	<b>43</b>	<b>0</b>	

**Communities Total****43 43 0****Policy - On Target****NOTHING TO REPORT**

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# COMMUNITY AND REGENERATION SCRUTINY COMMITTEE 30<sup>TH</sup> SEPTEMBER 2021

## SCRUTINY ACTION UPDATE

**Purpose: To apprise the Committee of actions taken in response to decisions made**

### To consider and comment on the following issues:

- To scrutinise the progress made in relation to actions, requests or referrals recorded during previous meetings of the Committee.

### Reasons:

- To enable members to exercise their scrutiny role in relation to monitoring performance.

**To be referred to the Cabinet / Council for decision: NO**

**CABINET MEMBER PORTFOLIO HOLDER:- Not Applicable**

**Directorate:**

**Chief Executive**

**Name of Head of Service:**

Linda Rees Jones

**Report Author:**

Kevin Thomas

**Designations:**

Head of Administration and Law

Democratic Services Officer

**Tel Nos./ E Mail Addresses:**

01267 224010

[lrjones@carmarthenshire.gov.uk](mailto:lrjones@carmarthenshire.gov.uk)

01267 224027

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**COMMUNITY AND REGENERATION SCRUTINY COMMITTEE**  
**30<sup>TH</sup> SEPTEMBER 2021**

**Scrutiny Action Update**

During the course of a municipal year, several requests for additional information are made by the Committee in order to assist it in discharging its scrutiny role.

The attached report provides members of the Committee with an update on the progress made in relation to these requests.

**DETAILED REPORT ATTACHED ?**

**YES**



## IMPLICATIONS

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

Signed: Linda Rees Jones

Head of Administration and Law

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>

## CONSULTATIONS

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

Signed: Linda Rees-Jones

Head of Administration and Law

1. Local Member(s) - N/A

2. Community / Town Council – N/A

3. Relevant Partners - N/A

4. Staff Side Representatives and other Organisations - N/A

**CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED**  
NO

N/A

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

**THERE ARE NONE**

Title of Document	File Ref No.	Locations that the papers are available for public inspection
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**Community Scrutiny Committee Actions 2019-2020**

Ref No	Meeting Date	Recommendation / Action / Referral	Description	Progress Update	Member / Officer	Status
CS 01 - 19/20	2nd July 2019	Recommendation	<b>Building More Council Homes - Our Ambition and Plan of Action</b>  To Provide members, by e-mail, with the affordable home activity per ward	Details of affordable home activity per ward will be updated to include all delivery up to the 31st March 2021. This will be e-mailed to members as soon as the information is available The updated information has been provided by e-mail	Jonathan Morgan	Completed
CS02 - 19/20	2nd July 2019	Recommendation	<b>Building More Council Homes - Our Ambition and Plan of Action</b>  To Provide members, by e-mail, with details of the discussions being undertaken on the feasibility of limiting the number of times a planning application could be re-newed on a plot of land	an e-mail response has been provided to the Committee members	Llinos Quelch	Completed
CS03-19/20	2nd July 2019	Action	<b>Building More Council Homes - Our Ambition and Plan of Action</b>  the plan be recommended to the Executive Board for Adoption	1. The plan was accepted by Executive Board on the 29th July, 2019 and recommended to Council for adoption  2. The Plan was adopted by the Council on the 11th October 2019	Jonathan Morgan	Completed
CS04-19/20	2nd July 2019	Recommendation	<b>Draft Carmarthenshire County Council's Annual Report for 2018/19</b>  To seek a more appropriate symbol, rather than a smiley face, to demonstrate the measure of success	Symbol amended	Gwyneth Ayres	Completed
CS05 -19/20	2nd July 2019	Action	<b>Draft Carmarthenshire County Council's Annual Report for 2018/19</b>  The Head of Leisure to explore the option co-ordinating a meeting with key agencies to explore the potential for promoting fishing opportunities across the County	Meeting of Key Partners arranged for late September, 2019  A Development session for members was held on the 19th November	Ian Jones	Completed
CS06- 19/20	2nd July 2019	Action	<b>Draft Carmarthenshire County Council's Annual Report for 2018/19</b>  To recommend to the Executive Board the adoption of the Draft Annual Report	The report was considered by the Executive Board on the 23rd September 2019 and was subsequently adopted by Council on the 9th October, 2019	Gwyneth Ayres	Completed

