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WEDNESDAY, 9 NOVEMBER 2022

TO: ALL MEMBERS OF THE COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE** WHICH WILL BE HELD IN THE **CHAMBER - COUNTY HALL, CARMARTHEN. SA31 1JP AND REMOTELY AT 10.00 AM ON WEDNESDAY, 16TH NOVEMBER, 2022** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA

Wendy Walters

CHIEF EXECUTIVE

Democratic Officer:	Kevin J Thomas
Telephone (direct line):	01267 224027
E-Mail:	kjthomas@carmarthenshire.gov.uk
This is a multi-location meeting. Committee members can attend in person at the venue detailed above or remotely via the Zoom link which is provided separately.	
The meeting can be viewed on the Authority's website via the following link:- https://carmarthenshire.public-i.tv/core/portal/home	

Wendy Walters Prif Weithredwr, *Chief Executive*,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE

PLAID CYMRU GROUP - 7 Members

Cllr. Betsan Jones (Vice-Chair)
Cllr. Bryan Davies
Cllr. Terry Davies
Cllr. Handel Davies
Cllr. Ken Howell
Cllr. Denise Owen
Cllr. Russell Sparks

LABOUR GROUP - 4 Members

Cllr. Deryk Cundy (Chair)
Cllr. Nysia Evans
Cllr. Rob Evans
Cllr. Martyn Palfreman

INDEPENDENT GROUP - 2 Members

Cllr. Anthony Davies
Cllr. Hugh Shepardson

UNAFFILIATED

AGENDA

1. APOLOGIES FOR ABSENCE.
2. DECLARATIONS OF PERSONAL INTEREST INCLUDING ANY PARTY WHIPS ISSUED IN RELATION TO ANY AGENDA ITEM
3. PUBLIC QUESTIONS (NONE RECEIVED)
4. LEISURE, CULTURE AND OUTDOOR RECREATION STRATEGY - CONSULTATION 5 - 32
5. LOCAL INNOVATION STRATEGY 33 - 114
6. COMMUNITY ASSET TRANSFER UPDATE 115 - 140
7. ANNUAL MONITORING REPORT 2021/22 ADOPTED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN & ANNUAL PERFORMANCE REPORT 141 - 332
8. REVISED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN 2018 - 2033 DRAFT SECOND DEPOSIT 333 - 736
9. REVENUE & CAPITAL BUDGET MONITORING REPORT 2022/23 737 - 764
10. SCRUTINY ACTION UPDATE 765 - 776
11. FORTHCOMING ITEMS 777 - 804
12. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON THE 29TH SEPTEMBER 2022 805 - 808

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**COMMUNITIES, HOMES & REGENERATION
SCRUTINY COMMITTEE
16th NOVEMBER 2022**

**SUBJECT :
LEISURE, CULTURE AND OUTDOOR RECREATION STRATEGY -
CONSULTATION**

Purpose:

To consult on the content of a new 10-year Leisure, Culture and Outdoor Recreation Strategy for the County

THE SCRUTINY COMMITTEE IS ASKED TO:-

- To note the consultation undertaken to date and planned
- To note the timeline for completing the document
- To receive feedback on the draft document

Reasons

- To help inform the final document and to ensure relevant stakeholders are engaged in helping to shape the long-term strategic direction of the service.
- To ensure the document is aligned with national and corporate strategic policies

CABINET MEMBER PORTFOLIO HOLDER:-

Cllr Gareth John, Regeneration, Leisure, and Tourism

Directorate:

Communities

**Name of Head of
Service/Report Author:**

Ian Jones

Designation:

Head of Leisure

Tel: 01267 228309

Email address:

IJones@sirgar.gov.uk

EXECUTIVE SUMMARY
COMMUNITIES, HOMES & REGENERATION
SCRUTINY COMMITTEE
16TH NOVEMBER 2022

**LEISURE, CULTURE AND OUTDOOR RECREATION STRATEGY -
CONSULTATION**

SUMMARY & PURPOSE OF REPORT.

With a new term of administration for the County Council, services recovering from the effects of the Covid-19 pandemic, and the emerging cost of living crisis, it is an opportune time to review the long-term strategic direction of the Leisure, Culture and Outdoor Recreation service.

A draft strategy document has been developed building on existing insights and initial internal consultation which began at the tail end of the previous administration. This draft document provides a framework for further input and comment from key stakeholders to shape a final Leisure, Culture and Outdoor Recreation Strategy for the next 10 years, that aligns with current and emerging strategic policies.

The strategy sets out to answer three basic questions:

- Where have we come from?
- Where are we now?
- Where are we going?

The purpose of this document is to consult further with members, the public, and key stakeholders to agree a final strategic plan by December 2022.

Consultation Questions

The following questions may be helpful for consultees to consider, alongside the draft strategy document:

Purpose of service

- What do you see as the core purpose for the Leisure, Outdoor Recreation and Culture services?

Looking Back

- Where has the Leisure, Outdoor Recreation and Culture service had the greatest impact over the past 5 years?

Corporate Direction

- In the context of the County Council's current Well Being Objectives and corporate priorities, what should be the key priorities for the Leisure, Outdoor Recreation and Culture services over the next 10 years?
 - bringing communities together?
 - improving the health and well-being of our County?
 - supporting education in Carmarthenshire?
 - contributing to the economic growth and prosperity of the County?
 - addressing inequality?
 - contribute to a Wales of thriving culture?
 - achieve a net zero carbon position by 2030?
- What do you anticipate being the likely future support requirements? Would you like to see more or less of a focus on certain areas?

Strategic Delivery

- Do you think that access to leisure provision is fair and equitable across the County?
 - Are there any areas of the County where there is a need to develop leisure, cultural or outdoor recreation facilities or services?
- Do you feel there is sufficient financial resource available to Leisure to effectively contribute and add value to the delivery of the corporate priorities of the County and the needs and aspirations of residents?
 - If there was additional financial resource available, are there any aspects of the service where you would wish to see investment?

The Future

- What role should technology play in delivering the Leisure Culture and Outdoor Recreation services of the future?
- What would you consider to be the primary risks facing the Leisure, Culture and Outdoor Recreation service over the next 10 years?
- What does success look like for the Leisure, Culture and Outdoor Recreation service in 10 years' time?

DETAILED REPORT ATTACHED?

YES (Presentation slides for consultation)

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: *Ian Jones*

Head of Leisure

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

1. Policy, Crime and Disorder

The purpose of this document is to align with national, corporate, and key stakeholder objectives to deliver an integrated Leisure, Culture and Outdoor Recreation Strategy for Carmarthenshire for the next 10 years.

Integrated impact assessments will form part of this work, including those focussed on changes to specific service direction as a result of the final strategy.

3. Finance

The draft strategy outlines a vision, an ambition, and an intent for the service, recognising that no additional resource above that existing revenue and capital budgets are committed. The reference to future investment would be subject to separate funding bids, and / or may be delivered via external resources, or possibly using invest to save principles.

7. Physical Assets

The draft strategy recognises the importance of developing a service asset management plan aligned with the corporate asset management plan for the authority.

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED

YES

Cllr Gareth John will continue to input throughout this process.

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

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Leisure Strategy 2008-13		Leisure Service online files

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Leisure, Culture, and Outdoor Recreation Strategy

(Draft)
2022 - 2032



WHAT **COULD** IT LOOK LIKE IN 2032?

- **A more integrated and integral service, fundamental to delivering on corporate and national outcomes**
- **Everybody accessing our Leisure, Cultural and Outdoor Recreation services**
- **Every child on the path to an active, healthy, engaged life**
- **More people engaged in thriving, caring, active communities**
- **A stronger Carmarthenshire Cultural identity**
- **A healthier Carmarthenshire**
- **A better place to live, work and visit**
- **People looking after and making better use of our outdoor environment**
- **A more efficient, cost effective service, allowing us to pro-actively re-invest in people's health and well-being**
- **A stronger, more prosperous, self-sustaining economy**

TIMELINE AND PROCESS FOR DEVELOPING THE NEW STRATEGY

Decision to Development Strategy

- Autumn 2021 - Decision to develop a new Strategy

Developing A Strategic Framework

- February - May 2022 - Initial Internal Consultation: Leisure Scrutiny Committee, Senior Leadership Team, Leisure Management teams
- June - Present Draft Strategic Framework to Department Management Team
- August - Present Draft Strategic Framework to Corporate Management Team

Consultation with External Partners

- August/September - External Consultation on Draft Strategic Framework to Stakeholders & Partners
- August/September - External Consultation with Public, Service users & local clubs / groups

Member Consultation

- September - Presentation to Pre-Cabinet Meeting
- September - Presentation to Leisure Scrutiny Committee

Council Decision

- October - Presentation to Cabinet
- November 2022 - Presentation & Decision of Council

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STRUCTURE AND CONTENT OF PRESENTATION

Where have we been?

- Our Journey 2007 - 2022

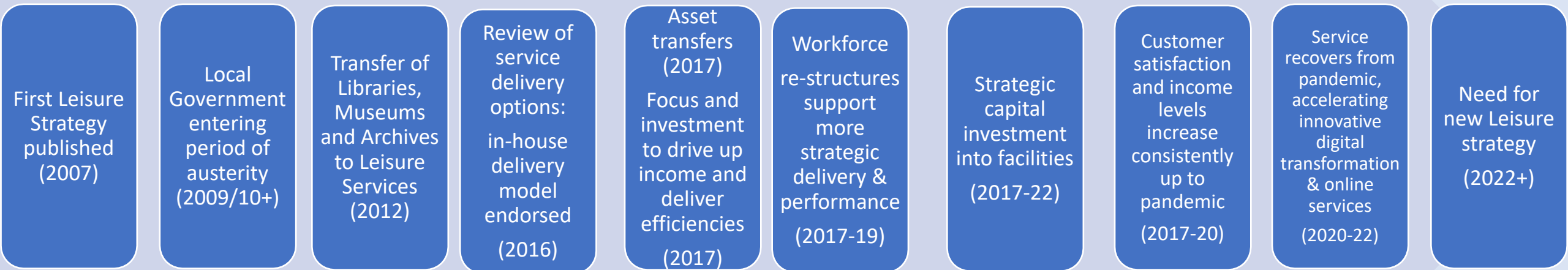
Where Are We Now?

- The Leisure Service today
- Stakeholder Map
- Strategic Alignment of the Service
- Intelligence data / trends influencing the Strategy
- Internal Stakeholder Consultation – feedback to date

Where Are We Going?

- Emerging Themes from Internal Consultation
- (Draft) Strategic Framework
- (Draft) Leisure Service Priorities
- A Vision for 2032 - What does Success Look Like

WHERE HAVE WE COME FROM? 2007 - 2022



WHERE ARE WE NOW? The Leisure Service today

Purpose of service: Leisure, Culture and Outdoor Recreational services help create places where people want to live, work and visit. They play a vital part in public health and well-being whilst developing cultural identity and community cohesion.

- Actif Sport & Leisure - Indoor/ Outdoor Facilities, Actif Community Sports Development Team, Health & Fitness Team
- Cultural Services - Theatres, Archives, Galleries, Libraries, Museums, & Arts
- Outdoor Recreation - Country Parks, Strategic Coastal sites, Local Nature Reserves, & Outdoor Education

'Steady state' position (controllable budgets)

- **Expenditure:** CCC spends approximately £18.01m on Leisure, Outdoor Recreation and Culture annually (21/22 actuals)
- **Income:** circa £10.33m per annum across the service
- **Net costs:** £7.68m per annum
- **Operational Recovery Rate:** 57.36% (Inc/Exp)
- **Cost per head of population:** £40.40 (population 190,073)
- **Workforce:** The service employs 162 F/T staff, 138 P/T staff and 146 casual staff.
- **Energy costs:** circa £859k pa (water, electric / gas etc)
- **User visits:** Pre-covid the service welcomed over 3 million user visits pa.
- **Social Value:** The Actif Sport & Leisure Services generates a SV of over £5m pa for the £2m (net) invested. This includes: over £4m of benefit to general well-being; and £800k of direct health benefits associated with reducing the risk of strokes, cancer, diabetes, depression and general GP visits

WHERE ARE WE NOW? Market forces

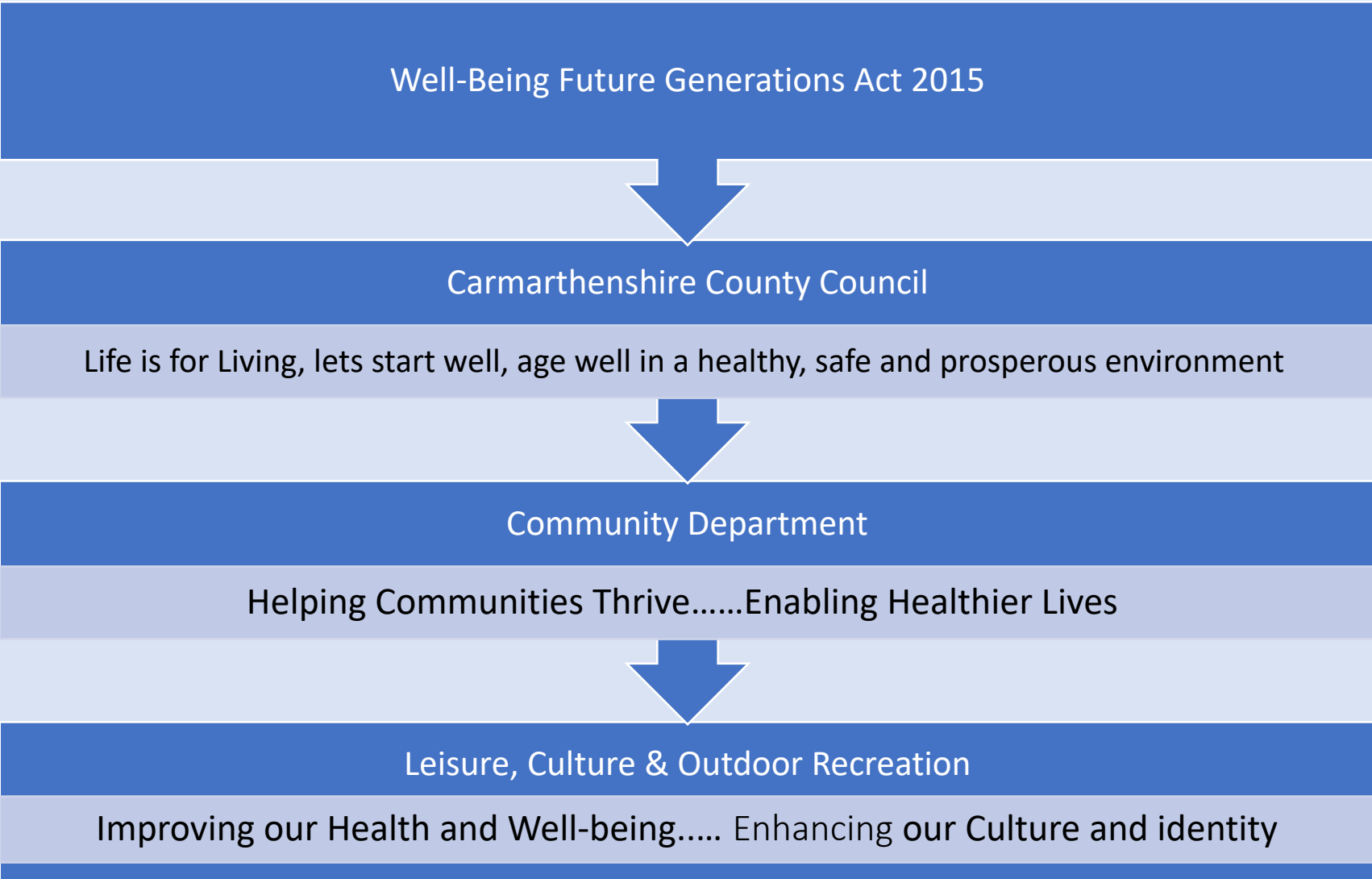
Leisure Service – ‘live’ position

- **Financial forecast:** tough settlements anticipated over the coming years. All services individually, and collectively will need to evidence ongoing, improved social and financial value. Current values below, with baseline SV figures to be established for Cultural and Outdoor Recreation services.
- Actif Sport & Leisure - Cost per head of population £ 11.10; Operational Recovery Rate 71.66%; Social Value £5m
- Cultural Services - Cost per head of population £ 25.88; Operational Recovery Rate 20.18%; Social Value £TBC
- Outdoor Recreation - Cost per head of population £ 1.18; Operational Recovery Rate 93.83%; Social Value £TBC
- **Future provision:** Not a choice of one service before another - all these services bring social value to Carmarthenshire, however they differ in terms of their ability to operate ‘commercially’ - cross subsidy a key principle
- **Expenditure challenges:** We have many built assets across the portfolio, and these cost. Energy costs have a huge bearing on our large buildings, with costs anticipated to increase 150-185% over the next few years. Using less energy and making best use of (any) existing assets are key to meeting these challenges. Mobile / online / streamed alternatives to be considered
- **Workforce:** recruitment and retention challenges, especially in specialised front of house roles at rural sites e.g. swim / exercise referral instructors. Circa 15% vacancy rate across whole leisure division (Summer 2022). Seasonal challenges too.
- **Income challenges:** £4.5m of overall £10.3m income for service comes from Health & Fitness, and Aquatics. Current income a 80-85% of pre-covid (and increasing), but circa £800k short of target with last 2 years’ inflationary increases included
- **Sustainable development:** A continuous review and improvement approach is key to sustainable future service delivery modelling – delivering better outcomes with less resource.

KEY STAKEHOLDERS



Strategic Alignment of the Service



CURRENT CORPORATE DATA AND TRENDS INFLUENCING THE STRATEGY

Childhood Obesity	<ul style="list-style-type: none"> • Projections suggest an increase in trends for childhood obesity with figures showing males between the ages of 2 – 15 being at greatest risk. • Carmarthenshire has the 12th highest levels of childhood obesity in Wales with 26.6% (492) of 4-5 year olds being overweight or obese, just above the Welsh average of 26.4%. (Child Measurement Programme for Wales 2017/18) (Ref: Carmarthenshire Plan 21/22)
Adverse Childhood Experience (ACE)	<ul style="list-style-type: none"> • Adverse Childhood Experiences (ACEs) have harmful impacts on health and well-being across the life course. • Children in workless households are more likely to experience ACE's. 8.7% of children in Carmarthenshire are living in workless households (Ref: Carmarthenshire Plan 21/22)
Tackling Poverty	<ul style="list-style-type: none"> • 33.8% (27,691) of households in Carmarthenshire can be defined as living in poverty, 13th highest in Wales (Welsh average 32.9%). • The COVID-19 Pandemic may have impacted more significantly on the most deprived communities. (Ref: Carmarthenshire Plan 21/22)
Create More Jobs & Growth	<ul style="list-style-type: none"> • Providing secure and well-paid jobs for local people is central to everything we are seeking to achieve. Increasing employability is fundamental to tackling poverty, reducing inequalities and has a dramatic impact on our health and ability to function in everyday society. (Ref: Carmarthenshire Plan 21/22)
Help People Live Healthy Lives	<ul style="list-style-type: none"> • There is a significant gap in life expectancy and a healthy life expectancy. In Carmarthenshire Healthy life expectancy of both males and females are below the Welsh average of 65.3 and 66.7 years. (Ref: Carmarthenshire Plan 21/22)
Community Cohesion	<ul style="list-style-type: none"> • Only half (51.5%) of Carmarthenshire residents feel they live in cohesive communities, where people treat each other with respect and consideration, where people from different backgrounds get on well together, and feel they belong to their local area. (Ref: Carmarthenshire Plan 21/22)
Supporting Older People to age well and maintain dignity	<ul style="list-style-type: none"> • Current projections suggest that the population of people over 65 living in Carmarthenshire is growing and by 2030 this will increase by 60%. • It is essential that we lay robust foundations to future proof the availability of services that promote and support ongoing well-being and independence for our frail older adult population. (Ref: Carmarthenshire Plan 21/22)
Looking After the Environment Today – For Tomorrow	<ul style="list-style-type: none"> • The Natural Environment is a core component of sustainable development. The Environment (Wales) Act 2016 expands the duty placed on public bodies, requiring them to maintain & enhance biodiversity & promote ecosystem resilience (Ref: Carmarthenshire Plan 21/22)

INTERNAL CONSULTATION - PERCEPTION OF THE SERVICE

Perception of Leisure, Culture, and Outdoor Recreation (LCOR) Service

- Service is valued, trusted & respected
- Competes well as a non-statutory service
- Confidence in the management
- Major Facilities (including Pentre Awel when operational) are well distributed across the County
- Services have survived austerity & pandemic
- Income (pre-Covid) rising – reduction in public subsidy / demonstrate financial resilience
- No appetite to outsource e.g. Trust or Third Party Operator
- Critical contribution to (post Covid) economic recovery, (continued) regeneration and future prosperity
- Health & Well-being of citizens is of high importance
- Capital investment has been (strategically) well planned, managed and is having a positive impact on users & growth
- General feeling of pride and enthusiasm to make a difference to people's lives
- Workforce re-structuring has improved delivery & performance
- Working well with corporate well-being services
- Service performed during pandemic and is recovering well
- Lessons learnt from pandemic – accelerated innovative approaches and aspects of digitalisation