**Community Scrutiny Committee Actions 2019-2020**

CS07-19/20	3rd October 2019	Recommendation	<p><b>Annual Performance Report 2018/19 (Planning)</b></p> <p>The Preport was approved for submission to the Welsh Government by the 31st October 2019</p>	<p>the report was considered and approved by the Executive Board at its meeting held on the 23rd September and by the Council on the 9th October.</p> <p>The report was submitted to the Welsh Government by the 31st October</p>	Llinos Quelch	Completed
CS08-19/20	3rd October 2019	Recommendation	<p><b>Annual Monitoring Report 2018/19 Adopted Carmarthenshire Local Development Plan</b></p> <p>to recommend to the Executive Board/Council that the fourth annual monitoring report be approved for both submission to the Welsh Government and published on the Council's website by the 31st October</p>	<p>the report was considered and approved by the Executive Board at its meeting held on the 23rd September and Council on the 9th October.</p> <p>The report has been published on the Council's website</p>	Ian Llewellyn	Completed
CS09- 19/20	3rd October 2019	Recommendation	<p><b>Quarter 1 - 1st April to 30th June 2019 Performance Monitoring Report</b></p> <p>A report is to be sent to members providing an explanation for why 16 of the actions in the report had been provided with amended target dates</p>	<p>the report has been e-mailed to members</p>	Ian Jones / Jason Jones / Llinos Quelch	Completed
CS10 - 19/20	3rd October 2019	Action	<p><b>Revenue and Capital Budget Monitoring Report 2019/20</b></p> <p>to provide members with an explanation on the anticipated £55k budgetary shortfall at the Nant y Ci Livestock Market</p>	<p>the information was provided by e-mail on the 29th October and updated at a Development Session held on the 19th November</p>	Helen Morgan / Jason Jones	Completed
CS11- 19/20	16th October	Action	<p><b>Revised Carmarthenshire Local Development Plan 2018-2033</b></p> <p>to provide members with details on the use of recycled materials by the construction industry</p>	<p>an e- mail detailing the requested information was sent to members on the 18th October</p>	Llinos Quelch	Completed

**Community Scrutiny Committee Actions 2019-2020**

CS12 - 19/20	16th October	Recommendation	<p><b>Revised Carmarthenshire Local Development Plan 2018-2033</b></p> <p>Recommended to Council:- 1. the plan be approved for formal consultation; 2.the SPG for the Burry Inlet and the Caeau Mynydd Mawr Special Area of conservation be approved for consultation concurrent with the Draft Deposit LDP</p>	<p>1. Considered by Executive Board on the 21st October for referral to Council for consideration</p> <p>The Plan was considered by Council on the 13th November, 2019 and approved for consultation</p>	Llinos Quelch	Completed
CS13 - 19/20	19th November	Recommendation	<p><b>Universal Credit full service update for Carmarthenshire</b></p> <p>To convene a Member Seminar on the roll out of Universal Credit within Carmarthenshire</p>	<p>Arrangements were made for the Seminar to be held in April 2020. This was cancelled due to the Covid Panemic. Arrangements will be made to reconvene the seminar as soon as practicable</p> <p>There has been difficulty in arranging an all members seminar and the UC agenda has moved on considerably in last 18 months. It is suggested that an update report on progress is provided to Community Scrutiny at the earliest possible opportunity</p>	Jonathan Morgan	In progress
CS14 - 19/20	19th November	Action	<p>Revenue and Capital Budget Monitoring Report 2019/20</p> <p>to provide a breakdown of general costs associated with the free swim grant and the recent reduction in funding,</p>	Information has been provided to members of the Committee by e-mail	Ian Jones	completed
CS15 - 19/20	16th January 2020	Recommendation	<p>Revenue Budget Strategy Consultation 2020/21 - 2022/23</p> <p>The Executive Board, as part of the Budgetary consultation, be recommended to fund the estimated £150k cost to primary schools of providing swimming lessons as part of the key Stage 2 curriculum, with the cost thereof being met from the £293k unallocated contingency within the budget strategy</p>	The recommendation was not progressed by the Executive Board as part of the budget proposals	Randal Hemingway	Completed
CS16 - 19/20	16th January 2020	Recommendation	<p>Revenue Budget Strategy Consultation 2020/21 - 2022/23</p> <p>The Committee undertake site visits to the Council's Libraries and museums</p>	All site visits are currently held in abeyance due to the ongoing Covid 19 epidemic. They will recommence when current restrictions have been lifted. They have also been included within the 2020/21 Forward Work Programme	Kevin Thomas	Completed

### Community Scrutiny Committee Actions 2019-2020

CS17 - 19/20	16th January 2020	Action	Communities Departmental Draft Business Plan 2020-2033  To provide a report on the Council's Commissioning Plan	New Affordable Homes Commissioning Plan was due to be launched in March 2020 but was postponed. New dates now being confirmed  A new joint Housing and Regeneration masterplan will be produced in Autumn 2021 and will be provided to Scrutiny for comment. The plan builds on the excellent response to the consultation process undertaken during Summer 2021	Jonathan Morgan	In progress
CS18 - 19/20	16th January 2020	Action	Communities Departmental Draft Business Plan 2020-2033  To provide reports through the Council's political process on development proposals for:- Pendine Outdoor Education Centre; St Clears Leisure Centre; Y Gat, St Clears	Anticipated that reports will be available Spring / Summer 2020  A report on the Pendine Outdoor Education Centre was submitted to the Council's December 2020 meeting Verbal update provided on St Clears Leisure Centre to say that internal capital bid was not supported, however, scheme remains on shelf and alternative funding opportunities such as local S106 receipt being explored to see if scheme can be phased. A further verbal update was provided on Y Gat, highlighting positive discussions with the local Town Council about a potential management solution.	Ian Jones	completed
CS19 - 19/20	5th February 2020	Action	Housing Revenue Account Budget and Housing Rent Setting for 2020/21  To recommend to the Executive Board/Council that the report recommendations be adopted	Report to be submitted to the Executive Board on the 24th February and Council on the 3rd March 2020  Report was endorsed at both the Executive Board and Council	Chris Moore  DSO's to note for Exec Board and Council Agenda	Completed
CS20 - 19/20	5th February 2020	Action	The Carmarthenshire Homes Standard Plus (CHS+) Business Plan 2020 - 23  To recommend to the Executive Board/Council that the report recommendations be adopted	Report to be submitted to the Executive Board on the 24th February and Council on the 3rd March 2020  Report was endorsed at both the Executive Board and Council	Jonathan Morgan  DSO's to note for Exec Board and Council Agenda	Completed

Community Scrutiny Committee Actions 2019-2020


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**Community Scrutiny Committee Actions 2019-2020**

Ref No	Meeting Date	Recommendation / Action / Referral	Description	Progress Update	Member / Officer	Status
CS 01 - 20/21	13th November 2020	Action	<b>Impact of Vovid 19 on Carmarthenshire's Lesiure Services</b>  To Provide members, by e-mail, with details of the take up for the Libraries Click and Collect Service	Information has been provided to members by e-mail	Ian Jones / Jane Davies	Completed
CS02 - 20/21	13th November 2020	Action	<b>Impact of Covid 19 on Carmarthenshire's Leisure Services</b>  To keep members informed of the proposals for the future development of the Pendine Outdoor Education Centre	A report was submitted to the Committees December 2020 meeting	Ian Jones	Completed
			To provide the Committee with updates on the development of Y Gat and St Clears Leisure Centre	Verbal update provided on St Clears Leisure Centre to say that internal capital bid was not supported. Alternative funding opportunities being explored to see if scheme can be phased. A further verbal update was provided on Y Gat, highlighting positive discussions with the local Town Council about a potential management solution.	Ian Jones	Completed
			to provide the Committee with income and expenditure figures for the St Clears Leisure Centre	Information provided by e-mail	Ian Jones	Completed
CS03-20/21	13th November 2020	Action	<b>Impact of Covid 19 on Carmarthenshire's Leisure Services</b>  To provide the Committee with updates on the re-opening of the County's theatres	Theatres remain closed due to Welsh Government Restrictions  The Sevice Recovery Plan for Theatres has been provided to members of the Committee	Ian Jones	Completed

### Community Scrutiny Committee Actions 2019-2020

CS04-20/21	13th November 2020	Action	<p>Covid 19 Update report for Regeneration</p> <p>To provide the Committee with updates on the 10 Towns Initiative</p>	<p>The final countywide economic recovery plan and 10 Ten Town growth plans are currently being finalised and will be available in April/May 2021</p> <p>Economic recovery plans have been completed for 8 of the 10 towns with the remaining 2 to be completed by early October. To take the actions forward, a number of Growth Plan Teams are in the process of being established with representation from local businesses, town council and wider community. As part of their initial role, the Growth Plan teams will be prioritising project ideas to be funded under the £1m Ten Towns Capital Fund as well as the £100k Leader funding which is being made available to trial new ideas. The final plans will be presented to Community and Regeneration Scrutiny Committee 14th December 2021 meeting.</p>	Jason Jones	In Progress
CS05 -20/21	13th November 2020	Recommendation	<p>Community and Regeneration Scrutiny Committee Forward Work Programme for 2020/21</p> <p>The Forward Work Programme was adopted</p>	The Forward Work Programme will be implemented as adopted	Kevin Thomas	Completed
CS06 - 20/21	2nd February 2021	Recommendation	<p>Revenue Budget Strategy Consultation 2021/22 to 2023/24</p> <p>The Strategy was received and the Charging Digests detailed in the report were endorsed</p>	The report is to be submitted to the Executive Board (22/02/21) and Council (3/3/21) for consideration as part of the budget setting consultation	Randall Hemingway	Completed
CS07 - 20/21	2nd February 2021	Recommendation	<p>Housing Revenue Account Budget and Housing Rent Setting for 2021/22</p> <p>The report recommendations were accepted</p>	The report is to be submitted to the Executive Board (22/02/21) and Council (3/3/21) for consideration as part of the budget setting consultation	Randall Hemingway	Completed
CS08 - 20/21	2nd February 2021	Recommendation	<p>The Carmarthenshire Homes Standard Plus (CHS+) - Business Plan 2021-24</p> <p>The report recommendations were accepted</p>	The report is to be submitted to the Executive Board (22/02/21) and Council (3/3/21) for consideration as part of the budget setting consultation	Jonathan Morgan	Completed