INTERNAL CONSULTATION - CHALLENGES TO THE SERVICE

- Focus on social and population values – improving mental health & physical well-being leading to lifelong (better) health, positively impacting on health and economic regeneration (and post covid recovery)
- Continue to contribute to corporate direction and add value to CCC corporate objectives – One Team philosophy
- Help to reduce levels of childhood obesity
- Contribute to tackling poverty - must ensure people in poverty have access to services
- Risks related to rising energy costs for facilities and the service in general / awareness of green agenda and targets
- Cost of living increases to existing & future service users – charging and social pricing policies key
- How to engage & support an ageing population
- Develop approaches to combat loneliness
- Develop approaches to connect & support rural communities
- Help to support communities to be more cohesive and to thrive
- Evidence needed that tax payers value the service and it meets their needs & expectations
- Continue to ‘invest to save’ and develop the offer
- Continuous improvement on customer focus, service delivery & consistency of standards across the service
- Challenges with agility of current workforce / recruitment post Covid - what does the workforce of the future look like?
- Ensure the service continues to innovate e.g. programme delivery, technology & digitalisation, facility improvements and ‘green agenda’, balancing:- Commerciality/Efficiency v Social/Equality/Diversity/Inclusion
- Challenges of working in certain listed, deteriorating, or ageing building stock
- Recognition of differing booking systems, data collection & recording systems across service

INTERNAL CONSULTATION - OPPORTUNITIES FOR THE SERVICE

- Team Carmarthenshire – support / strengthen / add value to the corporate strategy & brand, add value and embed in core statutory services e.g. education, social services, tourism, economy, environment etc.
- Become powerful advocates for the service and celebrate the achievements of people and the Council (storytelling)
- Potential for future capital investment into the service, led by the needs of Carmarthenshire residents, and impacting on the corporate direction & ambition of CCC
- Potential for further collaboration, shared projects / services and intelligence between CCC departments
- Leisure departments working more closely together e.g. outdoor theatres, active story time in library outlets, sporting culture & heritage exhibitions displayed in leisure centres, physical well-being activity delivered in places of culture e.g. yoga/dance/movement
- Maximising the strong and unique heritage, culture and identity of Carmarthenshire enabling it to thrive, and helping to tell positive stories about the County
- Maximise the opportunity for residents to value and use the outdoors – both formal & informal (free to use) opportunities
- Connect to stakeholder strategies to maximise future investment into the service – Sport Wales, Arts Council for Wales, NRW/Conservation organisation, Regional Forums, Public Service Boards
- Maximise additional sources of investment including commercial investment & sponsorship
- Continue to forward plan & horizon scan
- Learn the lessons from Covid – adaptable / flexible services
- Strategic investment continues where it makes biggest impact on peoples health and well-being e.g. Pentre Awel, Llanelli
- Further use and development of technology & innovation
- Improved customer journey and experience, and clear communication with citizens is key

WHERE ARE WE GOING? EMERGING STRATEGIC THEMES

Health & Well-Being Benefits	Economic Prosperity	Community Cohesion	Welsh Language & Culture	Workforce of the Future	Technology & Innovation	Public Engagement	Equality & Inclusion	Advocacy & Promotion	Collaboration & Partnership	Financial Sustainability	Use of the Natural Environment
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Carmarthenshire Leisure Culture & Outdoor Recreation Strategy

Our Behaviours (Aligned to Corporate Values)

OUR VISION (what we want to achieve)

Life is for Living, lets start well, age well in a healthy, safe and prosperous environment

OUR ROLE IS... (Mission – what we want do do)

Improving the health and well-being of Carmarthenshire

Proud to be One Team

Our Strategic Themes

Delivering health & active well-being for all, for life

Helping to grow economic prosperity, making Carmarthenshire a great place to live and work

Supporting our communities to be cohesive & resilient

Caring for our environment in all that we do

Promoting our heritage, culture and the Welsh Language

Placing equality, diversity & inclusion at the heart of our work

Leading with Integrity

We will achieve this by (enablers)

Working with and developing great **PEOPLE** who share in our ambition and values

Generating **RESOURCES** to invest in our facilities, programmes and people

Being socially responsible & **INCLUSIVE**, in our approach & by leaving no one behind

Developing robust **PARTNERSHIPS** & collaborations with those who can help us achieve our mission

Being customer focussed and by using **EVIDENCE & INSIGHT** to guide our services and continually improve

TELLING STORIES about the benefits of an active lifestyle

Being **INNOVATIVE** to improve services

Putting our Customers First

Our approach will focus on...

START WELL

LIVE WELL

AGE WELL

HEALTHY SAFE PROSPEROUS FUTURES

Striving for Excellence

Our Partners

Carmarthenshire County Council – Education, Social Services, Tourism, Environment, Highways

Actif Carmarthenshire – Sport Wales, West Wales Sports Partnership, Governing Bodies of Sport, Regional Associations, Clubs

Culture – Arts Council, Local Theatre & Activity Groups

Outdoor Recreation – National Resources Wales, Conservation & Land Management Groups

Our Impact (Success Measures)

- Double the numbers of users by 2032
- Improvement in the Health & Well-Being of residents

- Increase satisfaction of LCOR service & programmes to '8' through Net Promoter Score survey

- Achieve Carbon neutral position by 2030

- Reduced cost of LCOR Service to people living in Carmarthenshire

Taking Responsibility for our actions

Listening to the needs of residents & visitors

Robust Governance & A Socially Responsible Approach To Our Environment

STRATEGIC PRIORITIES

Well Being For All	Helping to Grow Economic Prosperity	Supporting Our Communities to Thrive	Caring for Our Environment	Promoting our Heritage, Culture and Language	Placing Equality and Inclusion at the Heart of all that we do
<p>We will:-</p> <ul style="list-style-type: none"> • Provide a service which listens & responds to the needs of our residents (& visitors to our county) • Set ambitious 10 year targets to double existing levels of activity & participation by our residents leading to improved health & well-being • Reduce levels of obesity, particularly amongst children between the ages of 2 – 15 years. • Work with partners to contribute to the reduction in poverty, loneliness & poor mental health amongst our residents • Monitor customer satisfaction levels on an annual basis, with the ambition of continuous service improvement • Take a person centred approach to the delivery of our service, where possible, delivering programmes based on demand. • Make use of both built facilities & the natural environment in order to maximise our offer • Offer a range of programmes that enable our residents to ‘start well’, ‘live well’ and ‘age well’ • Use of technology to improve service delivery and accessibility • Use insight & evidence to help shape our service 	<p>We will:-</p> <ul style="list-style-type: none"> • Support economic regeneration and post Covid recovery within the county by delivering:- <ul style="list-style-type: none"> ➤ cultural activities & events ➤ sporting events of regional, national & international significance ➤ Outdoor events which attract visitors to our parks & open spaces ➤ Continue to reduce levels of public subsidy into our service ➤ Attract additional revenue and external resource to support service delivery ➤ Support tourism initiatives that add value to the local economy and perception of the Carmarthenshire • Deliver a workforce strategy to ensure the service is agile, fit for the future, drives service improvement & meets the expectations of our customers through:- <ul style="list-style-type: none"> ➤ workforce planning & recruitment ➤ staff training programmes ➤ staff retention strategies ➤ building a ‘Team Carmarthenshire’ approach ➤ exploring how the workforce can be more inter-changeable across the service 	<p>We will:-</p> <ul style="list-style-type: none"> • Develop a range of services and programmes which can be accessed from across the County by: <ul style="list-style-type: none"> ➤ Be innovative with our use of technology & digitalised services to further enable people to connect & engage ➤ Collaborate with traditional and non-traditional community partners and front line services that can help us deliver health and well-being • Understand the needs of our rural communities, specifically addressing issues which prevent or hinder participation in our services • Add value to the Council’s ‘community hubs’ programme • Develop an outward facing communications strategy to ensure that our communities feel valued and are connected with our services • Continue to deliver education and training opportunities that champion and enable the young leaders of tomorrow • Develop robust community volunteer networks to maximise formal and informal opportunities to improve health and well-being 	<p>We will:-</p> <ul style="list-style-type: none"> • Develop a ‘green’ action plan for leisure • Commit to supporting the successful implementation of the Council’s Net Zero Carbon action plan across our services • Achieve a Net Zero Carbon position for our facilities by 2030 • Apply circular economy principles to everything we do. • Work toward achieving zero waste across our services • Work with and educate people & our partners to help them understand and support the implantation of ‘our ‘green’ action plan • Be sympathetic to the needs of the environment when developing future facilities, programmes & activities • Support active travel schemes & safe walking routes to our facilities & community activities 	<p>We will:-</p> <ul style="list-style-type: none"> • Actively promote the unique & proud heritage and culture of Carmarthenshire • Use ‘story-telling’ to promote the importance of culture, sport/physical activity and the great outdoors to improve health and well-being • Celebrate the success of our residents who achieve on the local, national & world stage, inspiring our residents to become more active and engaged in our programmes • Provide a bi-lingual service to our customers, supporting and enabling our Welsh language to flourish & thrive 	<p>We will:-</p> <ul style="list-style-type: none"> • Develop an Equality, Inclusion and Diversity action plan to support & improve our services • Continue to provide EDI training to our staff and delivery network • Review and continuously improve how our service is delivered to ensure it is available and accessible to all • Balance the need for commerciality with the ambition of being socially responsible in all that we do • Develop an EDI support network to advise on matters of equality and inclusion e.g., Disability Arts/Sport Wales, LGBTQ+ Network, Race Equality network

GENERAL SERVICE-WIDE THEMES

Manage Well

HUMAN

- Align with corporate workforce strategy – focus on recruitment, training and retention
- Personalised / people centred offers and services
- Equalities, Diversity & Inclusion (EDI): pro-active approach to making services accessible / affordable to all, with a focus on programmes, activities, charges and social pricing
- User satisfaction and feedback key
- Getting people more active, engaged and healthier
- Collaborating and aligning with services: e.g. Education; Health; Regen; Marketing & Media

ENVIRONMENTAL

- Towards net zero carbon corporate target by 2030 – Green champions throughout service
- Apply circular economy principles to everything we do
- Zero waste principles

TECHNOLOGICAL

- Digital services to support and compliment physical engagement
- Connected services

FINANCIAL

- Performance management measures for income, costs and user numbers;
- Commercially efficient & Socially valuable services (both co-exist)

PREVENTION

- Pro-actively work with partners to sustain and enhance population health, with a strong emphasis on developing preventative services to meet the demands of an ageing population, and to address our acute health inequality challenges. Prevention rather than cure

ASSETS

- Clear framework of facility management. Enabling - Delivering.
- Asset management planning key

Key Measures

- People Outcomes
- Recruitment / Retention measures
- Customer satisfaction: NPS scores above 8
- Social Values generated for all service areas
- Population Health measures (by age / gender / locality):
- Physical activity;
- Mental Health;
- Community engagement;
- Obesity levels (focus on children)

- Place Outcomes
- Facility management frameworks in place
- Well maintained, accredited, efficient sites

- Environmental Outcomes
- Energy usage / Net zero Carbon measures improved

- Economic Outcomes
- Commercial opportunities plan produced
- Cost recovery up 10%: Exp / Inc

ACTIF SPORT & LEISURE

FOCUS AREAS

- Work with the Education department to help reduce childhood obesity levels and to set healthy habits for life:
- - Developing a sustainable Planning, Preparation and Assessment (PPA) cover model for schools including access to the Actif Anywhere Schools online platform;
- - Improving physical literacy standards as the foundation for life-long activity and well-being
- - Developing a new schools and community aquatics plan for the County
- - Develop a sports pitch strategy for the County with the aim of getting an all weather pitch at every secondary school
- New Pentre Awel Leisure Centre completed and open
- A 24/7 universal health and well-being offer – as you want it, when you want it, wherever you want it
- •Develop a sport for all approach to support a broad range of participation in sports, from beginners to elite, working to support all Community Sports Clubs to become self-sustaining with development support, aligned to:
 - County Sport plans
 - Club accreditation
- Expand the scope Exercise Referral and Social prescribing schemes as a recognised, efficient, and pro-active approach to supporting and reducing primary care pressures.
- Develop Actif Anywhere bi-lingual online Leisure platform used in: Schools, community centres, health settings, & other local authorities
- Regenerating towns and communities:
 - New Swimming Pool and Health & Fitness offer for Ammanford
 - Accessible 24/7 health and fitness offer

Key Measures

People Outcomes

Number of service users doubled by 2032
Childhood Obesity reduced by 50%
Every child able to swim 25m by age 11
Net Promoter Score customer satisfaction scores above '8'

Place Outcome

All facility plans delivered

Environmental Outcome

Contributing to Corporate Net zero carbon target for 2030
Waste management strategy implemented

Economic Output

Additional £5m investment into the service
Cost of Service to the rate payer reduced

CULTURAL SERVICES

FOCUS AREAS

- **Libraries & Archives:**

- Develop a new Libraries strategy in line with evolving National Public Library Standards with a focus on reviewing outreach services
- Hybrid delivery model of online and in person services
- Develop themes of: Connect; Engage; Evolve; Partner; and Anchor (regenerating town / rural locations)
- New Country Archive open and THE focus for the history and collections of Carmarthenshire, recognised as a place of learning, creativity, and discovery.

- **Museums, Galleries & Arts**

- New Museums Strategy
- New expanded, independent Oriel Myrddin gallery offer
- New Museum of Land Speed at Pendine
- Agreed long term plan for Kidwelly Industrial Museum
- Further development of partnerships with Trusts, users groups and 3rd sector
- New Arts development plan
- Continued investment into Carmarthen and Parc Howard Museum sites

- **Theatres**

- Thriving creative and social hubs, playing an active role in sustaining and supporting flourishing, creative communities
- Developing Carmarthenshire's unique bilingual identity and culture, impacting and inspiring audiences, in our physical venues, and beyond through our outreach and digital programmes.

Key Measures

- People Outcomes
- Number of service users doubled by 2032
- Net Promoter Score customer satisfaction scores above '8'
- Formal engagement and partnerships with education / schools to access and utilise learning resources from our Cultural services
- Place Outcome
- All facility improvement plans delivered
- Environmental Outcome
- Contributing to Corporate Net zero carbon target for 2030
- Waste management strategy implemented
- Economic Output
- Additional £5m investment into the service
- Cost per user reduced by 10%

OUTDOOR RECREATION SERVICE (ORS)

FOCUS AREAS

- **Outdoor Education:** New re-purposed County-wide Outdoor Education service in place, with a particular emphasis on a range of residential learning opportunities for children and young people.
- **10 year Sites Masterplans:**
 - Pembrey Country Park
 - a. Upgraded infrastructure: Electric; water; waste; broadband; depot, BMX track
 - b. Diverse accommodation offer: Log cabins / pods
 - c. Indoor play and activity facility
 - d. New beach sports / café / heritage facility
 - Millennium Coastal Park
 - a. New Motorhome facilities and coastal facilities in place and linked all along our coastline
 - b. Enhanced watersports offer at North Dock
 - c. Burry Port East redevelopment
 - Llyn Llech Owain Country Park
 - Mynydd Mawr Woodland Park
- **Pendine Attractor Project operational**
 - New 44 bed 'Y Caban' accommodation offer operational
 - Development of income generating beach sports / activities
 - New motorhome site and enhanced parking
- **Green space and conservation management plan across all sites**
- **ORS Net Carbon Zero and Waste Strategy**
- **ORS Event Strategy, with 1 major event pa driving tourism economy**
- **New skatepark for South of County**

Key Measures

- People Outcomes
 - Number of service users doubled by 2032
 - Net Promoter Score customer satisfaction scores above '8'
- Place Outcome
 - All facility improvement plans delivered
- Environmental Outcome
 - Contributing to Corporate Net zero carbon target for 2030
 - Waste management strategy implemented
 - Green space and conservation management plans across all sites
- Economic Outcome
 - Additional £10m investment into the service
 - The service is cost neutral

WHAT **WILL** IT LOOK LIKE IN 2032?

- **A more integrated and integral service, fundamental to delivering on corporate and national outcomes**
- **Everybody accessing our Leisure, Cultural and Outdoor Recreation services**
- **Every child on the path to an active, healthy, engaged life**
- **More people engaged in thriving, caring, active communities**
- **A stronger Carmarthenshire Cultural identity**
- **A healthier Carmarthenshire**
- **A better place to live, work and visit**
- **People looking after and making better use of our outdoor environment**
- **A more efficient, cost effective service, allowing us to pro-actively re-invest in people's health and well-being**
- **A stronger, more prosperous, self-sustaining economy**

Diolch / Thank you

Agenda Item 5

Communities, Homes and Regeneration Scrutiny Committee

Date 16th November 2022

Subject: Local Innovation Strategy

THE SCRUTINY COMMITTEE IS ASKED TO: To review and assess the content of the Innovation Strategy, with a focus on the four Innovation Opportunities in the areas of Digital; Health & Wellbeing; Foundational Economy; and Circular Economy and provide any recommendations and comments for consideration by Cabinet.

Reason(s)

This new Strategy will support the recovery and restructuring of Carmarthenshire's economy through innovation. It is therefore important that the committee reviews the strategy and that any recommendations arising are considered by Cabinet.

CABINET MEMBER PORTFOLIO HOLDER: - Councillor Gareth John, Cabinet Member for Regeneration, Leisure, Culture & Tourism

Directorate: Chief Executives	Designations:	
Name of Head of Service: Jason Jones	Head of Regeneration	JaJones@carmarthenshire.gov.uk 01267 242336
Report Author: Helen Morgan	Economic Development Manager	HLMorgan@carmarthenshire.gov.uk 01267 224902

EXECUTIVE SUMMARY

Local Innovation Strategy

Cardiff University's Centre for Innovation Policy Research was commissioned by the authority to explore innovation prospects for Carmarthenshire. The general aim was to identify proposals to support the recovery and restructuring of Carmarthenshire's economy through innovation. The aims were to explore the contribution of certain key sectors, specifically: the role of the country council and the wider public sector, especially with respect to the use of public sector spending power to support innovation; and to focus in particular on the Foundational Economy; Health and Wellbeing; Digital innovation; and the impact of Climate Change and the prospects of a Green Recovery by harnessing the potential of the Circular Economy.

The commission proceeded through three stages: (a) a desktop analysis of key documents such as the Council's Business Advisory Group meeting notes, Economic Recovery and Delivery Plan and the CLES (Centre for Local Economic Strategies) report work on community wealth building and progressive procurement; (b) consultations with 50 key stakeholders in the county, the region and the nation to identify the challenges, constraints and future opportunities for innovation; and (c) the development of a strategy to promote and support innovation in Carmarthenshire.

The Strategy recommends 4 opportunities for innovation:

Opportunity 1 – Digital

- Improved fibre and mobile connectivity
- Opportunities for next generation digital technologies
- Addressing digital skills
- Developing a rural digital innovation centre

Opportunity 2 – Health

- Development of a dispersed living laboratory to test new medical products and services

Opportunity 3 – Foundational Economy

- Sustainable food procurement and development of the local food supply chain

Opportunity 4 – Circular Economy

- Leveraging an approach for the Net Zero Agenda through reducing waste and recycling.

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:

Head of Regeneration

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

1. Policy

The alignment with CCC's Economic Recovery Plan is essential and this will monitor any significant changes in the economic climate and escalate as appropriate.

Consideration has been afforded to how we can apply the five ways of working as we make progress on the identified opportunities. This will be further developed as detailed plans for delivering the opportunities are taken forward.

Finance

Funding will be required to deliver the recommendations of the Local Innovation Strategy. UK Government's Shared Prosperity fund could be a possible source of external funding for any projects emanating from the Strategy.

Risk Management Issues

Each intervention will be required to maintain a risk register and to mitigate the risks for the whole life period of the activity.

Physical Assets

Some interventions will entail investment opportunities in existing physical assets in our town centres

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED YES	Councillor Gareth John, Cabinet Member for Regeneration, Leisure, Culture & Tourism has been briefed, prior to the report being considered by Pre- Cabinet.
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Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:

THERE ARE NONE



Centre for Innovation
Policy Research

Canolfan Arloesi
Ymchwil Polisi

Exploring the innovation prospects for Carmarthenshire

A Report prepared for Carmarthenshire County Council

Kevin Morgan, Dylan Henderson, Rick Delbridge

October 2022

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1. Introduction

Metropolitan areas have dominated the spatial policy agenda of governments in OECD countries for the past 25 years or so. This urban-centric focus has been driven by the belief that cities and city-regions are the ‘engines’ of their regional and national economies and therefore they need to be fostered rather than frustrated in their efforts to generate economic growth. Although there is a correlation between productivity, innovation and agglomeration, these urban-centric linkages have been exaggerated because the correlation does not hold true for all cities in all regions (Tyler et al., 2017).

What’s more, the political dominance of this urban-centric spatial policy has led to some unintended consequences, the most damaging of which is the neglect of non-metropolitan areas, particularly rural areas. To a large extent the ‘rural question’ had virtually disappeared from the spatial policy agenda until very recently. Indeed, whenever rural and other nonmetropolitan areas registered on the political radar, they did so in a way that actually confirmed their second-class status by being referred to merely as ‘the hinterland’ of the city (Morgan, 2018).

In the following report we venture to suggest that this urban-centric era may have peaked because of the combined effects of three emerging trends, namely societal trends, intellectual trends and political trends.

Societal trends: while it is still too early to predict the long-term effects of COVID-19, because it’s impossible to disentangle the enduring from the ephemeral impacts at the moment, there is a good deal of evidence to suggest that one of the effects – hybrid working – could well be here to stay. For example, in a special report on ‘the future of work’ it was found that the average employee preferred to work from home for nearly half the week (Williams, 2021). Although the balance between home and office will vary from sector to sector and from firm to firm, it appears that a majority of city centre workers prefer hybrid working to the traditional 5-day commute, creating new opportunities for non-metropolitan areas to recruit and retain highly skilled people who would hitherto have looked to live in or close to the city. While the normalisation of hybrid working does not spell the death of cities, not least because agglomeration economies and face-to-face communication remain powerful forces in the generation and dissemination of knowledge, urban researchers predict that the pandemic will nevertheless trigger significant ‘social changes in the structure and morphology of cities, suburbs, and metropolitan regions’ (Florida et al., 2021: 1).