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**Community Scrutiny Committee Actions 2019-2020**

Ref No	Meeting Date	Recommendation / Action / Referral	Description	Progress Update	Member / Officer	Status
CS 01 - 21/22	1st July 2021	Action	<p><b>Carmarthenshire County Council Annual Report</b></p> <p>5.1 - The report was received and will now be referred to the Executive Board and Council for adoption following consideration by all scrutiny committees</p> <p>5.2 - That the Environmental and Public Protection Scrutiny be requested to examine the provision of pavements in rural areas possibly, via a Task and Finish Group</p>	<p>The report is scheduled to be considered by the Cabinet on the 27th September 2021 and Council in October 2021</p> <p>A report is scheduled for submission to the Environmental and Public Protection Scrutiny Committee on the 4th October</p>	<p>Robert James</p> <p>Janine Owen / Stephen Pilliner</p>	
CS 02 - 21/22	1st July 2021	Action	<p><b>Policy for Anti-Social Behaviour and Breaches of Tenancy 2021</b></p> <p><b>Recommended to the Executive Board / Council that the Policy for Anti Social Behaviour and Breaches of Tenancy 2021 be approved</b></p>		Sue Watts	The report was adopted by the Executive Board at its meeting held on the 26th July 2021
CS03 - 21/22	1st July 2021	Action	<p><b>Community and Regeneration Scrutiny Committee Forward Programme for 21/22</b></p> <p>That the draft 2021/22 Forward Work Programme be endorsed subject to the inclusion of update reports on Pendine Outdoor Education Centre, St Clears Leisure Centre and Y Gat St Clears to the November or December meetings</p>	The Forward Work Programme is amended on a rolling basis	Kevin Thomas	Completed



Community Scrutiny Committee Actions 2019-2020


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## EXPLANATION FOR NON-SUBMISSION OF SCRUTINY REPORTS

**SCRUTINY COMMITTEE :**            **Community and Regeneration**

**DATE OF MEETING :**            **30<sup>th</sup> September 2021**

ITEM	RESPONSIBLE OFFICER	EXPLANATION	REVISED SUBMISSION DATE
Annual Planning Performance Report 2020/21 (Planning Services)	Ian Llewellyn	The data required to collate the report has not been received from the Welsh Government and reflects the non-requirement to prepare and submit APRs for the 2020/21 monitoring period.	17 <sup>th</sup> November 2021
2020/21 End of Year Budget Monitoring – Outturn Report	Chris Moore	Due to the delayed timing of the submission of the End of Year Outturn Report, together with the 2020/21 Statement of Accounts already being scrutinised at Governance and Audit Committee, it is felt there is no additional benefit to presenting the report. Budget Monitoring to June 2021 is due to be considered at the same committee meeting.	N/A

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**COMMUNITY SCRUTINY COMMITTEE**  
**30<sup>TH</sup> SEPTEMBER 2021**

**FORTHCOMING ITEMS FOR NEXT MEETING**  
**TO BE HELD ON 17<sup>TH</sup> NOVEMBER 2021**

In order to ensure effective Scrutiny, Members need to be clear as to the purpose of requesting specific information and the outcome they are hoping to achieve as a consequence of examining a report. Limiting the number of agenda items may help to keep meetings focused and easier to manage.

<b>Proposed Agenda Item</b>	<b>Background</b>	<b>Reason for report</b> What is Scrutiny being asked to do? e.g. undertake a full review of the subject? Investigate different policy options? Be consulted on final proposals before decision making? Monitor outcomes /implementation?  If the item is for information or for noting, can the information be provided in an alternative format i.e. via email?
Revenue and Capital Budget Monitoring 2021/22	This is a standard quarterly budget report covering the revenue and capital budgets for the Community and Environment Departments which fall within the remit of the Community Scrutiny Committee	To enable the committee to undertake its monitoring role of the Community and Environment Department budgets which fall within its remit
Section 106 Agreement	As part of the planning application process the Council collects 'planning obligations' (s106 agreements) to mitigate the impact from a development and manages it's use through a 'draw down' and application process.	To provide an update on the monies held (and the purpose for which they are held as well as income and out goings in terms of the use of monies. To update committee on the planning obligation/s106 process.
Actif Digital Development	Actif – the Council's Sport & Leisure section – is leading the way in terms of digital development in the sector regarding the way in which we are enabling the population to access and participate in activity. This applies across the life course and across the health spectrum.	Following presentation to Communities DMT, it was deemed key to bring this sector-leading work to the attention of the Community Scrutiny Committee and to seek views on developments and implementation, particularly prior to seeking to publicise UK-wide.