Intellectual trends: the urban-centric bias in spatial policy over the past quarter century has its counterpart in innovation policy. One of the common mantras in innovation policy studies has been that innovation is largely an urban phenomenon. Indeed, one critic of urban bias has succinctly summarised the problem in the following way: ‘it has almost become a research premise, as opposed to a research question, that cities are the font of economic innovation’ (Shearmur, 2012: 29). According to this argument, the thrust of the mainstream innovation policy literature is that cities are quintessential innovative milieus, the implication being that

the rest of the planet plays little or no role in the innovation process. However, in recent years there has been a healthy intellectual backlash against this urban-centric bias as a new generation of researchers is beginning to discover that innovative firms come in many shapes and sizes and that it's the quality of their *linkages* – local as well as non-local - to partners, suppliers, customers and universities that is the critical factor in their success. In short, researchers are beginning to discover that 'innovation in the periphery' is not the oxymoron it has been assumed to be (Eder, 2018; Fitjar & Rodríguez-Pose, 2011). This intellectual Zeitgeist is also finding echoes in the policy world because the OECD recently launched a new multi-country research programme that aims to explore the nature and extent of *rural* innovation.

Political trends: perhaps the most important of all these trends is the new political trend in spatial policy designed to give parity of esteem to non-metropolitan places. The urban bias in spatial policy provoked a political backlash in non-metropolitan areas in many countries; so much so that researchers have variously described it as 'the geography of discontent' and 'the revenge of the places that don't matter' (McCann & Ortega-Argilés, 2021; Rodríguez-Pose, 2018). In the UK context the political backlash helps to explain the Conservative government's electoral success in old industrial areas and its novel commitment to the "levelling up" agenda, its new spatial policy priority according to the Prime Minister (Johnson, 2021). What remains to be seen is whether the levelling up rhetoric can be translated into levelling up realities in the non-metropolitan areas of the UK. Although the much-promised Levelling Up White Paper has yet to materialise, the rhetoric is already informing a wide array of policies, especially spatial policy as well as policies that have not hitherto had an explicit spatial dimension, such as innovation policy for example. But as we will see in chapter 2, the UK Government (UKG) has introduced a strong levelling up dimension into its recently launched Innovation Strategy and it committed itself to enhancing research and innovation spending outside the 'Golden Triangle' of London, Oxford and Cambridge, where the majority of public research and innovation funds have been spent in the past (Forth & Jones, 2020).

The fact that new opportunities may be opening up for non-metropolitan areas does not mean that they will amount to anything because local agents – firms, local authorities, universities and the like – need to have fashioned the collective capacity to work in concert to make the most of the rapidly changing spatial policy landscape in the UK. This capacity for place-based collective action is an important ingredient in the recipe for innovation and development, especially in rural and non-metropolitan areas which do not enjoy the density of local actors that characterise institutionally thick metropolitan regions.

All the international evidence suggests that a capacity for collective action depends on the efficacy of linkages between local partners on the one hand and between local and non-local partners on the other. In short, it's the quality of inter-organisational relationships that is most critical for local and regional development (OECD, 2018).

While inter-organisational collaboration between local authorities has been underway for some time in Wales, it has accelerated in recent years as a result of the City and Growth Deals that we address in chapter 2. Also significant is the fact that a new Rural Forum has been

created in Wales to represent the nine largely rural local authorities and the rationale for this institutional innovation is twofold: to raise the collective voice of these non-metropolitan areas and to design joint solutions to common problems. To realise these twin aims a new Rural Vision has been produced to reflect the shared challenges faced by the Rural Forum members, including 'lower population densities, distance from major population centres and transport infrastructure, higher costs of delivery for public services, and the impacts of broad social and economic trends on rural communities' (Woods et al., 2021: 2).

It is no coincidence that a new Rural Vision emerged when it did. Although the nine local authorities were concerned to counter the urban-centric bias in spatial policy, they were mainly animated by the fact that Brexit had triggered new threats and opportunities as a new set of policies would need to be designed in the UK - in areas including agricultural support, rural development and regional economic investment - that had previously been designed in the EU context. A post-Brexit environment was perceived as an opportunity to design a 'new integrated approach, connecting previously separate policy silos' (Woods et al., 2021: 2).

But as we will see in chapter 2, a more integrated spatial policy has been conspicuous by its absence in the early days of the post-Brexit era because the governments in Cardiff and London have been unable or unwilling to synchronise their place-based policies.

Finally, a word about the origins and aims of this report. Carmarthenshire County Council (CCC) has been one of the most pro-active in Wales in addressing the twin threats of Brexit and Covid. Among other things it has established an independent Business Advisory Group to help the authority to design and monitor a post-Covid economic recovery strategy (CCC, 2021). In addition, it has been a pioneer in applying for, and winning, successive awards under the Welsh Government's Foundational Economy Challenge Fund. And it recently secured 12 of its 13 bids to the UK-managed Community Renewal Fund, having already secured 2 important bids to the UK Levelling Up Fund. The commissioning of this report is arguably another sign of the council's pro-active approach to local innovation and development.

The aims of the commission were both general and particular. The general aim was to identify proposals to support the recovery and restructuring of Carmarthenshire's economy through innovation. The particular aims were to explore the contribution of certain key sectors, specifically: the role of the county council and the wider public sector, especially with respect to the use of public sector spending power to support innovation; and to focus in particular on the Foundational Economy; Health and Wellbeing; Digital innovation; and the impact of Climate Change and the prospects of a Green Recovery by harnessing the potential of the Circular Economy.

The commission proceeded through three stages: (a) a desktop analysis of key documents such as the Business Advisory Group meeting notes, Economic Recovery and Delivery Plan and the CLES report work on community wealth building and progressive procurement; (b) consultations with key stakeholders in the county, the region and the nation to identify the challenges, constraints and future opportunities for innovation; and (c) the development of a strategy to promote and support innovation in Carmarthenshire.

Although we originally planned to conduct around two dozen stakeholder consultations, the number eventually snowballed to 50 in total. These were all conducted on a Chatham House basis, so no information in the report is attributed to anyone. Fortunately, all the stakeholders consented to be included in the report and they are listed in the appendix. We would like to thank them all for so generously sharing their time and their knowledge.

2. The multi-level policy landscape

The post-Brexit era has already witnessed significant changes to governance systems and place-based funding schemes. National and local policymakers in Wales will need to keep abreast of these changes because governance and funding need to be understood in terms of the new multilevel policy landscape in the UK. For the first 20 years of devolution place-based funding schemes were largely governed by a combination of EU regulations on the one hand and Welsh Government policies on the other, since UKG were prone to adopt a ‘devolve and forget’ attitude to the policy domains that were devolved to Wales and the other Celtic nations. In this policy context, local authorities were attuned to the *supra-national* level in Brussels and the *national* level in Cardiff Bay, since the UK level seemed both distant and removed from economic life in Wales, even though large economic levers remained in London thanks to the Reserved Powers model of devolution (OECD, 2020).

In governance terms the pre-Brexit past could not be more different to post-Brexit Britain, where the ‘devolve and forget’ attitude has been jettisoned in favour of a new centralism that is sometimes referred to as ‘muscular unionism’. Far from being a superficial political change, this new governance system carries important implications for the way in which place-based policies are designed and delivered, especially the Shared Prosperity Fund that is intended to replace the EU Structural Funds.

In this chapter we briefly focus on each of these new levels of governance to identify some of the key challenges, one of which is how to forge the necessary multilevel synergies without which place-based policies are rendered ineffectual. To this end we focus on: (a) *the UK level*, where place-based policies are supposed to contribute to the UKG’s new Levelling-Up spatial policy agenda (b) *the national level in Wales*, where the Welsh Government is designing a new place-based innovation strategy and (c) *the subnational level*, where local authorities are increasingly engaged in two-tier working arrangements: regionally through their City and Growth Deals and locally within their local government jurisdictions.

The UK Level: the new centralism

The Devolved Administrations in Scotland, Wales and Northern Ireland have been forced to adjust to a radically new political environment where the UKG plays a much more interventionist role in *all* parts of the country. What is now abundantly clear is that UKG plans to assume the role that the European Commission once played in the management of the Structural Funds, albeit with one major difference. The main difference is that UKG intends to be more pervasive and more prescriptive than the EC was either able or willing to be, despite economic development being a devolved competence. This is the *new centralism* and it is

most clearly embodied in and symbolised by the United Kingdom Internal Market Act (UKIMA). The Act came into effect on 18 December 2020 and it represents the lowest point of inter-governmental relations in the history of devolution in the UK. Not surprisingly, the Welsh and Scottish Parliaments refused to give their legislative consent to the Internal Market Bill. The key provisions of the UKIMA include the following: new rules on how legislatures and governments in the UK can legislate to regulate goods and services in future; the regulation of professional qualifications in the UK; giving UK Ministers new spending powers in devolved areas; and reserve powers for UKG related to subsidy control. Of all these provisions, perhaps the most controversial are the mutual recognition principle (section 2) and the financial assistance powers (section 50).

The mutual recognition principle for goods means that goods made, or imported into, one part of the United Kingdom that comply with relevant legislative requirements in that part, can be sold in the other parts of the United Kingdom, without having to comply with any relevant legislative requirements in those other parts. This principle in effect means that the Devolved Administrations cannot regulate the supply of goods in the Celtic nations if they are deemed to comply with regulations in England, thereby neutering their policies in all the devolved areas.

Section 50 of the Act gives the UKG wide powers to provide financial assistance to any person for, or in connection with, a wide range of specified purposes. These purposes include promoting economic development, providing infrastructure, supporting cultural activities and events, and supporting educational and training activities and exchanges. The financial assistance powers extend to funding activities in policy areas devolved to the Celtic nations. It was under these financial powers that UKG launched the Community Renewal Fund and the Levelling Up Fund (Welsh Senedd, 2021). This Act proved to be so controversial that the three finance ministers of the Devolved Administrations issued a joint letter to protest about the way it allowed UKG to bypass devolved governments and undermine the devolution settlements. The crux of their protest letter is reproduced below.

‘As Ministers in the Devolved Governments of Wales, Scotland and Northern Ireland, we wish to register our shared concerns about the UKG’s decision to bypass democratically agreed devolution arrangements to deliver the Levelling Up and Community Renewal Funds announced at Budget 2021...The UKG ignored the Devolved Governments’ efforts and requests to input to the development process for these funds for almost three years and is now using powers under the UK Internal Market Act to bypass us completely. It is ignoring our respective devolution arrangements, delivering funding to meet Whitehall’s priorities rather than those of the people of Wales, Scotland and Northern Ireland. This must be addressed before further policy development takes place on the Shared Prosperity Fund. Denying us any meaningful input, harms the effectiveness of these funds, will duplicate resources, and risks value for money and the achievement of better, fairer outcomes, which our communities and people deserve’ (Welsh Government, 2021c).

A second key difference is the quantum and nature of the funding in comparison to EU funds. Though much later than originally planned, the first tranche of funding under the Levelling Up and Community Renewal Fund has been announced and the results have been uneven across

the UK and within Wales. In addition to these announcements the 2021 Spending Review also unveiled a whole series of other levelling up initiatives, some of which set worrying precedents. For example, the first allocation from the UKSPF was made in the form of the £560 million for a programme to improve adult numeracy across the UK over a three year period. As fiscal analysts in the Wales Governance Centre concluded: “Traditionally, UKG spending announcements in areas devolved to Wales (including education) trigger a Barnett consequential. However, since the programme is funded from the Shared Prosperity Fund rather than the Department for Education’s departmental budget, this will not be the case. The Levelling Up Fund and the Shared Prosperity Fund have been treated as separate departments in the budget documents, with no attached comparability factor” (Wales Fiscal Analysis, 2021).

The 2021 Spending Review was also notable for the fact that the levelling up strategy was to be applied to domains that hitherto had been largely untouched by spatial policy considerations, like research and innovation funding. According to SR21: “The government will ensure that an increased share of the record increase in government spending on R&D over the SR21 period is invested outside the Greater South East, and will set out the plan for doing this in the forthcoming Levelling Up White Paper. The investment will build on the support provided throughout the UK via current programmes such as the Strength in Places Fund and the Catapult network”(UK Government, 2021: 86).

The multiple levelling up initiatives announced in SR21 highlight the growing influence of central government in the devolved nations, underlining the need for coordination and collaboration between the administrations in London and Cardiff Bay. This issue needs to be addressed as a matter of urgency because the current system of inter-governmental relations in the UK is suffering from the lowest level of political trust since devolution was established. The Dunlop Review of inter-governmental relations confirmed this assessment, saying: “There is a broad consensus, with which the Review agrees, that the UK’s intergovernmental relations machinery is not fit for purpose. The problem should be addressed by the creation of a UK Intergovernmental Council (UKIC). It would replace the Joint Ministerial Committee and reset relationships for the future. It would be a forum for co-operation and joint working on both opportunities and challenges” (Lord Dunlop, 2019: 10).

The challenge of multilevel policy coordination is arguably the most serious governance problems in post-Brexit Britain and it is symbolised in microcosm by the fact that central government’s *Plan for Wales* was written without UKG having a single conversation with the Welsh Government. In the context of the new multi-level policy landscape, when research, innovation and regional economic development are ever more dependent on harnessing multiple funding schemes at different levels of government, the failure to collaborate is a recipe for disaster if it is allowed to continue.

The National Level: two models of devolution

The UK and national levels provide the context and shape the nature of the opportunities at the regional level. The Welsh Government currently finds itself negotiating with two rapidly

evolving models of devolution in Wales. For the first 20 years of devolution the *national* model of devolution (from London to Cardiff) was the only game in town. More recently, however, this national model has had to co-exist with a *subnational* model of devolution within Wales as four regions begin to take shape to deliver their City and Growth Deals and, from next year, to assume new powers under the proposed Corporate Joint Committees. In other words, the Welsh Government finds itself in the middle of a new multilevel polity in the UK and this is doubly challenging because of the new centralism in the UK and the new regionalism in Wales where the policy landscape seems set to become ever more polycentric. This new multilevel policy landscape means that the Welsh Government needs to re-think its role in regional development along the lines of the recent OECD review, which recommended a more strategic role for the national government as we highlight below (OECD, 2020).

As regards its relationship with London, the Welsh Government has said that UKG is acting in ‘an aggressively unilateral way’ towards the devolved nations. The First Minister, Mark Drakeford, summed up the inter-governmental problem by saying: ‘We have not seen the constructive and collaborative relationship between the governments of the UK that is essential’ (Drakeford, 2021).

The Welsh Government feels it is being bypassed as UKG seeks to deal bilaterally with individual local authorities, a stance that undermines existing spatial policy goals which aim to build *regional* consortia of local authorities for City Deals and Growth Deals, all of which involve a *trilateral* partnership between UKG, Welsh Government and Local Government (Waite & Morgan, 2018). Local government leaders in Wales are concerned about these new forms of contested governance because “the importance of maintaining a three-way dialogue stands out from the points made above. It could become very confusing if different tiers of government are giving different messages, developing competing initiatives or, worse still, contradictory ones” (WLGA, 2021: 4).

In this new multilevel policy environment it is important to refer back to one of the key recommendations of the OECD review of regional development and public investment in Wales. Given the Welsh Government’s tendency to work in silos, the OECD argued that there is an urgent need for stronger horizontal and vertical coordination of regional development activity among actors and for a stronger incentive for them to work together. Among other things, therefore, it urged the Welsh Government ‘to take a more strategic role, focused on setting objectives, coordinating policy and monitoring performance, while subnational authorities concentrate on meeting their service responsibilities’ (OECD, 2020: 26).

Although the OECD report contained valuable findings and judicious recommendations, it was never asked to address the issue of inter-governmental relations in the UK, the issue that subsequently transpired to be the biggest governance problem in post-Brexit Britain, namely the problematical relationship between the governments in London and the devolved nations. At the time of writing there are no ministerial meetings taking place between the governments in Cardiff and London, save for the fortnightly meeting between Michael Gove, the Secretary of State for Levelling Up, and the First Ministers of the Devolved Administrations. In fact, the only substantive discussions that have taken place between Wales and UKG on the Shared Prosperity Fund have involved not the Welsh Government but

Welsh Local Government Association officers, who were invited to be part of a SPF Task Force convened by Whitehall. Clearly, the state of inter-governmental relations in the UK is crying out for urgent attention because innovation and regional development schemes need to be aligned if they are to be impactful.

Although research, innovation and regional development funding will increasingly come from the UK level (and from the EU level for Horizon Europe funding), these funds could and should be synchronized with the priorities of the democratically elected Welsh Government. These priorities are summarized in the form of ten well-being goals in the Programme for Government for the Sixth Senedd and they are highlighted in Figure 1 below.

Figure 1 The Ten Well-being Goals of the Programme for Government



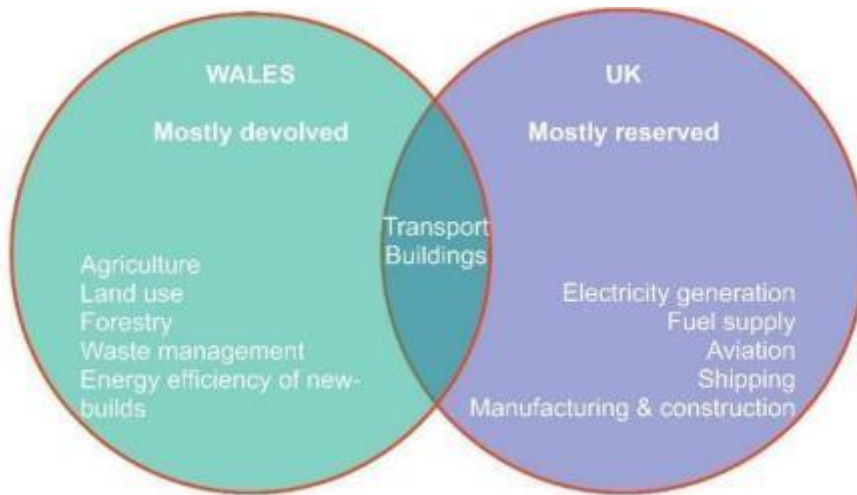
The fact that none of these goals explicitly refers to innovation is because the Welsh Government wanted innovation – technological as well as social innovation – to inform each and every goal, as opposed to the innovation strategy being a stand alone goal that did so much to undermine it in the past (Delbridge et al., 2021). Many of these well-being goals reflect the two key priorities of the Welsh Government, namely the twin commitments to the *Well-being of Future Generations Act* and the decarbonization strategy to achieve *Net Zero* by 2050.

The WFG Act is laudable in principle but challenging in practice because the public bodies that are subject to its mandate have been denuded of capacity during a decade of austerity under the Cameron and May governments. The Future Generations Commissioner has found the contrast between promise and practice to be most pronounced in the sphere of public procurement, where the potential for ‘procuring well-being’ has been stymied by a whole

series of factors, including lack of leadership within public bodies, inadequate skills sets and a focus on process rather than outcomes (Future Generations Commissioner for Wales, 2021).

The Net Zero priority is the most significant of all the priorities because, even though the public may not be fully aware of its implications, it will have the most transformational impact on everyday life over the next 25 years, affecting how and where we work, how we travel, what we eat and how we heat our homes and buildings (Welsh Government, 2021e). The Net Zero commitment also highlights better than any other policy sphere the need for good intergovernmental relations because decarbonization involves both devolved and reserved powers as Figure 2 indicates.

Figure 2 Policy Responsibilities for Decarbonisation in the UK



Inter-governmental collaboration is also required in the devolved policy spheres within Wales, where local government is just as important a player as the Welsh Government in implementing policies in agriculture, land use, energy efficiency and waste management etc. that contribute to the Net Zero strategy. Designing strategies has never been a problem in Wales because they have proliferated over the past twenty years; the real problem has been the ‘delivery gap’ between the promise and the practice, an implementation challenge that the OECD attributed to ‘a tendency to work in operational or sectoral silos’ (OECD, 2020: 43).

As the Welsh Government prepares to launch its new innovation strategy it would do well to remember that organizational issues – especially how it relates to and works with its partners in local government, business and civil society – are the most important issues if Wales is to meet its Well-being and Net Zero goals. The new Welsh innovation strategy is expected to appear in Spring 2022 and it will be based on the following five priorities:

- ‘Ensure Wales has a fair share of available research, development and innovation funding and we will work to secure funding levels at least equivalent to those we received historically, via the European Union. We will also work to address historic underfunding from both competitive and non-competitive UK investment sources.
- Deploy research, development and innovation capacity to support our *Programme for Government* focus on climate change, environmental recovery and decarbonisation, including support for local government decarbonisation plans.
- Build our research, development and innovation capacity in health and life sciences while ensuring Wales is a full partner in delivering the UK Life Sciences Vision.
- Develop a new cross-Welsh Government innovation strategy, with a particular focus on driving impact.
- Continue to grow Wales’ capacity for excellent research by launching the next phase of *Sêr Cymru*’ (M. Drakeford (2021) – Written Statement: Five priorities for research, development and innovation, 23 November, Welsh Government).

The Subnational level: a new two-tier system

Although local authorities are often perceived to occupy the lowest and least significant rung of the multilevel policy landscape, this is unfortunate because it neglects the fact that local government has two unique functions: (a) it is the main agent of policy implementation and (b) it enjoys the closest proximity to citizens. These two functions will assume ever more importance because policy implementation is crucial to bridging the ‘delivery gap’ in Wales and proximity to citizens is the key to effecting behavioural change at the local level, where low carbon lifestyles need to be framed and enabled and where environmental ‘spillovers’ (where one low-carbon habit can ‘spillover’ to another) can be encouraged through peer-to-peer engagement at community level (Mcloughlin et al., 2019).

In Wales the subnational level is witnessing unprecedented change as local authorities are now working in a new two-tiered system. In addition to their traditional locally-based service functions, they are also regionally engaged in delivering their City and Growth Deals and in the process of becoming Corporate Joint Committees in their respective regions, where they will assume responsibility for strategic planning, transport and economic wellbeing.

As regards its regional context, Carmarthenshire is a member of the Swansea Bay City Region (SBCR). Formed in 2013, the SBCR is a joint venture between four local authorities, Carmarthenshire, NPT, Swansea and Pembrokeshire, and the aim is to deliver the Swansea Bay City Deal (SBCD), which was agreed in 2017. The SBCR is a highly diverse City Region, straddling urban and rural areas with a total population of nearly 700,000, making it the second largest region in Wales after the Cardiff Capital Region. The investment objectives of the SBCD portfolio are threefold:

1. To create over 9,000 skilled jobs aligned to economic acceleration, energy, life sciences and smart manufacturing across the region within 15 years (2017-33)
2. To increase the Swansea Bay City Region GVA by £1.8-2.4 billion through the SBCD by 2033 and contribute to the region achieving 90% of UK productivity levels by 2033
3. To deliver a total investment in the region of £1.15-1.3 billion in the South West Wales Regional economy by 2033

Source: Swansea Bay City Deal (2021)

The SBCD is a partnership of eight regional organisations made up of local authorities, universities and health boards that aims to accelerate economic and social advancement through regional infrastructure and investment funds. The SBCD partners are:

- CCC
- City and County of Swansea Council
- Neath Port Talbot Council
- Pembrokeshire County Council
- Swansea University
- University of Wales Trinity Saint David
- Hywel Dda University Health Board
- Swansea Bay University Health Board

This section does not address the minute details of the SBCD, or the challenges facing the South West Wales region, because these have been well documented already (SQW, 2021) (SBCD, 2021; SQW, 2021). However, it is worth highlighting the pivotal role that CCC occupies within this new regional architecture and in the governance of the SBCD itself. As well as being the Accountable Body for the whole City Deal, CCC is also the lead authority for 4 of the 9 SBCD projects as we can see from Figure 3 below.

Figure 3 SBCD Project Portfolio and Lead Organisation

Lead Organisation	Programme / Project	Strategic theme
Carmarthenshire County Council	Yr Egin	Economic Acceleration
	Skills & Talent	Economic Acceleration
	Digital Infrastructure	Economic Acceleration
	Pentre Awel (LS &WB Village)	Life Science & Well-being
City and County of Swansea Council	Swansea Waterfront	Economic Acceleration
	Life Science, Well-being and Sport Campuses	Life Science & Well-being
Neath Port Talbot Council	Homes as Power Stations	Energy
	Supporting Innovation and Low Carbon Growth	Smart Manufacturing
Pembrokeshire County Council	Pembroke Dock Marine	Energy

Source: Swansea Bay City Deal (2021)

CCC plays a distinctive role in the SBCD arrangements on two counts because it is the lead organization on more projects than any other local authority and its projects involve a combination of economic development and health and wellbeing that cater for and resonate with the entire region, as opposed to Swansea's projects for example, which are largely confined to its own local jurisdiction.

Although it is too early to judge the success or otherwise of the SBCD projects, what is already clear is that the biggest challenges facing the region are twofold: (a) how to fashion a coherent and effective regional innovation ecosystem from eight somewhat disparate partners and (b) how to mobilise sufficient investment sources, especially from the private sector, because the Business Case freely concedes that 'the City Deal cannot be successfully delivered without the engagement of and collaboration with the private sector' (Swansea Bay City Deal, 2021: iv).

As regards the local dimension of the two-tier system, the business development function is the most pertinent to innovation and local economic development. But this business development function occupies a paradoxical status: although it is the most critical function of all from an economic development perspective, it remains a *non-statutory* function of local government. This non-statutory status helps to explain why many local economic development departments have been so severely reduced in recent years, denuded by a decade of austerity-driven budget cuts.

Although all local authorities have been affected in this way, CCC is especially challenged because it has one of the most ambitious economic recovery plans in Wales and this exacting

strategy places extra demands on its internal capacity and resources. To conclude this section, we briefly consider three ways in which CCC is seeking to engage more effectively with its local business community – through public procurement, planning policy, and business support.

As public procurement is addressed in more detail in chapter 4, here we simply want to register its strategic significance. For the past 20 years public procurement has been touted as a panacea for many problems in Wales, be they economic, social or environmental problems. But reforming procurement *practice* is easier said than done because a culture of low-cost contracting is deeply embedded in the Welsh public sector; so much so that a recent review of public procurement found it falling short of meeting the WFG goals (Future Generations Commissioner for Wales, 2021). But the potential of public procurement is clear for all to see. In the case of Carmarthenshire for example, CCC spends nearly £250 million per annum on goods and services, with adult social care accounting for 34% of the total and construction accounting for another 20%. As we will see in chapter 4, CCC is now pursuing a series of reforms to achieve two goals: to enhance the *amount* that is spent in the county and to maximise the *impact* of that local spend.

Planning is another local government policy that has a direct impact on the local business community because of its capacity to either foster or frustrate economic development. It is no secret that planning has been a problematical function in Carmarthenshire for many years, triggering perennial complaints from the business community and compromising local regeneration efforts (Audit Wales, 2021). Fortunately, these problems are now being addressed in a methodical fashion and a series of reforms has been put in place which will reduce the backlog of applications and expedite major projects that have a significant economic impact. Through these reforms CCC aims to make the planning function part of a more integrated and sustainable place-making process rather than the silo-like function it has been in the past.

Finally, there is business support. Although this is a non-statutory function as we have seen, it has a higher status in CCC than in many other local authorities in Wales. As we noted in the introduction, CCC has been one of the most pro-active authorities in commissioning a postCovid Economic Recovery and Delivery Plan and in establishing an independent Business Advisory Group composed of key figures from the local business community in the county (CCC, 2021). Being a county that contains a mix of urban and rural communities, the business support function needs to strike a judicious balance between its sectoral and spatial focus. On the sectoral front the plan has chosen to focus on a combination of foundational sectors and high-growth sectors as in Figure 4 below.

Figure 4 Sectoral Focus of the Economic Recovery and Delivery Plan

Localism/foundational economy	High growth competitive sectors
<ul style="list-style-type: none"> • Micro and small business growth and upscaling • Building strong sustainable & resilient communities • Closer to home solutions • Better-paid local employment • Strengthen local procurement & supply chains • Innovation through local university/institutions • Transform hard hit sectors - retail, hospitality, tourism, culture - to adapt and find new markets • Green tech & energy efficient homes 	<ul style="list-style-type: none"> • Focused activity that supports these sectors • Scale-up mid-sized, grounded firms • Advanced materials & manufacturing. • Creative Industries - Welsh language media • Green economy Inc. low carbon energy & reduction. • Health, care & life sciences. • Agriculture, food production & processing.

As we explore the prospects for some of these sectors in chapter 4, suffice it to say that the high-growth sectors tend to be the targeted sectors of many other cities and regions in the UK, which means that CCC needs to be more granular and targeted with respect to its USP and with what it chooses to support *within* each of these sectors.

As regards the spatial focus, which receives less attention in the Economic Recovery and Delivery Plan, CCC plans to build on its Ten Towns programme, an initiative that emerged from a Rural Affairs Task Group inquiry. The rural question is much more important in Carmarthenshire than it is in Wales generally because 61% of its population is deemed to be ‘rural’ compared to just 33% nationally (Carmarthenshire Rural Affairs Task Group, 2019). The Ten Towns strategy is funded through the 2014-2020 Rural Development Programme and such funding will end in 2023, raising big questions as to how business support and economic development will be resourced in the county when EU funding ends. Currently business support in Wales (covering Business Wales and the SMART suite of innovation schemes etc) is funded to a tune of £27 million per year from EU funds and there is currently nothing in place to replace these funds.

But as we shall see later, future funding for business support needs to be framed as one part of a larger question about the *regional innovation ecosystem* in West Wales, the place-based networks through which local partners work in concert to achieve collectively what none can achieve on its own. Although CCC has done relatively well in securing project funding from the first tranches of the Levelling Up Fund and the Community Renewal Fund, these modest projects are no substitute for securing the much larger funding streams that will come from the significant increase in R&D funding, which is likely to fund Innovation Deals and the like,

building on successful place-based innovation schemes like the Strength in Places Fund (Jones, 2021).

The business support system in the county and the region needs to be fit for purpose if it wants to take advantage of this new funding era. This era will set a premium on innovation-led research, and the D side of the R&D spectrum, meaning that partnerships between universities and enterprises will be prioritised along with place-based consortia in which local authorities can play an important role in convening and managing the consortia. As all organisations have capacity constraints, the way forward is to make a virtue of necessity by pooling resources to find joint solutions to common problems. CCC cannot be expected to engage with all the businesses in its county on its own slender resources, still less to generate granular knowledge of these businesses, but it can do these things in concert with its partners in a regional innovation ecosystem – assuming the county and the region have the wherewithal to fashion such a system. This conception of CCC as (part of) an innovation ecosystem is a central thread to our report.

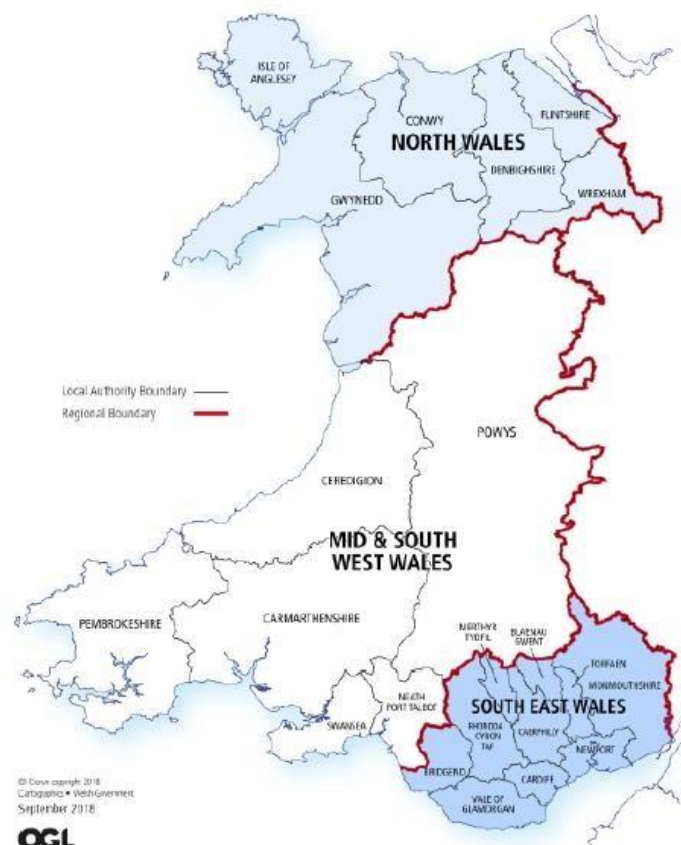
3. The local and regional context for innovation

This section draws together key socioeconomic statistics on Carmarthenshire with the intention of providing contextual information in support of the Local Innovation Strategy. It does not report on traditional metrics of innovation such as research and development, as these are not collected at the level of local authorities (in Wales), but does provide an indication of how well firms in Carmarthenshire are engaging with the innovation support programmes of Welsh Government and Innovate UK.

Socio-economic position

Figure 5 shows that Carmarthenshire and the wider South West region have a high proportion of sparse settlements relative to the most urban parts of Wales. It is estimated that there are some 112,921 people living in rural areas of the local authority area, representing 61% of its population (Carmarthenshire Rural Affairs Task Group, 2019).

Figure 5 Settlements in Wales by rural-urban classification, 2011



Source: Statistics for Wales (2020) <https://gov.wales/sites/default/files/statistics-andresearch/2020-05/summary-statistics-regions-wales-2020-629.pdf>

The population of Carmarthenshire (188,171, 2019) has grown steadily in recent decades though natural growth (fertility/mortality) as well as population in migration (see Figure 6). Such net inflows have been highest in the 30-65 age group

Figure 6 Carmarthenshire internal migration flows

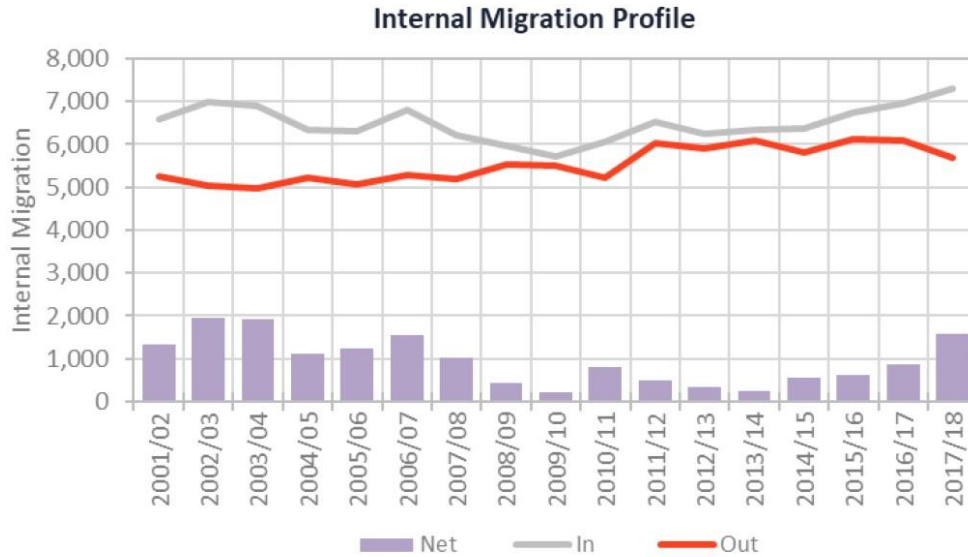


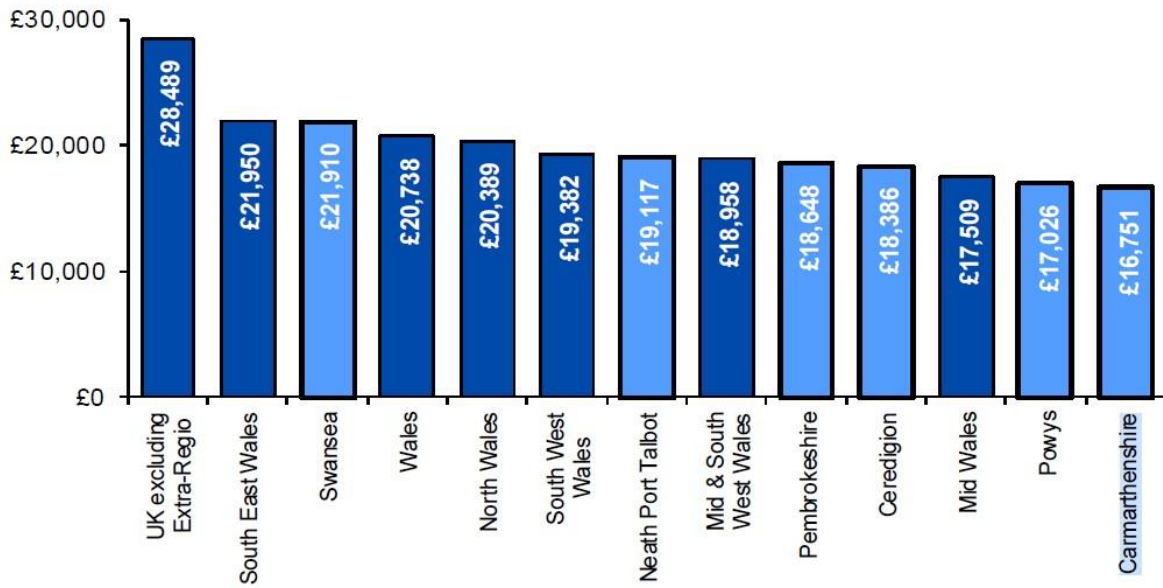
Figure 5: Carmarthenshire UA internal migration flows

Source: Edge Analytics (2019)

<https://www.carmarthenshire.gov.wales/media/1221659/edge-analytics-addendum-2019english.pdf>

GVA per head provides an indicator of the region’s economic prosperity. Here Carmarthenshire’s figure of £16,751 falls below other parts of the South West region and the Wales average. Caution is required in interpreting regional GVA figures, however, as it can be influenced by factors such as commuting (see Experian, 2006). In recent years analysis reported in the Carmarthenshire Economic Recovery & Delivery Plan (CCC, 2021) suggests that GVA fell at the start of the pandemic, but is expected to recover to its pre-pandemic levels within three years (in the most optimistic scenario).

Figure 7 GVA per head, 2018

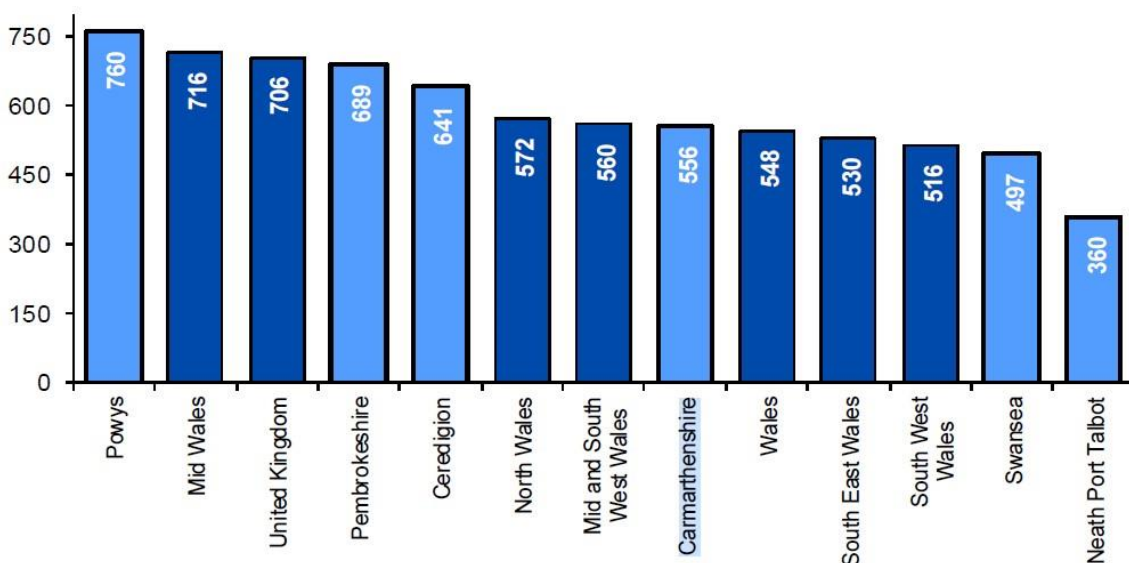


Source: National Statistics, 2020

<https://gov.wales/sites/default/files/statistics-and-research/2020-07/regional-economicand-labour-market-profiles-july-2020-208.pdf>

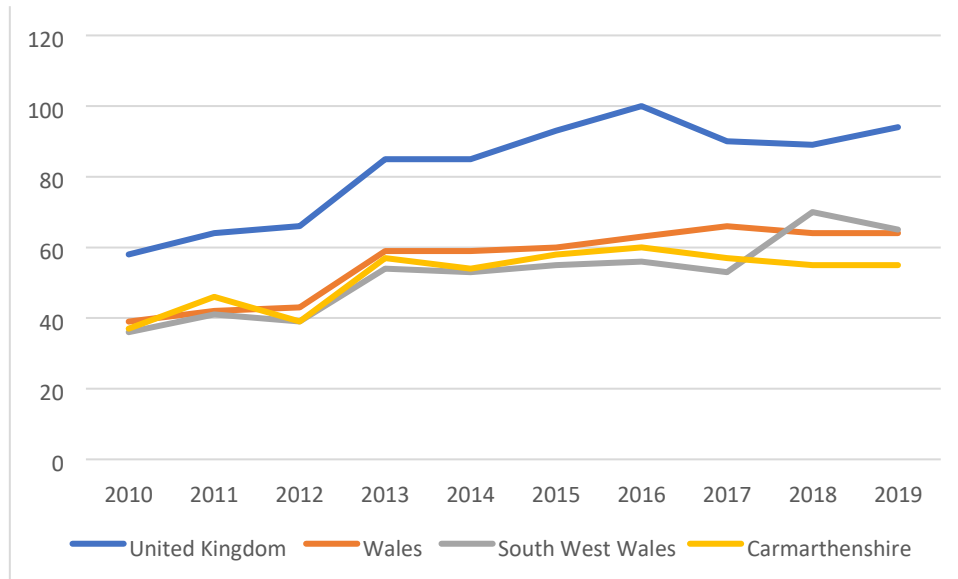
The business stock of Carmarthenshire is a further measures of its economic dynamism. Figure 8 suggests that Carmarthenshire is consistent with the Wales average with respect to enterprises per 10,000 residents. In relation to the birth of new businesses, however, Carmarthenshire has fallen behind the Wales and South West averages, both of which are some way behind the UK average (see Figure 9).