Empty Properties in Carmarthenshire	To provide Scrutiny members with an update on empty properties within Carmarthenshire	For Scrutiny members to comment on the current position and the actions to continue to reduce empty properties in the County into the future
Annual Performance Report 2020/21 (Planning Services)	The Planning Performance Framework table, which was adopted in November 2014, reports the performance of local planning authorities (LPAs) against indicators and targets set by the WG. It categorises the LPA's performance against them into one of three performance bands of: Improve (red)/ Fair (amber)/Good (green).	To enable the committee to monitor the Planning Department's performance for 2020/21

**When choosing a topic a Scrutiny Committee should consider whether:-**

- **scrutiny could have an impact and add value**
- **the topic is of high local importance and reflects the concerns of local people**
- **the resources are available that would be required to conduct the review, in terms of resources and budget**
- **it avoids work duplication elsewhere**
- **the issue is one that the committee can realistically influence**
- **the issue is related to an area where the council, or one of its partners, is not performing well**
- **the issue is relevant to all or large parts of the local area**
- **the review would be in the council's interests.**

**Topics are not suitable for scrutiny when:**

- **the issue is already being addressed elsewhere and change is imminent**
- **the topic would be better addressed elsewhere (and will be referred there)**
- **scrutiny involvement would have limited or no impact upon outcomes**
- **the topic may be sub-judice or prejudicial to the council's interest**
- **the topic is too broad to make a review realistic**
- **new legislation or guidance relating to the topic is expected within the next year**

- **the topic area is currently subject to inspection or has recently undergone substantial change.**

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## Community and Regeneration Scrutiny Committee – Forward Work Programme 2021/22

17 <sup>th</sup> May 21 (cancelled)	1 <sup>st</sup> July 21	30 <sup>th</sup> Sept 21	17 <sup>th</sup> Nov 21	14 <sup>th</sup> Dec 21	31 Jan 22	24 <sup>th</sup> Feb 22	6 April 22
Community Scrutiny FWP 2021/22 (moved to 1 <sup>st</sup> July)	Annual Report	Adopted Carmarthenshire Local Development Plan – Annual Monitoring Report 2020/21	Revenue and Capital Budget Monitoring Report 2021/22	St Clears Leisure Centre - Update	HRA Budget Service Charges and Rent Setting 2022/23	Scrutiny Actions update	Revenue and Capital Budget Monitoring Report 2021/22
Revenue and Capital Budget Monitoring Report 2020/21 (sent by e-mail)	Community Scrutiny Annual Report 2020/21	Scrutiny Actions Update	Section 106 Agreements	Y Gat, St Clears - Update	Carmarthenshire Home Standards Plus (HRA Business Plan 2022-2025)		Quarter 3 Performance Management
	Community Scrutiny FWP 2021/22	Revenue and Capital Budget Monitoring (outturn 2020/21)	Actif Digital Development	Pendine Outdoor Education Centre - Update	Welsh Public Library Standards Annual Report 2020/21: Carmarthenshire		
	Anti Social Behaviour	Revenue and Capital Budget Monitoring 2021/22	Empty Properties in Carmarthenshire	Quarter 2 Performance Management	Revenue and Capital Budget Monitoring Report 2021/22		
		Quarter 1 Performance Management	Annual Performance Report 2020/21 (Planning Services)	Ten Towns Initiative	Revenue Budget Consultation 2022/23 - 2024/25		
		Economic Recovery Plans – Ammanford, Carmarthen and Llanelli			5 Year Capital Programme Budget Consultation		
					City Deal Procurement Update		

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<b>OTHER REPORTS TO BE INCLUDED:</b> Llanelli Development Order – Update Monitoring Report – Date to be confirmed
<b>TASK AND FINISH REVIEW</b> Task and Finish to be determined at a later date
<b>Site Visits</b> <ul style="list-style-type: none"><li>• Y Stordy / Museums / Libraries – Dates to be confirmed following the relaxation of Covid 19 rules</li></ul>



**CABINET FORWARD WORK PROGRAMME 2021/22**  
**–as at 07/09/2021** (For the period September 21 – September 22)

**Introduction**

This plan is published to encourage and enable greater understanding between the Cabinet, all Councillors, the public and other stakeholders. It assists the Scrutiny Committees in planning their contribution to policy development and holding the Cabinet to account.