Figure 8 VAT/PAYE enterprises per 10,000 residents, 2018



Source: National Statistics, 2020 (<https://gov.wales/sites/default/files/statistics-and-research/2020-07/regional-economicand-labour-market-profiles-july-2020-208.pdf>)

Figure 9 Births per 10,000 of the population aged 16 to 64, 2020



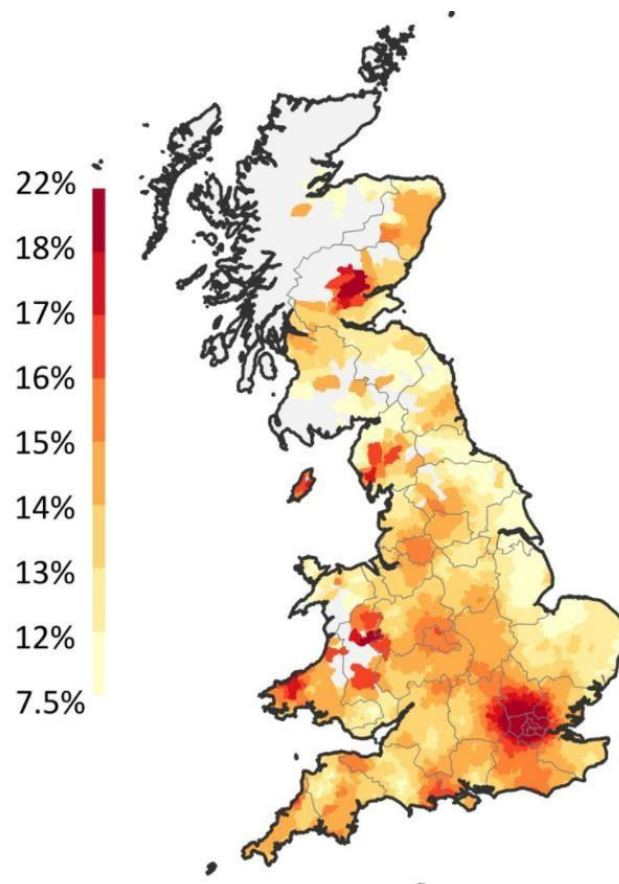
Source: StatsWales (2020)

<https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/Businesses/Business-Demography/businessbirths-by-area-year>

There is some evidence, however, that the potential entrepreneurial capacity¹ of the region may be great than Figure 10 suggests, with Carmarthenshire and the wider South West Wales amongst the parts of Wales with high entrepreneurship potential (Mewes & Ebert, 2021).

¹ Drawn from a survey of 368,364 participants in the UK, who are not yet self-employed, but who report 'Owning my own business as an important goal in their life' (Mewes & Ebert, 2021: 334).

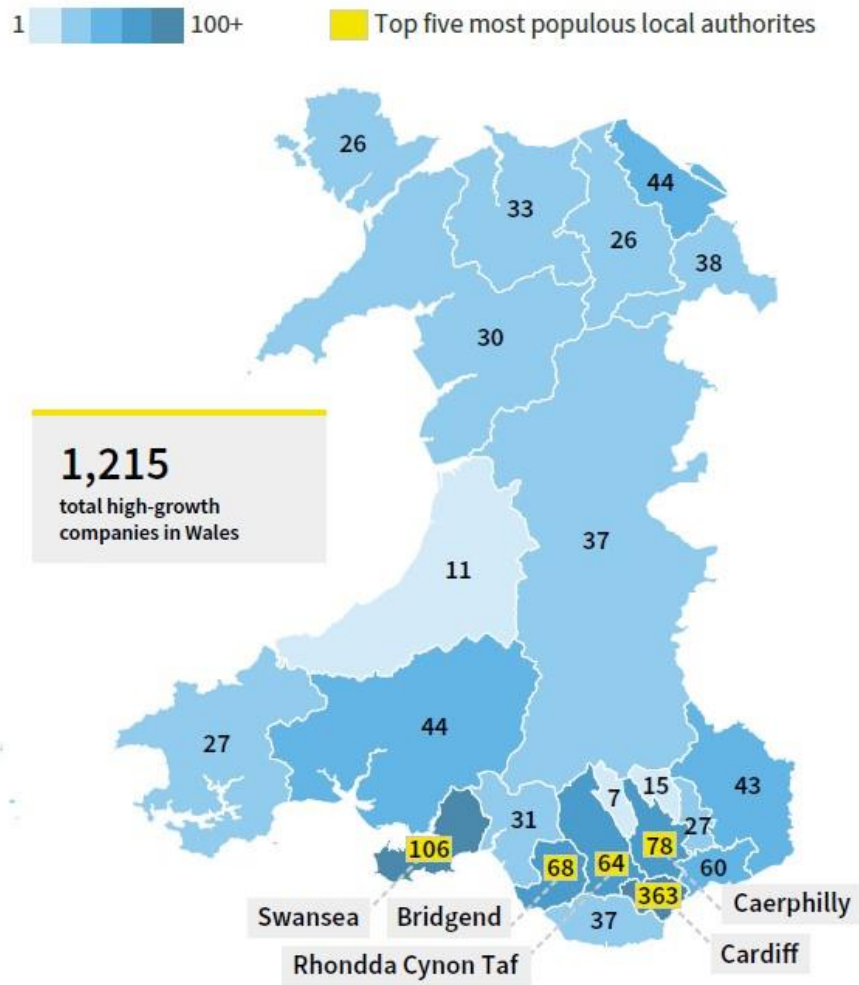
Figure 10 The share of potential entrepreneurs across postcode sectors in Great Britain



Source: Mewes & Ebert (2021)

High growth businesses that have received equity investment provide a further indicator of the dynamism of Carmarthenshire and the wider city region. Figure 11 shows that Carmarthenshire has 44 such companies, with this total largely consistent with other rural and semi rural regions of Wales, but some way behind the totals reported in the most populous areas of Wales. This is a policy area where CCC are seeking to review its supports for high growth firms, as part of its Economic Recovery Programme (CCC, 2021).

Figure 11 Number of high-growth companies per Welsh local authority, 2011-2020



Source: Beauhurst (2021)

Table 1 provides further insights into the economic structure of Carmarthenshire. It shows that the majority of firms (like elsewhere in Wales) are micro in size (employing fewer than 9 employees). It does, however, have a greater average number of small, medium and large firms than other areas of Wales and the UK.

Table 1 Enterprises by size band (% of total), 2019

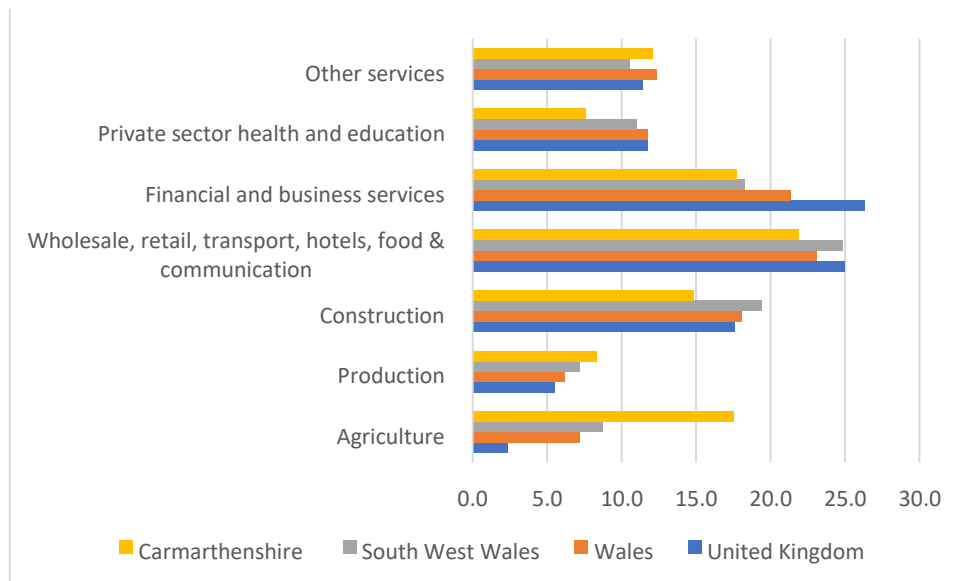
	Micro (0 - 9)	Small (10 - 49)	Medium (50 - 249)	Large (250 +)	All size bands
United Kingdom	96	3.3	0.6	0.1	100
Wales	95	3.6	0.8	0.6	100
South West Wales	94.2	3.8	0.9	1.1	100
Carmarthenshire	93.3	3.9	1	1.9	100

Source: StatsWales (2019)

<https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/Businesses/Business-Structure/Headline-Data/enterprises-by-sizeband-area-year>

The sectoral focus of Carmarthenshire’s businesses, as reported in Figure 12, shows that the region has a greater proportion of agricultural enterprises (17.5%). It also has strong concentrations of enterprises in the production sector and other services. These figures reflect their rural character of the county, as highlighted in Figure 5.

Figure 12 Enterprises by industry (% of total), 2019



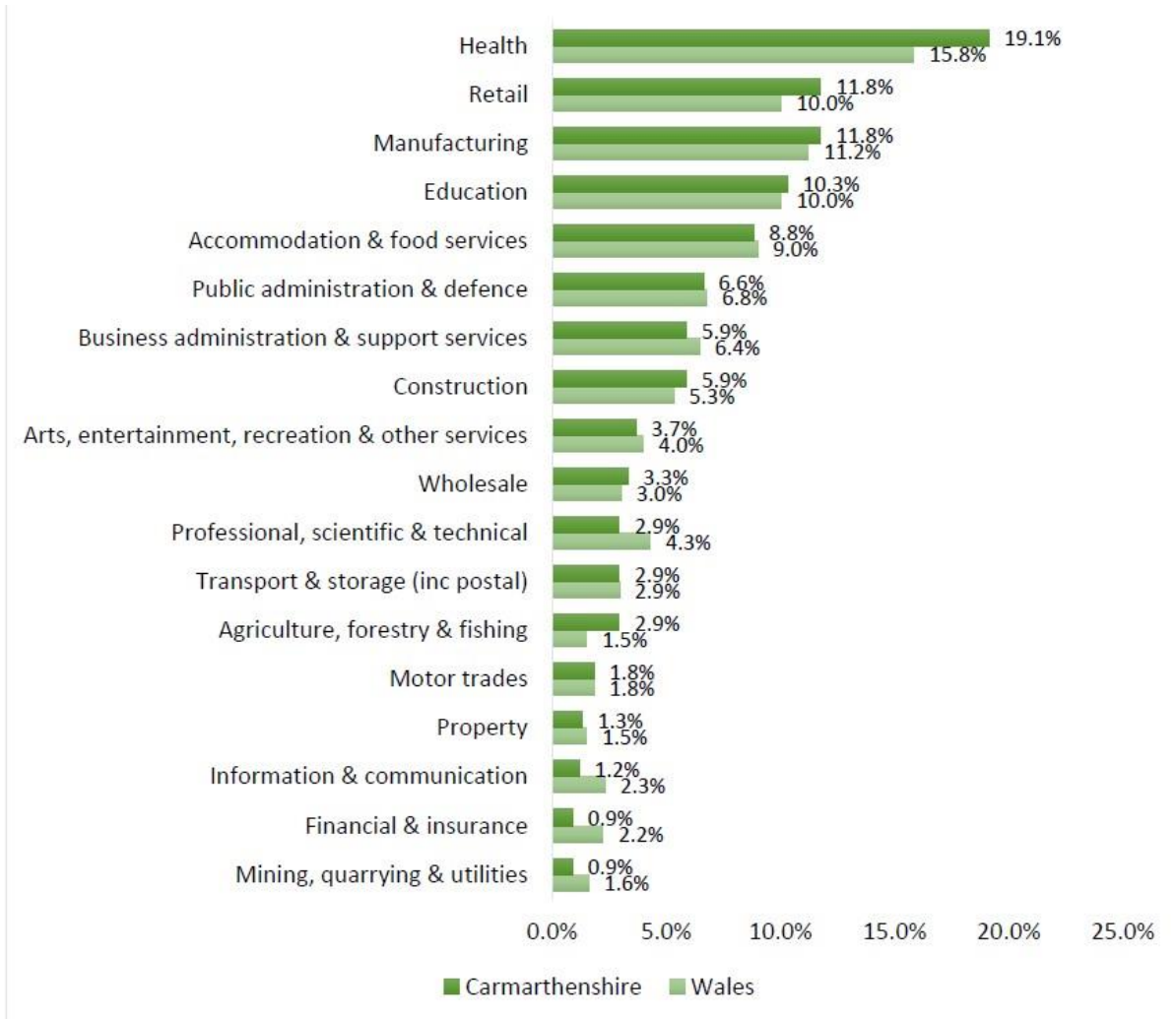
Source: StatsWales (2019)

<https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/Businesses/Business-Structure/Headline-Data/enterprises-by-industry-sic2007sizeband-area>

The breakdown of employment share in key sectors in Carmarthenshire and Wales. It shows that the employment percentage exceeds the Welsh average in foundational sectors such as Health, Retail, agriculture, forestry education and fishing. Indeed, employment in agriculture,

forestry and fishing is almost double the national average. In contrast, employment in sectors such as information and communication, finance and insurance, professional, scientific and technical services are all below the Welsh average (see Figure 13).

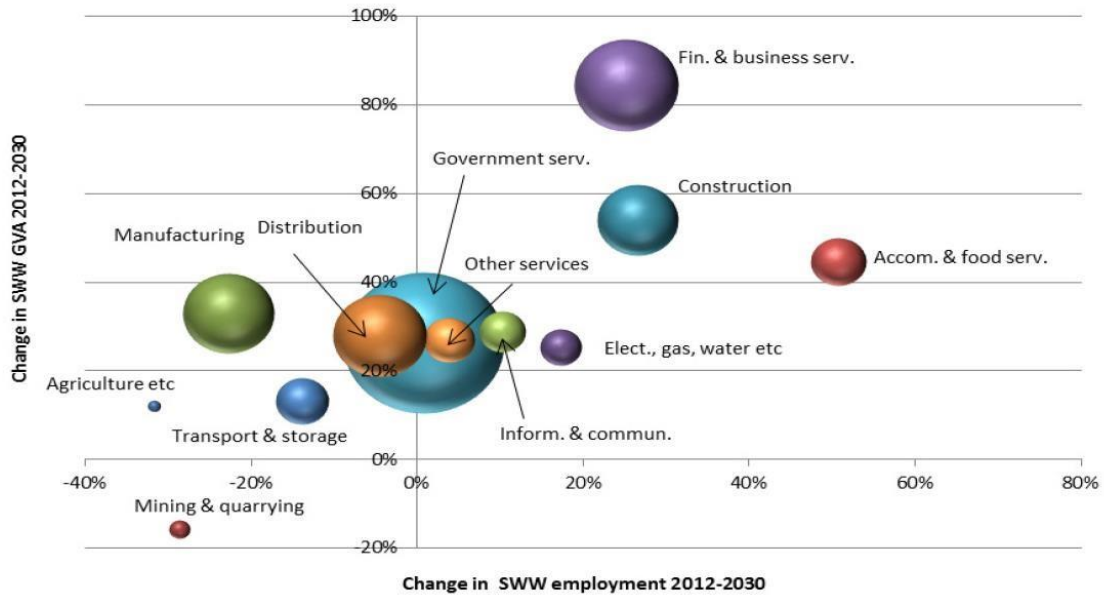
Figure 13 Business sector employment breakdown in Carmarthenshire benchmarked against Wales



Source: Carmarthenshire Rural Affairs Task Group (2019)

Analysis of the sectoral composition and prospective development of the wider South West region of Wales suggest that financial and business services are expected to grow in the coming decade, as are construction and accommodation and food services., Other sectors, such as government services are likely to remain important given their existing strength (Figure 14).

Figure 14 Sectoral change in GVA / employment in South West Wales, 2012 to 2030

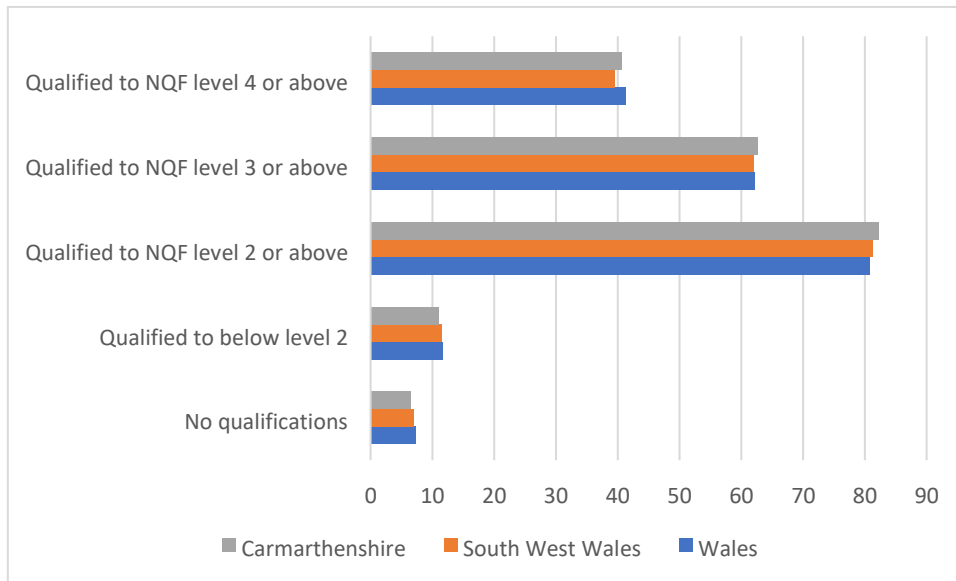


Source: Swansea Bay City Region

https://www.swansea.gov.uk/media/2815/Swansea-Bay-City-Region-Economic-Regeneration-Strategy/pdf/Swansea_Bay_City_Region_Economic_Regeneration_Strategy.pdf?m=1630588190013

Human resources are a component of a dynamic economy. Here Figure 15 shows that Carmarthenshire performs well against the highest qualification levels – NQF 2-4+. Such skills have been highlighted as important contributors to both productivity and innovation (Rao et al., 2002).

Figure 15 Highest qualification levels of working age adults by qualification, 2020 (%)



Source StatsWales (2020)

<https://statswales.gov.wales/Catalogue/Education-and-Skills/Post-16-Educationand-Training/Lifelong-Learning/QualificationLevels/highestqualificationlevelofworkingageadults-by-regionsofwales-qualification>

While these indicators point to the peripheral nature of Carmarthenshire’s economy, they also show the diversity of its economy (in spite the high proportion of agricultural enterprises), the presence many small, medium and large firms, and evidence of a high level of qualifications amongst the workforce. These indicators speak to the innovation context of Carmarthenshire, but also highlight some of the challenges and opportunities that may enable or constrain such activity.

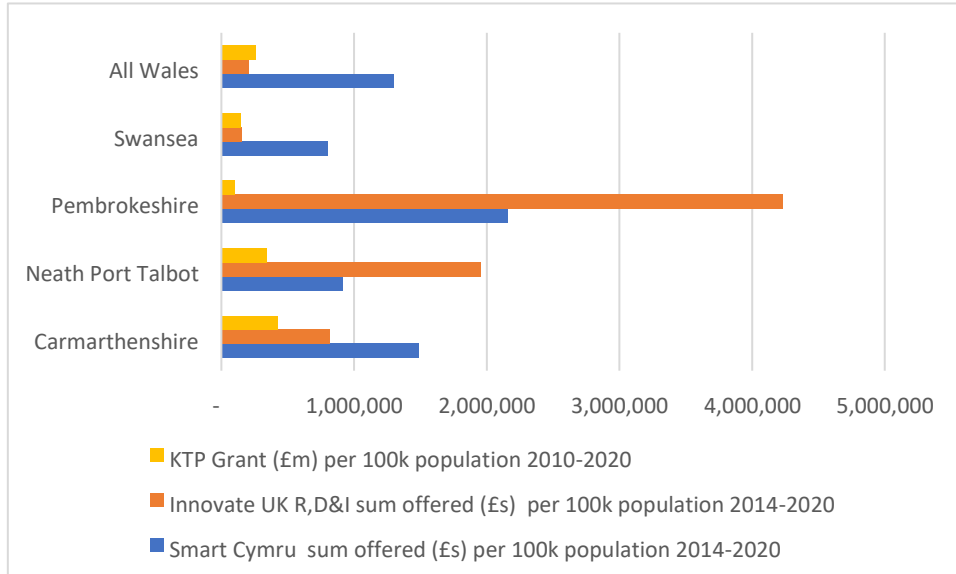
Innovation support grant performance

A range of support for business and higher education institutions to innovation is available from Welsh Government and UK organisations such as Innovate UK. Data available from these sources of funding provides an insight into how firms in Carmarthenshire (and the wider city region) are innovating. Figure 16 profiles use of the three main funding sources: Smart Cymru – Welsh Government’s primary funding for innovation projects², Innovate UK’s equivalent funding, and KTP awards for collaborative knowledge transfer projects³. These schemes are available to firms in Wales. This data shows that when adjusted for population Carmarthenshire firms perform above the all Wales averages for all indicators, and within the

² <https://businesswales.gov.wales/expertisewales/support-and-funding-businesses/smartcymru> ³ <https://businesswales.gov.wales/expertisewales/search-expertise-within-universities-andcolleges/knowledge-transfer-partnerships-ktp>

City Region only Pembrokeshire performs better in relation to Smart Cymru and Innovate UK³ funding.

Figure 16 Value of innovation support grants per 100K population, Swansea Bay City Region, 2014-2020



Source: Delbridge et al. (2021)/ Neil Roche, WERU Welsh Government

These sources of data point to uneven levels of innovation activity in the city region partners. While much of this picture reflects the underlying characteristics of the firm population and presence of higher and further education partners, there may be potential for this comparative performance to be strengthened through greater support for innovation in the county by improving connections to the wider ecosystem of innovation support in Wales.

4. Deep dive analysis

Digital

Introduction

Rural areas have long faced challenges of ensuring infrastructure parity with their urban counterparts. Such disparities have been linked to the comparatively higher costs associated with deploying broadband in harder to reach areas, but also network economics that mean subscriber bases are much smaller than those in urban areas (Grubestic & Mack, 2016). Improving connectivity in Wales has, in recent years, focused on supporting deployment of digital infrastructure and addressing so-called not spots through programmes such as Superfast Cymru and its successors. This has helped to improve availability of superfast broadband availability to just over 95% of Wales (Ofcom, 2020). It is increasingly recognised, however, that digitalisation is not simply a question of deploying digital infrastructure, it is also a question of how business and individuals make use of it. Here such exploitation has also

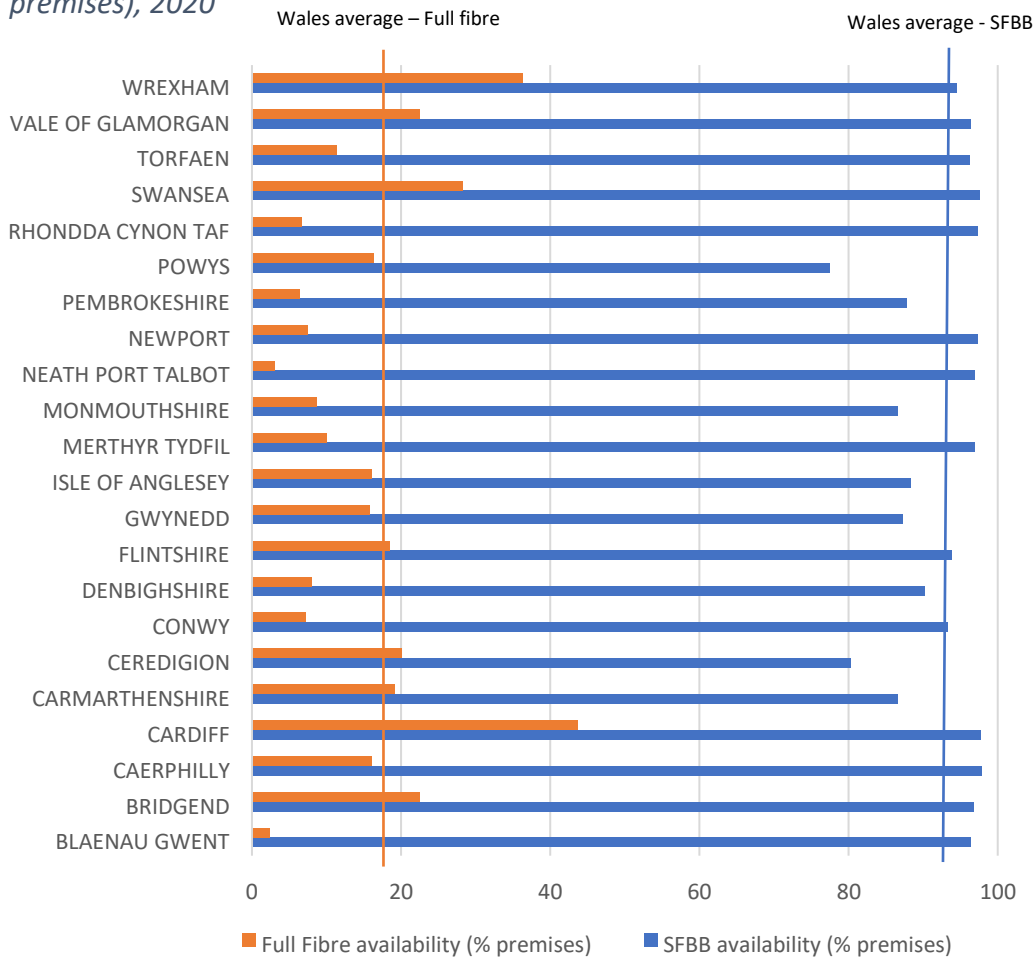
³ <https://www.gov.uk/government/organisations/innovate-uk>

been supported by the Welsh Government, through programmes such as the Superfast Broadband Business Exploitation programme, delivered by Business Wales (Miller & Greenwood, 2019), alongside online support from organisations such as BT and Google⁴.

Current position

Carmarthenshire is a predominantly rural area with comparatively sparse population. These features have shaped its deployment of superfast broadband access, where despite substantial improvements it continues to lag behind Wales averages for both superfast broadband access – denoted by the vertical blue line (see Figure 17). These figures for fibre, however, are just above the Wales average (vertical orange line), and likely to be influenced by deployment support from Superfast Cymru and work of the so-called Alt Nets. The availability of 4G mobile connectivity also lags more urban areas of Wales and is consistent with other rural areas of Wales (Figure 18). In the case of both fixed and mobile broadband connectivity the challenges faced by Carmarthenshire are linked to its rurality, with evidence highlighting the comparatively large cost of broadband installation to rural premises relative to their urban counterparts (Woods et al., 2021).

Figure 17 Fixed broadband coverage -superfast broadband and full fibre availability (% of premises), 2020



Source: Ofcom (2020)

⁴ <https://www.bt.com/skillsfortomorrow/>
<https://learndigital.withgoogle.com/digitalgarage>

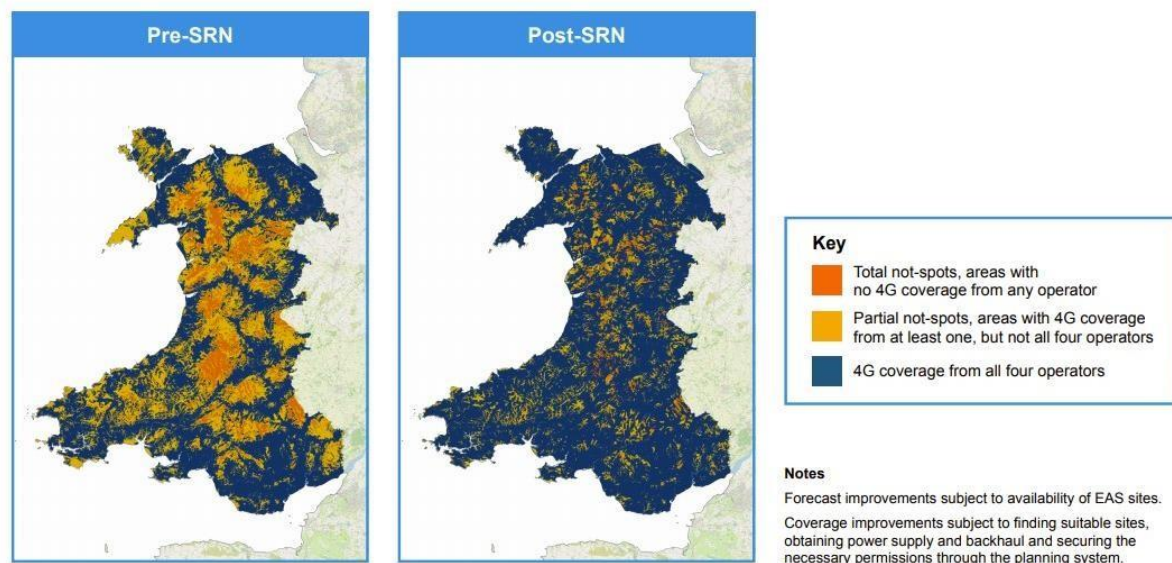
Figure 18 4G geographic coverage by Welsh Local Authority, 2020

Local Authority Wales	% Coverage
Gwynedd	46
Conwy	46
Powys	49
Ceredigion	53
Monmouthshire	57
Carmarthenshire	61
Neath Port Talbot	68
Denbighshire	68
Anglesey	72
Pembrokeshire	74

Source: Ofcom, 2020

In addition to programmes such as Superfast Cymru and its successors support for broadband has also been accessed by the Swansea Bay City Deal. This includes the provision of a £55 million Digital Infrastructure programme to further address not spots. Led by Carmarthenshire this is focused on connectivity improvements for households and businesses in both urban and rural areas (Carmarthenshire Rural Affairs Task Group, 2019). Carmarthenshire is also engaging in the UKG’s Shared Rural Network Scheme (via the UK’s four mobile operators) to improve 4G availability in rural areas (Wilkinson, 2021). It is expected to improve 4G connectivity in South West Wales from an average of 79% to 88% by the end of the programme in 2025 (Figure 19). That said, Ofcom have recently estimated that some 1% of premises in Carmarthenshire are unable to receive ‘decent’ broadband (10mbts download speed and 1mbts upload speed) from either a fixed or mobile connection (Ofcom, 2020).

Figure 19 Shared Rural Network coverage forecast improvements in Wales



Source: <https://srn.org.uk/forecast-coverage-improvements/>

Future challenges and opportunities

Fibre deployment represents a significant policy priority for the UKG, and is currently in the early stages of a £5 billion programme to ensure fibre access for more than one million hard to reach premises⁵. This intends to support the roll-out of fibre with a target of ensuring 85% gigabit coverage by 2025. Plans for Wales, however, have yet to be finalised. While the focus, to date, has been on England, the completion of Welsh Government’s Open Market Review is likely to precede deployment planning in Wales. To this end the opportunity for Carmarthenshire will be one of working with both Welsh and UKG to ensure that it is able to access such funding, and that it works to minimise the known challenges of deploying fixed broadband in rural areas, such as street works and access across land for cable and other infrastructure works (Henderson & Roche, 2020). Here the Council has developed a ‘barrier busting’ group to draw together key officials to discuss deployment challenges and solutions.

Connectivity also remains an ongoing challenge with respect to next generation technologies. The local authority is in the early stages of creating a LoRaWan network across the local authority area. This has the potential to act as a test-bed for innovative applications such as the addition of sensors to objects such as bins, quad bikes, farm gates in order to monitor use and security. Such applications represent the early stages of the Internet of Things (IoT). While there is a case for facilitating the creation of such a network future support for use cases should, where, possible be aligned to council priorities and agendas such as smart towns⁶. Other future technologies in this space include 5G networks. Here the same deployment challenges facing fixed and mobile (4G) connectivity are relevant. The opportunities of 5G relate not only to faster mobile downloads, but in the range and services that may be enabled in key sectors such as education, health, business (Curwen & Whalley, 2021). The use cases

⁵ <https://www.gov.uk/government/publications/project-gigabit-phase-one-delivery-plan>

⁶ <https://www.hwbmenter.cymru/en/smart-towns>

required to support 5G deployment in rural areas, however have yet to be established (Oughton & Frias, 2018). This is where rural test-beds funded by the DCMS/Welsh Government represent opportunities for Carmarthenshire to learn, but also contribute to with additional localised test beds focusing on applications relevant to the local authority area. Such work should be coordinated with existing 5G test-beds across to ensure synergies and avoid duplication.

The challenge of helping individuals and organisations to make use of new digital connectivity represents a wider opportunity for Carmarthenshire to raise digital skills, but also the innovation potential of its firms. Here the recently announced £30 million Swansea Bay City Deal Skills and Talent programme for South West Wales offers the potential to support the development of such skills in Carmarthenshire, targeting sectors with the highest requirements⁷. In addition, Carmarthenshire should seek to interact with the forthcoming iteration of Business Wales. This is likely to incorporate a greater degree of digital exploitation support than earlier Business Wales programmes. The opportunity here, will be to ensure that such programmes have a greater presence in the local authority area. Other support that could be harnessed include BT's Skills for Tomorrow programme and Lloyds Bank (Lloyds Bank Academy), targeting SMEs and charities, as well as other online provision such as Google Garage and Amazon Academy). There may also be opportunities to build on current activities to establish digital maker hubs across the county to provide greater support for digital skills in the heart of rural communities (CCC, 2017). Such an approach has already been piloted in Monmouthshire, and lessons should be sought (Woods et al., 2021).

Raising digital skills represents a cross-cutting opportunity that has the potential to bring productivity and innovation benefits to firms in Carmarthenshire (WERU, 2020), as well as the potential for new business practices and business models in both the public and private sectors. For rural areas such connectivity and use have been linked to reducing social loneliness (Hart, 2016), but also the potential to attract skilled migrants and entrepreneurs (Norris & Henderson, 2019). Access to broadband connectivity also offers household benefits such as access to education, health and other public services. Such digital connectivity benefits have been highlighted during the COVID-19 pandemic, where working from home has seen an increase in broadband usage⁸.

Digital skills development and greater digital connectivity also offer potential to support strategic projects in the county such as the Yr Egin, where plans are in place to develop a digital and creative hub at the UWTSD in Carmarthen⁹. The plans for Pentre Awel (see Health and Wellbeing deep dive) also include opportunities to exploit such digital connectivity to support innovative service offerings and new product development.

⁷ <https://businessnewswales.com/30-million-boost-for-developing-skills-in-south-west-wales/>

⁸ <https://www.ofcom.org.uk/about-ofcom/latest/media/media-releases/2020/uk-internet-use-surges>

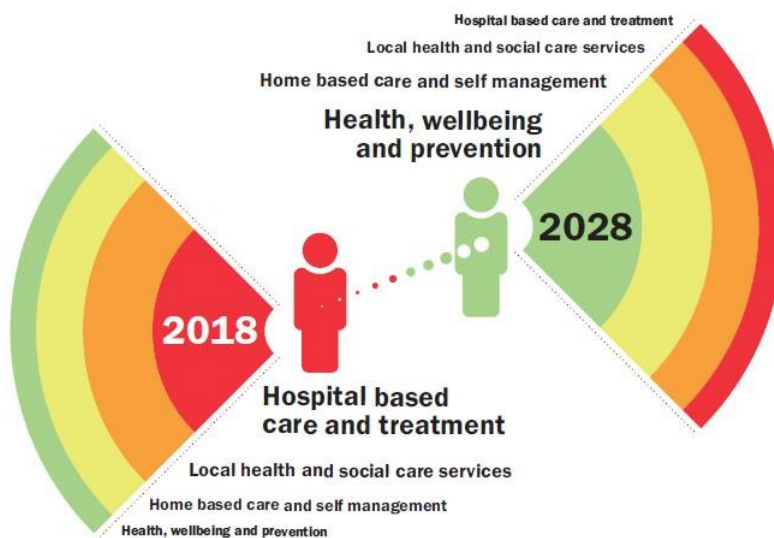
⁹ <https://www.swanseabaycitydeal.wales/projects/canolfan-s4c-yr-egin/>

Health and wellbeing

Introduction

Health and wellbeing represent one of the grand challenges facing Wales, with its ageing population, long term health issues, such as chronic conditions and mental health, and increasing requirements for specialist treatment (Welsh Government, 2015). As a devolved area of policy responsibility Welsh Government (and its partners) has substantial agency by which to innovate in its response to this grand challenge area. The Healthier Wales strategy sets out a vision for innovation at the heart of healthcare, with plans for the greater integration of health and social care, and the provision of services close to home rather than in hospitals Figure 20. This presents a particular challenge for rural areas, where dispersed population adds to the challenge of delivering such healthcare plans locally, but also one where innovation offers opportunities to support service delivery and pre-empt condition exacerbation.

Figure 20 A Healthier Wales strategic plan



Source: Welsh Government <https://gov.wales/sites/default/files/publications/2019-10/ahealthier-wales-action-plan.pdf>

The move towards greater integration of health, social care and wellbeing is one area where partnership-based service provision is being developed across Wales, as well as links to other policy agendas such as the Economic Impact Plan. The COVID pandemic has, however, illustrated that the health and social care sector is well placed to produce innovative responses to such challenges.

Current position

There are a range of organisations and initiatives supporting innovation in the healthcare sector in Carmarthenshire forming what has been described as ‘life science and health ecosystem’ in the wider South West Wales (Davies et al., 2018). This includes organisations

responsible for healthcare and social care provision, as well as engagement with the third sector, and associated support for both organisational and technological forms of innovation in the county:

Hywel Dda University Health Board (HDUHB) is the main agency responsible for healthcare provision in Carmarthenshire. Its research and innovation department has responsibility for a range of innovation activities, incorporating clinical trials, research, medical technology evaluation, organisational development and workforce training. To this end its focus is helping to improve the effectiveness of clinical processes, but also bringing innovation to bear on the wider objectives of supporting patients outside of hospitals / in the community. It has recently established *Tritech*¹⁰ to give a focus to its commercialisation activities. This brings together the HDUHB's in house capacity with expertise spanning clinical engineering, research, and innovation, and provides a front door for companies to explore collaborative opportunities. HDUHB recognises the importance of interacting with partners throughout the region and across Wales. This includes extensive research and innovation collaborations through initiatives such as ARCH (A Regional Collaboration for Health), and its recently signed Memorandum of Understanding with Swansea University and University of Wales Trinity Saint David (UWTSd). The latter will support commercialisation of MedTech, offer doctoral studies and a Digital Professional Masters¹¹.

Pentre Awel in Llanelli is being developed by CCC, with partial funding from the Swansea Bay City Deal (Hywel Dda University Health Board, 2021a). It is being built on an 83 acre site, and brings together facilities for assisted living, life science businesses and higher education, with healthcare and leisure. Informed by a detailed Health Impact Assessment the *Pentre Awel* plans aim to improve health and wellbeing by addressing the wider determinants of health in areas such as education, employment, housing, access to services and community cohesion. It will be delivered through an integrated service delivery model for health and wellbeing in which *Pentre Awel* will act as a hub and spoke for service delivery, with 370 units of assisted living, health and wellbeing support (Swimming and hydrotherapy pools, sports hall, multipurpose studios), and linking the Health Board to other social care across Carmarthenshire. This integration was brought to bear through joint service planning between leisure and health and co-design of facilities, and will allow it to offer healthcare services such as rehabilitation to the community more effectively, improving both health outcomes but also economic benefits as people take charge of their own health in the community. The planning for *Pentre Awel* is also exploring the role that digital technologies might play in responding to the challenges of COVID greater use of provision of telemedicine. It is also planning to act as a test-bed for MedTech evaluations (in collaboration with *Tritech*).

It is anticipated that innovation 'spokes' will be added to *Pentre Awel* via links to health and integrated care centres, as well as specialist centres such as the Welsh Wound Centre and the Bio Bank. It will also look to establish product development trials based on its resident population. This may be expanded to provide a bigger population to test product developments.

¹⁰ <https://tritech.nhs.wales/>

¹¹ <https://uwtsd.ac.uk/news/press-releases/press-2021/uwtsd-and-hywel-dda-university-health-boardcollaborative-partnership-will-support-the-delivery-of-a-healthier-mid-and-west-wales.html>

Links may also be explored to support care workers to assist residents' access to telemedicine in the community. Other activities relevant to innovation include plans for The Care Academy to be located within Pentre Awel. This is a partnership between CCC, the Health Board and UWTSO and will focus on the delivery of skills across a broad range of healthcare disciplines. Its aim will be to provide a career qualifications pathway and support skills development for new and existing staff in the sector. This will include skills in technological areas such as the enhanced role of digital technologies in healthcare (e.g. remote diagnostics, monitoring, health and telecare). In this respect Pentre Awel reflects the aggregation of critical mass from multiple centres, in contrast to the traditional model of concentrating such activity in a single centre. This could be further enhanced through wider connectivity with integrated care centre proposed across the county, giving the Pentre Awel proposal access to greater number of residents than exist in its immediate locale (Llanelli).



It is anticipated that Pentre Awel will contribute an addition £467.0 million to the City Region over the next fifteen years, plus 1,853 net additional jobs (Swansea Bay City Deal, 2021). The recent announcement that CCC and Pembrokeshire County Council and other local public service providers have secured £19.9million to create town centre hubs that will provide health and wellbeing services in town centres (amongst other services)¹² may further provide opportunities for Pentre Awel to work alongside the planned Carmarthen Hwb. This will provide careful planning, however, to ensure that duplications are avoided and that the wider work of Pentre Awel is not undermined.

Delta Wellbeing provides technology expertise in care and support, to enable people to maintain their independence and quality of life. It was established in 2018, as a trading company of CCC, taking over the responsibilities of the former Careline service. It acts as a single point of contact, and operates as part of a 24/7 social care service. Extensive use of digital technologies are made in delivering its services, which has required it to develop its own digital skills and

¹² <https://newsroom.carmarthenshire.gov.wales/2021/10/chancellor-s-levelling-up-fund-secured-to-createexciting-carmarthen-hwb#.YYAH1J7LeUI>

capabilities and to support residents to enable them to interact with care digitally. Delta Wellbeing has sought to learn from the experiences of social care delivery in Barcelona and the Basque Country (with funding from Welsh Government's Transformation Fund). This has informed Delta Wellbeing's Connect pilot project, which provides a package of support, adapted to an individual's needs, to help them make use of technology enabled care, and to live independently. The ultimate aim of this and other support is to prevent the need for statutory care and to enable residents to make lifestyle changes. In delivering such support Delta Wellbeing interact with businesses offering digital technology solutions. Its focus, however, is to ensure that the care support provided to residents is focused on residents' needs, with the support of technology, rather than being technology-led. In this way Delta Wellbeing is acting as an innovative test bed for partners across the social care system, from the regulators, through to tech companies, testing and trialling products and services, and providing feedback from practitioners and residents.

Future challenges and opportunities

Significant challenges associated with the ongoing response to the COVID pandemic alongside a constrained funding environment and technological change call for innovative responses to the healthcare needs of residents in Carmarthenshire. The current activities and initiatives supporting healthcare innovation (see Section 3) show that public and private partners are actively responding to this agenda. More action, however, will be needed to address the wide ranging nature of these challenges, not least funding for innovation and the need to ensure implementation of existing plans such as Pentre Awel and longer term plans for the new Hywel Dda hospital.