The plan gives the public and stakeholders a chance to see the forthcoming major decisions to be made by the Cabinet over the next 12 months. It is reviewed and published quarterly to take account of changes and additional key decisions.

WORKING DRAFT

**CABINET FORWARD WORK PROGRAMME 2021/22**  
**-as at 07/09/2021 (For the period September 21 – September 22)**

**CHIEF CABINETS**

Subject area and brief description of nature of report	Responsible Officer	Cabinet Portfolio	Scrutiny Committee to be consulted	Date of expected decision by Cabinet
ECONOMIC RECOVERY PLANS (TOWN CENTRES)	Jason Jones, Head of Regeneration	Resources	12.10.21 Community	25.10.21
CITY DEAL – PROCUREMENT UPDATE	Wendy Walters, Chief Executive	Leader	20.01.22 Community	31.01.22
EQUALITY AND DIVERSITY TASK & FINISH GROUP	Wendy Walters, Executive	Communities & Rural Affairs		8.11.22
WELSH GOVERNMENT CONSULTATION DOCUMENTS	Wendy Walters Executive	Deputy Leader	If applicable	As and when required
REVIEW OF COMMUNITY COUNCIL BOUNDARIES & ELECTORAL ARRANGEMENTS	Wendy Walters, Chief Executive	Resources		As and when required
REVIEW OF THE CONSTITUTION (LEGISLATION CHANGES) - CRWG	Linda Rees Jones Head of Administration & Law	N/A CRWG - FEB	N/A	As And When Required
CITY DEAL UPDATE (INCLUDING PENTRE AWEL)	Wendy Walters Chief Executive	Leader		As & When Required

WORKING DRAFT

**CABINET FORWARD WORK PROGRAMME 2021/22**  
 –as at 07/09/2021 (For the period September 21 – September 22)

**COMMUNITY SERVICES**

Subject area and brief description of nature of report	Responsible Officer	Executive Portfolio	Scrutiny Committee to be consulted	Date of expected decision by Cabinet
DIRECTOR OF SOCIAL SERVICES ANNUAL REPORT 2021/22	Jake Morgan – Director of Communities/Silvana Sauro	Social Care & Health	07/07/21 & 08/07/21	13/09/2021
DOG BREEDERS LICENCE UPDATE (Change of Policy / Legislation – awaiting WG confirmation)	Jonathan Morgan – Head of Homes and Safer Communities/ Roger Edmunds	Public Protection		TBC
PROVIDING ADDITIONAL PITCHES FOR GYPSIES AND TRAVELLERS IN THE LLANELLI AREA	Jonathan Morgan – Head of Homes and Safer Communities/Rachel Davies	Housing	TBC	04/10/2021
HRA BUDGET SERVICES CHARGES AND RENT SETTING 2022/23	Jonathan Morgan – Head of Homes and Safer Communities/Rachel Davies	Housing		January 22
CHS+ DELIVERING WHAT MATTERS BUSINESS PLAN	Jonathan Morgan – Head of Homes and Safer Communities/ Rachel Davies/ Gareth Williams	Housing	February 2022	February 2022 (Budget)

WORKING DRAFT

**CABINET FORWARD WORK PROGRAMME 2021/22**  
 –as at 07/09/2021 (For the period September 21 – September 22)

**CORPORATE SERVICES**

Subject area and brief description of nature of report	Responsible Officer	Executive Portfolio	Scrutiny Committee to be consulted	Date of expected decision by Cabinet
BI-MONTHLY REVENUE AND CAPITAL BUDGET MONITORING REPORTS	Chris Moore Director of Corporate Services	Resources	N/A	SEPT NOV JAN MARCH
QUARTERLY TREASURY MANAGEMENT AND PRUDENTIAL INDICATOR REPORT	Chris Moore Director of Corporate Services	Resources	N/A	SEPT/OCT JAN APR
ANNUAL TREASURY MANAGEMENT & PRUDENTIAL INDICATOR REPORT	Chris Moore Director of Corporate Services	Resources	N/A	JULY
BUDGET OUTLOOK	Chris Moore Director of Corporate Services	Resources	N/A	JULY
5 YEAR CAPITAL PROGRAMME	Chris Moore Director of Corporate Services	Resources	ALL JAN/ FEB	JAN
COUNCIL TAX BASE	Chris Moore / Helen Pugh	Resources	N/A	DEC
Council Tax Reduction Scheme	Chris Moore / Helen Pugh	Resources	N/A	FEB
BUDGET STRATEGY (Revenue and Capital)	Chris Moore Director of Corporate Services	Resources	ALL JAN/ FEB	JAN
HIGH STREET RATE RELIEF	Chris Moore Director of Corporate Services /Helen Pugh	Resources	N/A	March
CORPORATE RISK REGISTER	Chris Moore Director of Corporate Services / Helen Pugh	Resources	– Audit Committee March & SEPT	
TREASURY MANAGEMENT POLICY AND STRATEGY	Chris Moore Director of Corporate Services	Resources	N/A	FEBRUARY – BUDGET MEETING
FINAL BUDGET Revenue & Capital	Chris Moore Director of Corporate Services	Resources	N/A	FEBRUARY – BUDGET MEETING
HOUSING REVENUE ACCOUNT BUDGET AND RENT SETTING REPORT	Chris Moore Director of Corporate Services	Resources	HOUSING	FEBRUARY BUDGET MEETING
BUDGET STRATEGY	Chris Moore Director of Corporate Services	Resources	N/A	NOV