A key opportunity here is one of supporting the capacity to innovate innovation in the health sector. This in part relates to encouraging more staff to engage in innovation activities in organisations such as HDUHB, but also the need for specialist staff that can seek out, support and manage innovative opportunities. This will be particularly important for the new developments taking place at Pentre Awel, the Trittech Institute and so on. Such capacity has the potential to develop and evaluate technologies for patient care, unearth latent innovation opportunities, and improve the delivery of health and social care in Carmarthenshire. It may also offer opportunities to disseminate results elsewhere in Wales and in the wider market.

A further opportunity relates to the development of critical mass. Here there are a growing number of organisations and facilities able to contribute towards healthcare innovation both locally, regionally and nationally. While a number of partnerships have been established within the county and regionally (e.g. UWTSD and HDUHB) it is recognised that greater linkages between healthcare facilities could help to provide opportunities for the development of med tech, including product testing in the community. Key current and planned sites that could potentially contribute towards this agenda include Pentre Awel, Carmarthen Town, Llandovery and Cross Hands. Relatedly, there is a challenge of raising awareness of the innovative activities being developed in Carmarthenshire, as a route to gaining access to potential sources of funding for innovation (HDUHB interview). Here greater working with the Welsh Government's Innovation Specialists provides one such avenue

through which the opportunities for innovation and commercialisation could be further developed.

Procurement is an area where the significant spend of organisations such as HDUHB present opportunities to support innovation, by encouraging local and regional suppliers to establish new practices and business models. Moreover, this offers the potential for procurement to produce both social and economic value in particular places, spreading beyond the boundaries of the health board. In this way the place based nature of health and social care and its ability to link to other policy agendas presents a further opportunity to encourage innovation activity in this space. As illustrated by the plans for Pentre Awel the integration of healthcare, wellbeing and social care, supporting preventative based support for residents in an area of deprivation, show how innovation in this space can contribute towards place-based regeneration. Likewise, there may be opportunities to better connect to the digital skills agenda to ensure that residents are best able to engage with health and social care opportunities (e.g. telehealth). This again, may require collaboration with digital skills providers and initiative such as the Swansea Bay City Deal Skills and Talent initiative as well as organisations such as Business Wales.

These opportunities do not rely on 'new to the market' forms of innovation. Instead, they call for innovation activity that is translated to into practice for to the benefit of residents and health and social care provision in Carmarthenshire. This calls for innovation to be viewed as a form of a social practice in which its activities may take the form of organisational as well as technological changes. They also call for the challenges and opportunities to be responded to in collaboration. That is, the complex nature of these challenges and the constrained funding landscape mean that a team-based approach is needed.

The NHS and local authorities represent key actors with responsibilities for health and social care in Carmarthenshire. The private sector is also active in providing social care, and this is an area where there is potential for the Council to play a role in driving innovation through its commissioning and procurement strategies. Responding to the challenges and opportunities noted above, however, will require joined up action with other important actors not least technology companies in Carmarthenshire and beyond, many of which are active in approaching HDUHB, Pentre Awel and Delta Wellbeing to evaluate their products and services in a health and social care setting.

Welsh Government support for healthcare and innovation through schemes such as its Smart Suite of programmes (including Innovation Specialists), but also through its healthcare division, with its funding support for digital transformation, technology development and adoption and transformation projects. The SBRI programme, focused on addressing innovation challenges is also potentially relevant to health and social care challenges. In the digital skills agenda the private sector may provide opportunities for partnership, with large and smaller businesses active in raising digital skills.

In all these cases the opportunities will require actors to develop strong cases for support and align these towards its objectives of health and social care, but also those of Welsh

Government and other funders. The prize associated with developing greater innovation capability, however, is one that has the potential to support multiple policy goals and objectives in Carmarthenshire.

Foundational economy

The foundational economy constitutes a radically new perspective of place-based development (The Foundational Economy Collective, 2018). In contrast to the traditional conceptions of economic development, all of which have been obsessively focused on a narrow range of high-tech sectors, the foundational economy focuses on those sectors and activities that make a direct contribution to social wellbeing. The foundational economy (FE) refers to the basic requirements of civilised life for all citizens irrespective of their income and location. It includes ‘material infrastructure’ – pipes and cables and utility distribution systems for water, electricity, retail banking, etc. – and ‘providential services’ – education, health, dignified eldercare, food provisioning and income maintenance. Conventional ways of theorising and measuring the economy render the FE invisible and overlook its contribution to development. Orthodox thinking is fixated on the contribution of hi-tech, knowledge-based industries and property-led regeneration to increases in GDP. But, growth in GDP is not translating into improvements in living standards for many households and provides only a narrow index of progress. Understanding the FE is essential to thinking about alternative forms of economic development because it is welfare-critical for those with limited access to private provision, underpins household consumption and is a large employer in sectors like water, energy and elderly care provision (Heslop et al., 2019).

The Welsh Government was the first government to embrace the FE as part of its suite of regional development policies when it launched the Foundational Economy Challenge Fund in 2019 with three aims: (a) to support a series of experimental projects to test how we can best support the foundational economy and which Government interventions work best; (b) to increase the number of grounded firms in Wales and establish a firm base of medium sized Welsh firms which are capable of selling outside Wales but have decision-making rooted firmly in our communities; and (c) to spread and scale good practice by supporting social value within public procurement and by helping Public Service Boards to use and strengthen local supply chains. According to the Welsh Government: ‘this is not a small part of the Welsh economy, with estimates suggesting it is four in ten jobs and £1 in every three that we spend. In some parts of Wales this basic ‘foundational economy’ is the economy’ (Welsh Government, 2019).

Because the FE covers so many sectors and activities, the focus of this deep dive is threefold: agrifood systems, construction and public procurement. Each looms large in discussions of the FE in Wales and Carmarthenshire has been playing a leading role in all of them.

Agrifood systems

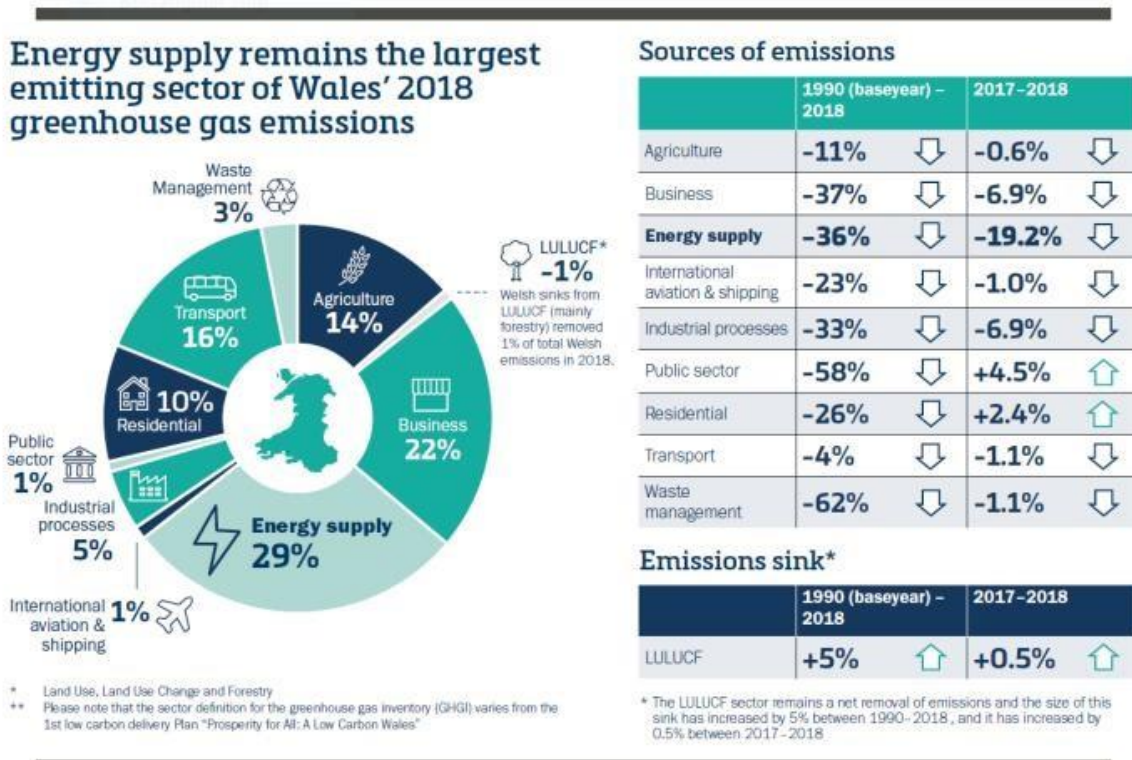
Although agrifood is not a single sector of the economy in the official statistics, straddling as it does agriculture on the one hand and the production, processing and retailing of food on the other, there is a compelling logic for treating it in a holistic way because they are both integrated parts of what we think of as ‘the food system’. Carmarthenshire is on the front line of the challenges facing the agrifood chain because, as we saw in chapter 3, while agriculture, forestry and fishing represents one of the smaller employment sectors, the proportion working in the county is almost double the national average in Wales (see Figure 12). As the

county also has an above average dependence on small firms, it needs to think afresh about how to support such firms if they are to survive the upheavals that are underway in the agrifood chain. To explore these challenges we focus on two key issues: (a) the implications of the Net Zero target for agriculture and land use and (b) the problems and possible solutions facing smaller firms in the agrifood chain.

As we can see from Figure 21, agriculture has been one of the slowest sectors in reducing its carbon emissions in Wales, with emissions falling from the base year (1990) by just 11%, due largely to a decline in livestock numbers and nitrogen fertiliser use. Agriculture will come under particular political pressure over the next decade for 2 reasons: (a) because Wales has a significantly higher proportion of total emissions from agriculture compared to the UK as a whole, 16% in Wales compared 10% in the UK; and (b) because the Welsh Government has declared this to be ‘a decade of action in Wales’ when ‘we need to make more progress in the next ten years than we have in the last thirty’ (Welsh Government, 2021b).

In the balanced net zero pathway, Wales must undertake afforestation at a rate of 4,500 hectares per year by 2025, further increasing this rate to 7,500 hectares per year by 2035. Other measures will include: a significant reduction in meat and dairy consumption and food waste; increasing average crop and livestock yield; conversion of agricultural machinery on a mix of electricity, hydrogen and biofuel; a shift towards more horticulture indoors; restoration of peatlands; and an increased cultivation of energy crops (Climate Change Committee, 2018).

Figure 21 Energy emissions in Wales, 2018



In the most recent Net Zero policy statement the Welsh Government plans to rely on two interventions to reduce emissions in agricultural production and land use patterns. The first

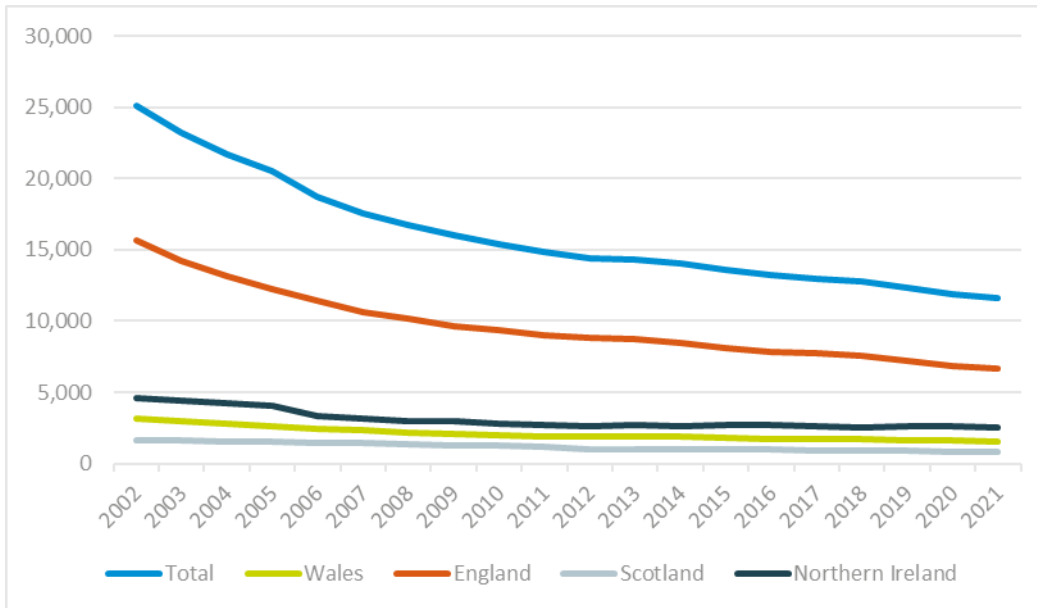
concerns *low carbon farming practices*: here policies will encourage the uptake of low carbon farming practices quickly and at scale to reduce the overall farm carbon footprint. The second concerns *measures to release land*, where changes in consumer and farmer behaviour will be encouraged to create new land use patterns (for afforestation etc as outlined above) whilst maintaining an improved food production sector (Welsh Government, 2021e).

The composition of agricultural output is closely aligned with land use patterns: over 80% of farmland in Wales is used to produce red meat and dairy products. In fact, the narrow specialisation of Welsh agriculture is illustrated in the value of gross output, where some 50% of the value of Welsh agricultural output comes from livestock sales, mainly sheep and cattle, with a further 40 percent of the value coming from the sale of milk and milk related products from dairy herds. Given the exacting Net Zero target in Wales, 'the logical policy implication going forward is that the key public good is decarbonization and that this requires significant reductions in flock and herd size along with changes in land use to deliver corollary benefits (including biodiversity)' (Foundational Economy Research, 2021a: 12). Three key policy recommendations emerged from this analysis:

- **Welsh Government should set targets for continuing reductions in sheep cattle and poultry numbers for every five-year period up to 2050.** Given the methane emissions from cattle the reduction in cattle numbers should be at least 10% every five years from 2025 which would reduce the cattle herd by about 40% by 2050. This delayed start in the mid-2020s would still leave Welsh agriculture well short of its 2050 carbon reduction target and (optimistically) we hope that genomics and other technologies could cover some of this shortfall.
- **Welsh Government targets for flock and herd size reductions should go hand in hand with targets for increased Welsh processing of meat and dairy commodities.** On dairy, for example, the target could be to stabilise Welsh output of liquid milk at around 2/3 of current level; but at the same time setting a target to ensure that all of that liquid milk was processed into higher value-added milk products within Wales. In this case, the economic value of Welsh processed food output should increase as the economic value of Welsh agricultural commodity output decreased.
- **Changes in land use require new kinds of joined up support for farmers to profit from entering new activities.** Practically, this requires the integration of active policies across three domains: (a) mapping soil and climate to identify sites for tree planting and fields suitable for arable so as to avoid environmental damage and commercial disappointment; with (b) agricultural advice services on small plot afforestation and arable/ horticultural conversion because pastoral farmers do not have the skills for new activities; with (c) construction of profitable pathways to market, particularly on arable and horticulture, where farmers need some assurance of a buyer and public purchasing of food can be used strategically (Foundational Economy Research, 2021a: 13).

The above pressures on farming practices and land use patterns will clearly have a disproportionate impact on Carmarthenshire because, in milk production especially, the county hosts the largest concentration of dairy farms in Wales, accounting for some 28% of the Welsh total. A smaller dairy sector was perhaps to be expected, even without the Net Zero pressures, because it is the continuation of a long established trend, in Wales and the wider UK with the number of dairy producers in decline as we can see from **Error! Reference source not found.** below.

Figure 22 Dairy Production Holdings in the UK



Source: Food Standards Agency, DHI, SEERAD, SDCA, DAERA - <https://ahdb.org.uk/dairy/GB-producer-numbers>

Turning to the challenge of small firms in agrifood supply chains, this is another question that looms large for Carmarthenshire. In fact, this challenge resonates in all regions that are highly dependent on small firms and it is worth referring to this international evidence to distil the lessons of how best to support such firms. The Italian experience of supporting small firms is widely regarded as one of the most instructive because local and regional governments have played a prominent role in keeping small firms on an innovative footing. Distilling the Italian experience for an international audience, one classic report concluded by saying: ‘SMEs are often weak economic actors if considered individually, but they can reach high levels of competitiveness if they work in a local environment ensuring complementarities, common activities, collective goods and institutional stability...aimed at increasing the competitiveness of the cluster, promoting networks and cooperation between firms, upgrading technology and human resources, improving quality of products, etc’ (Bianchi et al., 1997).

Although the Italian experience may seem irrelevant to small firm support in Wales today, its emphasis on ‘collective goods’ informs a new foundational economy perspective on SMEs in the Welsh food system that is highly pertinent for Carmarthenshire. One of its key policy prescriptions on the supply-side is the need for a more integrated business support

infrastructure for small firms in the food processing sector, involving a combination of both 'soft' and 'hard' infrastructure (Foundational Economy Research, 2021b)).

The 'soft' infrastructure refers to the development of business support and advice that currently exists in the shape of the three food centres in Wales. But this soft infrastructure is not part of a holistic strategy and there is a very real risk that it can atrophy as it is highly dependent on rapidly disappearing EU grant funding. As the Foundational Economy Research report says: 'The challenge of defending existing provision is most acute with the innovation centres like the Wales Food Centre at Horeb, whose existing grant funding runs out in two years' time. There is no commercial business model which would allow the food innovation centres to provide the same services to SMEs at prices they could afford' (Foundational Economy Research, 2021b: 35).

If Horeb had to rely on private funding then its key asset – its 7 person food technology team – would have to be severely reduced, perhaps to as little as a 2 person technology team. A more commercially driven Horeb would also have to address its services to the larger firms in the region, neglecting the micro and small firms that are most dependent on its offerings. To avoid such a scenario, two things are required as a matter of urgency: (a) there is an urgent need to put these food centres on a more sustainable financial footing, and this will only happen with public funding and (b) equally urgent is the need to integrate the food centres in a business support framework that is part and parcel of a more conscious and holistic food strategy.

But the 'soft' infrastructure needs to be complemented by a 'hard' infrastructure that helps to overcome the problem that afflicts many small firms in rural areas of the north and west of the country, where property prices are so much lower. This is the *cost versus value* problem where the cost of construction of a facility is so much greater than the market value that is subsequently placed on it by banks when they seek collateral for their secured loans. It's an astonishing fact that very few publicly-funded industrial units have been built in Wales since the demise of the WDA, even where there is a strong demand for quality premises. One practical solution to the cost versus value problem is the Cross Hands Food Park, which was entirely funded by CCC to provide rental units for both small and large firms. The Foundational Economy Research report concluded by saying that there is no reason why this model cannot be deployed again because: 'Carmarthenshire Council says it could fill another food park tomorrow, if it had the resources to do so. This prompts the question of why public sector consortia are not building four or five new food parks across the Welsh regions; and relating them to the three existing innovation centres in a hub and spokes arrangement. This would allow co-ordination of the soft and hard infrastructure that support SMEs' (Foundational Economy Research, 2021b: 38).

Another issue that urgently needs attention concerns the roles of Castell Howell in the Welsh food system. Castell Howell (CH) is not just any old firm in the food sector in Wales. On the contrary, it is not too much to say that CH plays a food brokerage role that straddles the soft and hard infrastructure: 'soft' in the sense that CH can advise and mentor its smaller suppliers in dealing with complex and time-consuming public sector food tenders for example; and

'hard' in the sense that its supply chain functions as a conduit through which Welsh produce is procured and distributed in and beyond Wales.

In other words, CH needs to be understood as a strategic part of the Welsh food system rather than just an ordinary firm among many others. If this is the case, then local and national governments in Wales need to address the concerns that have been shared with us about the future trajectory of CH. The most important concerns are twofold: first, that CH may be falling behind its main rivals (Brakes and Bidford) in the introduction of automation and the application of AI in particular; and, second, that the lack of succession planning could result in CH being sold to one of its main competitors. Should it be taken over by one of its rivals, then local Welsh produce would most likely be hollowed out of its supply chain - in the way that is currently happening in Brains following the Marstons takeover.

These concerns need to be addressed as part of a more holistic Welsh food strategy where supply-side and demand-side measures are calibrated to avoid the fragmented, silo-based policies that have stymied Welsh food policy in the past, particularly with respect to public procurement.

Construction

Construction is a key part of the foundational economy on two counts: it is an important source of local employment, especially for the self-employed and for disadvantaged groups in the labour market, and its services include the provision of affordable housing and the retrofitting of the built environment.

The sector is undergoing an unprecedented period of change on multiple fronts. On the *supply-side*, traditional methods of production are being challenged by the advent of Modern Methods of Construction (MMC), including Off-Site Manufacturing and Digitalisation; the sector is mired in a chronic skills and capacity crisis, exacerbated by the combination of Brexit and Covid; and supply chains are fragmented and subject to debilitating boom-and-bust cycles.

Meanwhile on the *demand-side*, there is ever-growing pressure to build more and higher quality affordable housing as well as other private and public sector projects; government policies have encouraged local authorities to re-enter the house-building sector; and public procurement policies are exploring the potential to shift from low-cost to social value tendering. Many of the problems afflicting the sector have their origins in the three root causes highlighted in Figure 23 below.

Figure 23 Challenges facing the construction industry



Source: Farmer (2016)

As it is not possible to address all these challenges here, this section focuses on the three challenges where CCC can make a real difference, namely: (a) the skills pipeline (b) supply chain development and (c) public procurement.

In terms of the construction data presented earlier (in Figures 12 and 13) we can see that there are comparatively fewer construction companies in Carmarthenshire relative to the regional and national averages. On the other hand, the county has an above average level of construction employment (5.9% of total employment in the county relative to the Welsh average of 5.3%), which suggests that construction firms are somewhat larger than those in other parts of Wales. Even so, the vast majority of construction firms are small and the largest firms fall into the SME category. At the beginning of 2021 the county's three largest construction firms - in terms of turnover - were WRW Construction, TRJ and Morganstone. Although they are all classed as SMEs, these firms pursued very different business models, highlighting the commercial diversity that exists within the SME category.