**CABINET FORWARD WORK PROGRAMME 2021/22**  
**-as at 07/09/2021 (For the period September 21 – September 22)**

WORKING DRAFT

**CABINET FORWARD WORK PROGRAMME 2021/22**  
 –as at 07/09/2021 (For the period September 21 – September 22)

**EDUCATION & CHILDREN**

Subject area and brief description of nature of report	Responsible Officer	Executive Portfolio	Scrutiny Committee to be consulted	Date of expected decision by Cabinet
MODERNISING EDUCATION PROGRAMME – MUTUAL INVESTMENT MODEL -DEED OF ADHERENCE	Simon Davies – Head of Access to Education	Education & Children		27/09/2021
PROPOSAL TO DISCONTINUE YSGOL GYNRADD BLAENAU AND TO INCREASE THE CAPACITY AND CHANGE THE NATURE OF PROVISION AT YSGOL GYNRADD LLANDYBIE (STAGE 1, 2 AND 3)	Simon Davies – Head of Access to Education	Education & Children		November 21
PROPOSAL TO DISCONTINUE YSGOL RHYDYGORS (STAGE 1, 2 AND 3)	Simon Davies – Head of Access to Education	Education & Children		November 21
PROPOSAL TO CHANGE THE AGE RANGE AT YSGOL SWISS VALLEY (TBC) (STAGE 1, 2 AND 3)	Simon Davies – Head of Access to Education	Education & Children		November 21
PROPOSAL TO DISCONTINUE YSGOL GYNRADD MYNYDD Y GARREG (STAGE 1, 2 AND 3)	Simon Davies – Head of Access to Education	Education & Children		November 21
PROPOSAL TO CHANGE THE NATURE OF PROVISION AT YSGOL Y FELIN (STAGE 2 AND 3)	Simon Davies – Head of Access to Education	Education & Children		November 21

WORKING DRAFT

**CABINET FORWARD WORK PROGRAMME 2021/22**  
 –as at 07/09/2021 (For the period September 21 – September 22)

**ENVIRONMENT**

Subject area and brief description of nature of report	Responsible Officer	Executive Portfolio	Scrutiny Committee to be consulted	Date of expected decision by Cabinet
PUBLIC REALM	Steve Pilliner / Richard waters	Environment		27/9/21
HIGHWAYS MAINTENANCE MANUAL	Steve Pilliner - Head of Transportation & Highways/ Chris Nelson/ Richard Waters	Environment	EPP 4/10/21	25/10/21
LEQ	Ainsley Williams	Environment	EPP 4/10/21	25/10/21
FUTURE WASTE STRATEGY	Ainsley Williams / Dan John	Environment	4/10/21	25/10/21
EQUESTRIAN STRATEGY	Steve Pilliner - Head of Transportation & Highways /Caroline Ferguson	Environment	EPP 12/11/21	22/11/21
ELECTRIC VEHICLE STRATEGY	Steve Pilliner / Simon Charles	Environment	EPP 12/11/21	6/12/21
PUBLIC CONVENIENCES	Ainsley Williams. Head of Waste & Environmental Services Rhys Davies	Environment	EPP 16/12/21	January 22

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## COMMUNITY & REGENERATION SCRUTINY COMMITTEE

Monday, 9 August 2021

**PRESENT:** Councillor F. Akhtar (Chair)

**Councillors:**

W.R.A. Davies, H.L. Davies, D.C. Evans, R.E. Evans, S.J.G. Gilasbey, J.K. Howell, B.W. Jones, H.I. Jones, H.B. Shepardson, B. Thomas (In place of S. Matthews) and D. Thomas

**Also in attendance:**

Councillor L.D. Evans, Executive Board Member for Housing  
C.A. Davies, Executive Board Member for Communities and Rural Affairs

**The following Officers were in attendance:**

J. Morgan, Head of Homes & Safer Communities  
R. Stradling, Business & Projects Manager  
E. Evans, Principal Democratic Services Officer  
S. Rees, Simultaneous Translator  
J. Owen, Democratic Services Officer  
K. Thomas, Democratic Services Officer

**Virtual Meeting - 2.00 - 2.40 pm**

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S. Matthews and G.B. Thomas.

**2. DECLARATIONS OF PERSONAL INTERESTS INCLUDING ANY PARTY WHIPS ISSUED IN RELATION TO ANY AGENDA ITEM**

There were no declarations of any prohibited party whips.

Councillor	Minute Number	Nature of Interest
K. Howell	5 – Cartrefi Croeso	Former Director of Cartrefi Croeso

**3. PUBLIC QUESTIONS (NONE RECEIVED)**

The Chair advised that no public questions had been received.

**4. TYISHA/STATION ROAD AREA**

The Committee considered a report presented by the Executive Board Member for Housing and supported by the Executive Board Member for Communities and Rural Affairs, on the Council's proposals for the Tyisha/Station Road Area of Llanelli. The report detailed the work undertaken to date, including the pending demolition of the vacant flats in the 4 "Ty's", together with outlining other key priorities for moving the programme of change forward. One of the proposal's key objectives aimed to develop a transformational plan to address the significant

issues affecting the Tyisha community and making the area a vibrant place to live and work.

The following issues were raised on the report:-

- Reference was made to the social housing provision situated near to the level crossing on Station Road and to whether there were any plans for their demolition.

The Executive Board Member for Housing confirmed there were no such proposals at the present time, with the main emphasis being on the demolition and redevelopment of the “4 Ty’s” site, together with the redevelopment of the Llanelli Railway Station and the Copperworks site. The Head of Homes and Safer Communities, whilst confirming there were no such proposals, advised that nothing could be ruled out as part of the early marketing proposals. However, any future proposals would be subject to consultation with local residents.

- With regard to a question on the historic problems of fly tipping within the area, the Committee was advised that was being addressed in a number of ways which were having a positive impact on the levels of fly tipping. Those included, for example, community wardens liaising with the police and other community groups, educating the public, placing skips in the area and advertising their use by residents together with the waste being collected twice a week. The Council was also working with local social landlords to encourage them to install larger waste bin facilities at their premises.
- Reference was made to the former Copperworks School and to whether there were any firm proposals for its future role in the community as part of its regeneration, especially in light of its historic importance. The Committee was advised that although there no firm proposals at the current time, the community would be consulted on the site’s future.

## **UNANIMOUSLY RESOLVED**

- 5.1 To note the progress achieved to date, and to approve including the demolition and clearance of the “4 Ty’s” site;**
- 5.2 To note and approve the key priorities moving forward;**
- 5.3 To agree the soft market test approach and associated marketing brochure and;**
- 5.4 To agree the future governance arrangements for the programme.**

## **5. CARTREFI CROESO**

(NOTE: Councillor Ken Howell, having earlier declared an interest in this item left the meeting during its consideration)

The Committee considered a report, presented by the Executive Board Member for Housing, on Cartrefi Croeso, the Council’s Local Housing Company, established in 2018 to support the Council in delivering affordable homes for sale and rent thereby ensuring a range of options to help it deliver on its affordable homes commitment in meeting affordable housing needs and aspirations, supporting economic growth and strategic regeneration. The report detailed the progress achieved by Cartrefi Croeso to date, and addressed its future role in light

of different circumstances that had arisen subsequent to its initial establishment. One such change related to the Welsh Government's decision to lift HRA borrowing restrictions that had enabled the Council to become more ambitious and to build up the appropriate skills and capacity in the number of homes it could deliver.

The following issues were raised on the report:-

- With regard to a question on any potential staffing implications of the proposal to make Cartrefi Croeso a dormant company, the Committee was advised that there would be none on the basis the Managing Director had recently retired and the other staff member involved worked as a part time company secretary for half day a month as part of their normal council duties

#### **UNANIMOUSLY RESOLVED**

- 5.1 **To note the progress made to date on Cartrefi Croeso's mixed tenure affordable housing developments;**
  - 5.2 **To confirm that the Council takes on all future mixed tenure affordable housing developments and Cartrefi Croeso, as a company, is made dormant but kept in existence on the register of companies at Companies House;**
  - 5.3 **To implement the legal process for Cartrefi Croeso to cease trading but be retained as a 'dormant' company, in case the Council wants to sell homes through this delivery vehicle at some point in the future;**
  - 5.4 **To allow the Chief Executive, following consultation with the Director of Corporate Services, and in line with existing delegations, to act on behalf of the shareholder (The Council) with relation to the Shareholder Agreement.**
6. **TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 1ST JULY 2021**

**UNANAMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 1<sup>st</sup> July, 2021 be signed as a correct record.**

\_\_\_\_\_  
**CHAIR**

\_\_\_\_\_  
**DATE**

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