The skills pipeline: The most comprehensive review of the UK construction labour model came to the following conclusion with respect to the skills challenge: "The real ticking 'time bomb' is that of the industry's workforce size and demographic. Based purely on existing workforce age and current levels of new entrant attraction, we could see a 20-25% decline in the available labour force within a decade. This scenario has never been faced by UK construction before and would be a capacity shrinkage that would render the industry

incapable of delivering the levels of GDP historically seen” (Farmer, 2016:8). This ticking time bomb was identified in 2016, that is before the effects of Brexit and Covid were factored into the analysis, which suggests that the construction sector faces not a conventional skills shortage but a *chronic* skills crisis.

Remedying the skills crisis will require a lot more than yet another new training scheme; on the contrary the single most important change that is required is a new social compact between the key stakeholders in the sector as the Farmer Review said: “At the heart of this review’s recommendations...it is proposed that a new, ambitious and mutually beneficial *tripartite covenant* is established between the construction industry, its end clients (private and public) and government acting as a strategic initiator” (Farmer, 2016: 10).

To its great credit Carmarthenshire crafted a strategic response to the skills crisis at a local level that prefigured the kind of ‘tripartite covenant’ that Farmer recommended for the UK. Although we cannot do justice to this local social innovation here, it is worth noting the strategic significance of what has been achieved – initially under the auspices of CCTAL (the Carmarthenshire Construction Training Association Ltd) and then under its successor scheme Cyfle (the shared apprenticeship scheme for the region).

CCTAL was conceived in 2000 when Barry Liles (Coleg Sir Gar) and Robert Williams (WRW) in conjunction with the County Council saw the need for a locally organised training system for small firms in the construction sector. To that end they began to calibrate the activities of the industry, the college and the local authority and Anthony Rees was eventually appointed as the full-time manager. In 2002 CCTAL became the first independent training body in the UK, enabling it to receive direct grants from the Construction Industry Training Board (CITB). With a membership of 20 firms in the county, and in close collaboration with the CITB and Coleg Sir Gar, CCTAL launched the first shared apprenticeship scheme in the UK, an ideal solution for a sector in which small firms predominated. In this scheme CCTAL acted as the legally recognised employer and the original plan was to train twenty-five construction apprentices per annum for the first three years.

The new scheme might have been destroyed by the Great Recession in 2008, but it was actually strengthened by another local innovation that forged a link between two critically important schemes – the CCTAL training scheme and the Carmarthenshire Homes Standard (CHS) scheme, a local version of the Welsh Housing Quality Standard which involved a large public procurement programme to improve the quality of social housing.

By making CCTAL membership a community benefit clause of the CHS scheme, it not only put the shared apprenticeship scheme on a more sustainable financial footing, but it also doubled the corporate membership base of CCTAL between 2006-2011, highlighting the double dividend of using local public procurement policy to boost local training provision. This requirement was soon woven into the requirements for other capital related projects delivered by CCC. It was also applied to Welsh Government funded schemes, such as the Dinefwr trilevel reform of secondary schools in 2009 and all C21 schemes subsequently. The requirement was subsequently included as part of all property capital related major works

projects delivered by the authority. This tri-level approach between the different organisations within Carmarthenshire primarily, along with the need for contractors on the South West Wales regional contractors framework, has been recognised both regionally and nationally through various awards, including a Procurement Go Award in 2016.

CCTAL proved to be so successful that it was scaled up into a regional scheme in 2012, covering four local authorities and three training groups, and in the following year it was rebranded as a charity and relaunched under the name of Cyfle as a shared apprenticeship scheme for the whole of South West Wales. Catering for just two trades at the outset, Cyfle now caters for nine trades. To date it has trained 780 apprentices and it is on course to meet its target of 1000 by 2025. Since 2016, the SWWRCF was expanded and in 2020 now includes the five Local Authorities as primary partners and many other participants within the areas covered by Carmarthenshire, Ceredigion, Neath Port Talbot, Pembrokeshire, Powys and Swansea.

The County Council has also been a key partner with local construction companies in the Next Steps Programme over the last 10 years, which provides work experience in the construction sector and apprenticeship placements.

As an innovative response to the construction skills crisis, the Cyfle scheme is instructive in two respects: (a) because of its collaborative funding model and (b) because of the agile way it has pivoted to reach a younger labour market cohort. The Cyfle funding model is one that is applicable to many other sectoral training systems and to other place-based cluster-building schemes as well. The collaborative funding model consists of the following contributions: 55% of the total budget comes from construction firm members, 30% from the CITB and the remainder from a mix of Welsh Government, local authorities and housing associations, including Carmarthenshire as a significant contributor.

Cyfle has also been forced to engage with a younger cohort than is traditionally the case because of a growing concern among employers about the educational quality of young people applying for apprenticeships. To address the quality problem, it launched the South West Wales Hub in March 2021 in an attempt to improve the level of entry level skills (Level 1), an initiative funded for a limited period through a work experience grant from UKG. In both these cases. The Hub is a pre-apprenticeship scheme that offers 16 year-olds a 13 day work experience programme (with 10 days on site) and pays them £200 for their time. At the end of the scheme the teenagers learn to design a cv and they receive a toolkit with £150 worth of tools.

The key challenge for Cyfle is the sustainability of its funding model. This is also the key challenge for more recent initiatives to meet the construction skills crisis – such as the Construction Wales Innovation Centre (CWIC) and the Construct Net Zero Cymru (CNZC), both of which are hosted by UWTSD. The Cyfle model of collaborative funding would appear to be the only viable funding model for all these ventures, where contributions from all stakeholders need to be aggregated as a common pool resource to fund a more integrated construction skills pipeline along the lines recommended by the Farmer Review. Contributions to the common pool resource should come from public and private sector stakeholders,

including the large multinational construction firms that have been awarded the largest contracts in the region. A test case of this new funding model will be the local and regional asks that are made of Bouygues, the French company that has recently been awarded the prime contracts for Pentre Awel in Llanelli and the Kingsway in Swansea, an issue we address later in the context of public procurement.

Supply chain development: far from being a local problem in Carmarthenshire, the problem of supply chain fragmentation is one of the key features of the UK construction sector and it is both a cause and a consequence of an industry structure with the following profile: • Structural fragmentation is the overriding feature of the industry, with limited vertical or horizontal integration and high levels of self-employment;

- 40% of all construction contracting jobs are classed as self-employed compared to just 15% in the economy as a whole;
- The lack of integration manifests itself in very high levels of sub-contracting and a transactional and adversarial culture that renders it cost-focused rather than value-focused;
- Construction has the highest level of SMEs of any industry, with nearly a fifth of all SMEs working in the construction sector;
- The unwritten rule in construction is that the industry is defined by its flexibility, which among other things means a reluctance ‘to hold a large work force or fixed cost investments’ (Farmer, 2016: 18).

So deeply embedded are these structural features that it is difficult if not impossible to change them at a purely local level. Even so, much can still be achieved through creative place-based collaboration as we saw with the Cyfle shared apprenticeship scheme. Public procurement policy can be a catalyst for change on the demand-side, but complementary changes are also needed on the supply-side by supporting local firms that embody good practice. Given the tighter labour markets following Brexit and Covid, firms that can rely on their in-house skilled trades are likely to be more resilient and more grounded than firms that dependent on loose and unpredictable sub-contracting arrangements. Once a minority concern, labour security has become a mainstream industry-wide concern given the chronic skills shortage throughout the construction sector.

Supporting grounded firms pre-supposes that public bodies have the capacity to perform the necessary due diligence to acquire the granular knowledge that allows them to engage in targeted business support. In short, it is not enough to target “local firms” purely on account of their postcode. CCC and its local partners should emulate the Welsh Government policy of supporting firms on a “something for something” basis to ensure their business models are well founded so that they do not create local versions of Carillion.

As we will see in the following section on the role of public procurement, some local firms in the county feel that they are unable to access construction contracts above the £5m band. They also feel that CCC could do a lot more to promote supply chain development in the sector by calibrating minor and major work programmes so that there are clearer pathways to help small firms to scale up to SMEs and for SMEs to grow.

More targeted support for supply chain development will require a new level of collaboration among local authorities and between local authorities and housing associations because new skill sets are required by Off-Site Manufacturing and digital integration tools like Building Information Modelling. An independent review of affordable housing in Wales recommended more sharing of skills, capacity, and resources to support SME development in house building, a recommendation that is equally applicable to the entire construction sector (Pamment et al, 2019). The reasoning was obvious: there is simply not enough local supply chain capacity in Wales for local authorities and housing associations to operate in silos when they design their procurement policies.

Public procurement in construction: the power of purchase can play a truly catalytic role if it is deployed in a strategic fashion and if it is synchronised with other business support policies. When it is clearly communicated to potential suppliers, the forward work plan for procurement can give confidence to suppliers as it helps them to plan longer term. This is especially important in the construction sector where firms are subject to boom-to-bust cycles and where forward work plans can provide the assurance they need to invest in training and capacity.

After adult social care, construction is the largest item in CCC's procurement budget, accounting for 20% of the total and amounting to nearly £50m in 2020-21, and the council is now seriously committed to securing more social and economic value from its power of purchase. The scale of public works in the county and the region in recent years has created an unprecedented opportunity for generating a double dividend: by honing CCC's procurement expertise on the one hand and by promoting a more innovative and sustainable construction supply chain on the other. Projects like the 20th Century Schools programme (Renamed Sustainable Communities for Learning from 01/01/2022), the Carmarthenshire Homes Standard and large-scale projects like Pentre Awel should be expected to leave an enduring developmental legacy in the county in terms of better schools, healthier homes and a platform for local construction firms to acquire the skills sets to exploit the burgeoning commercial opportunities associated with MMC, Net Zero and Retrofitting etc.

A case in point is the South West Wales Regional Contractors Framework, which amounts to more than £1 billion over a four year period from 2020-2024. With the exception of Lloyd & Gravell Ltd and WRW, the county's local SMEs were not successful in the procurement process for the largest project bands (£5m+). Although they are not included in the larger financial frameworks, they ought to be able benefit by being included in the supply chains of the companies that secure the primary contracts for these major public works. The County Council encourages the successful contractor to engage with local suppliers and contractors to afford them opportunities, although current procurement rules stipulate that the client cannot direct them to use local businesses.

Local SMEs in construction seem to be unaware of some of the proposed changes underway in the council's procurement policy, changes that clearly need to be better communicated to the sector in the county. Among other things for example, CCC is considering moving to a new

weighting system for the price/quality ratio; it is considering exploring new payment methods based on results rather than hours on site etc; it has created a new procurement post for a dedicated community benefits officer; it is putting more effort into publicising its forward work plan for purchasing to support discussions with WG's Construction Forum; and it is striving to utilise its major and minor works programme in a more strategic fashion.

There are opportunities for the County Council to make significant improvements in the field of procurement and contract / supplier management to support the local economy, but this will require additional resources to realise the benefits. Key performance indicators, linked to local economic benefits, may also be a way of demonstrating the envisaged benefits.

CCC's new procurement policy will be tried and tested in the Pentre Awel project in Llanelli: at £70m it is the largest single project in the county's history. As we noted earlier, the primary contract was awarded to Bouygues, a French multinational. Apart from ensuring that the project is delivered on time and to budget, the challenge for CCC will be to ensure that there is an enduring local legacy in terms of skill sets, supply chains and community benefits. None of these things is assured because Bouygues has its own ready-made supply chain and it is also well versed in offering clients a standard diet of targeted recruitment and training and other community benefits that tick the social value box.

But in awarding the primary contract to Bouygues, CCC signalled its ambition for the project and demonstrated its capacity for innovation by breaking with conventional procurement practice by giving more weight to quality relative to price in the scoring criteria. While a 40% price/60% quality split deviated from CCC's traditional procurement practice (which is 70%/30% in favour of price), it was nevertheless aligned with project goals to deliver social value and maximise local socio-economic impact. During the assessment of tenders, this new weighting system ensured that community benefits, far from being a tokenistic consideration, were deemed to be central to the goal of securing an enduring socio-economic legacy from the Pentre Awel project.

Public procurement

Public procurement garners more attention than any other foundational policy because it is deemed to have the greatest potential for effecting economic, social and environmental change. This is because Wales spends over £6 billion per annum on goods, services and works and it is widely believed on all sides of the political spectrum that public procurement - the power of purchase - ought to be deployed in a more consequential manner than it has been to date. The need for more innovative public procurement policies is now widely recognised, at both national and local levels in Wales, and this section aims to explore the potential of deploying the power of purchase in more creative ways. Public food provisioning is used to illustrate the scope for creative public procurement because it is the sector that Carmarthenshire has chosen to explore the contribution of the foundational economy in the county. Tapping the potential of public procurement, however, is easier said than done.

It is more than twenty years since the Welsh Government published *Better Value Wales*, the first systematic review of procurement in the Welsh public sector. Although it was a

pathbreaking review of purchasing practice in 95 public bodies, it was marred by the fact that it was framed almost exclusively in terms of a *cost-saving* rather than a *value-creating* exercise. Among other things, the review assumed that major savings could be secured if the public sector consistently achieved prices in ‘the lower quartile’ of their price spreads. Twenty years on, the Welsh Government is committed to framing public procurement guidance in terms of the Well-being of Future Generations Act, an approach that extols “values for money” not merely value for money in the narrow sense of the term (Morgan, 2012; Morgan & Morley, 2002).

But there is continuity as well as contrast between then and now because the public procurement landscape in Wales today remains very uneven. While there are recognised pockets of good practice, in general terms the procurement service is not fit for purpose and good practice remains a bad traveller. The main problems have a familiar ring: the procurement process is perceived as too complicated, especially for SMEs; the status of procurement tends to be seen as a back-office function, subordinate to the finance function, when it needs to be elevated into a higher level board room function; procurement skill sets are woefully inadequate and recruitment and retention have been rendered more challenging by the pandemic; and the procurement profession faces an ever-expanding set of policy priorities in the face of diminishing resources and budgets.

In short, the good intentions of policymakers and public sector managers need to be translated into good practice on the ground across the public sector in Wales. This is nowhere more important than in public sector *food procurement*, where new guidance from the Welsh Government needs to inspire and enable the procurement profession to secure the “values for money” ethos that informs the Well-being of Future Generations Act.

Food can deliver multiple benefits because: (a) it is a key part of the foundational economy (b) it is vital to health and wellbeing and (c) it can play a major role in helping the Welsh Government to realise its net zero ambitions. There is an urgent need for new policy guidance for public sector food procurement for the reasons set out in the Foundational Economy Research report on how to increase grounded SMEs in food processing and distribution (Foundational Economy Research, 2021b).

Commissioned by the Welsh Government, the Foundational Economy Research report assessed the scope for, as well as the barriers to, public sector food procurement in Wales and two of its insights need to be incorporated into new guidance as a matter of urgency:

- Welsh public sector spend on food and catering amounts to just £94.4m per annum, roughly equal to the (non-fuel) turnover of a single Tesco hyper market. This total is divided into many product categories, which means that even the largest categories (like meat and dairy) account for no more than £10-£15m per annum, which is too modest to transform the fortunes of Welsh SMEs;
- Because public procurement expenditure is too small to directly support SMEs at scale, Wales needs to use procurement in a more innovative and

integrated way as one element in a larger suite of policies for growing value and volume, in addition to meeting socio-cultural objectives like the quality of food on the public plate (Foundational Economy Research, 2021b).

The Foundational Economy Research report recommended a major change in the way that public contracts are viewed and valued so that they shift the *price/quality weightings* in Welsh public sector food contracts away from quality weightings as low as 20% in some current contracts and towards a 50% quality weighting in new contracts, where quality would be understood primarily as local provenance. Local food sourcing needs to have a clearer and more robust rationale that distinguishes between two goals that have been confused in the past because they have been uncritically bundled together.

New food procurement guidance needs to help policy makers and public sector managers to appreciate the difference between goals which have a *socio-cultural* impact and those which have *volume economic* reach: for example, policies for quality school meals vs policies for increasing supermarket stocking of Welsh product lines. Both are valid in their different ways, but we should not confuse them and suppose that the one necessarily delivers the other.

New guidance would also need to draw on recent thinking around Social Value, Community Benefits and TOMs (Themes, Outcomes and Measures) that has been developed by local authorities and health boards working with the Social Value Portal for example. This new thinking is being used in Wales to help to measure and give practical effect to the seven goals of the Well-being of Future Generations Act (Welsh Government, 2015) and the ten principles of the latest Wales Procurement Policy Statement (Welsh Government, 2021d).

CCC has long been considered one of the exemplars of good procurement practice in Wales, especially with respect to school food provisioning, where the catering service was led by Elin Cullen, an award-winning council official who was widely perceived to be a leading light in the sector (Morgan & Sonnino, 2008). More recently Carmarthenshire has been one of the most successful local authorities in Wales in bidding to the Foundational Economy Challenge Fund (FECF), which has supported two foundational food projects to date:

- *Carmarthenshire Public Sector Food Procurement*: the first FECF project involved all the Public Services Board (PSB) partners and it sought to tap the potential of the £5 million that they collectively spent on food to secure the economic, health and environmental dividends of 'smart public food procurement'. While a significant amount of this is already spent with local suppliers, the PSB noted that 'it may not necessarily be locally produced' (CCC, 2019).
- *Cook-Freeze Project*: the second FECF project sought to extend the work of the above project by exploring the commercial viability of a delivery model to bridge the gap between demand and supply. The rationale for the proposal said: 'In order to give the local food supply chain the confidence to invest in and develop the delivery model, there needs to be a demand for that provision. Hywel Dda University Health Board, working with the local authorities within its areas, are looking at ways to develop the way they

prepare and provide their meals for in-patients at their facilities. A cook/freeze delivery model, using locally sourced produce which fulfils both nutrition standards and patient experience, is being considered' (Hywel Dda Uhb, 2021b).

Although these foundational food projects are eminently sound and sensible pilot exercises, they remain modest when set against the barriers on the demand-side and the supply-side. On the *demand-side* there are two main problems. First, the scale of the combined procurement budget needs to be aggregated across more public bodies in the local authority and public health sectors where there has been little or no shared procurement up to now. Second, it is unclear what scope exists for local action within the national agreements of the NHS Wales Shared Services Partnership because, as the CLES analysis put it: 'The UHB's procurement approach is governed by these national arrangements, with no local bespoke, local procurement strategy in place— hence, there is currently no specific policy in place in relation to food procurement in terms of the potential to maximise wider socio-economic impact through food procurement activity' (CLES, 2021: 12)

On the *supply-side* there are even bigger barriers, as the CLES analysis found, namely: the fragmented nature of small-scale growers and food producers; complications and risks for large public procurers when dealing with multiple small businesses; seasonality; and the cost and time commitment associated with necessary quality and safety assurance processes (CLES, 2021: 20). A recent audit of the supply-side found that over 94% of the gross food spend of the Carmarthenshire PSB is leaving Wales through purchasing imported produce and ingredients, with the result that 'public sector demand and local supply are almost completely out of tune' (Wright & Cook, 2021).

Along with Hywel Dda UHB, the county council is the other key actor in the Carmarthenshire PSB and therefore the prospects for more creative public procurement will largely revolve around organisational innovation within these two public bodies. The county council is in the process of introducing significant reforms to its procurement practice, not least a new weighting system to give a higher priority to quality vis-à-vis price, a dedicated procurement officer to cover Community Benefits and the inclusion of local suppliers on its shortlists of suppliers. But local innovations need to be framed in and synchronised with wider reforms in the region and the nation. This is especially the case with the new public procurement landscape in Wales, where Caerphilly County Borough Council has been asked to manage the former NPS food frameworks and one of these covers the 16 local authority areas of south and west Wales as we can see from Figure 24 below.

Figure 24 WLGA Food Group



Source: Caerphilly County Borough Council

While localism can be a source of strength, it can also be a fatal weakness if it compromises the commercial viability of potentially transformative food policy initiatives like the CookFreeze project in Carmarthenshire. There is a genuine commercial opportunity here to design a new delivery model to bridge the yawning gap between demand and supply in the public food provisioning sector in Wales and we address this opportunity in the final chapter.

Circular Economy

Introduction

The *Circular Economy* is widely thought of as a recent, and increasingly influential, attempt to conceptualize the integration of economic activity and environmental wellbeing in a sustainable way. In fact, this set of ideas has been traced back to China as the basis of their economic development and was included in both the 11th and the 12th 'Five Year Plan' (Murray et al., 2017). There are a variety of approaches that may be grouped under the umbrella term, Circular Economy. Most place an emphasis on the redesign of processes and (re-)cycling of materials. These are intended to contribute to more sustainable business models but too frequently there is an absence of the social dimension necessary for understanding and delivering sustainable development at a system level (Aarikka-Stenroos et al., 2021). Our interest here is in presenting an inclusive conception of the Circular Economy as an idea and, crucially, in exploring its potential as a key element in a regional innovation ecosystem. For these reasons, we follow Murray et al's definition of the Circular Economy as "an economic model wherein planning, resourcing, procurement, production and reprocessing are designed and managed, as both process and output, to maximize ecosystem functioning and human well-being" (2017: 369).

Circular Economy approaches are a key element of a net zero agenda but have many elements (from re-fit, repair, re-making through sustainable design and manufacture to considerations of natural resources and land use). CE can also be used to engage citizens and raise awareness of climate change and the decarbonisation agenda. In this deep dive we focus in particular on two examples that provide insights into the key considerations in developing such approaches and consider how these initiatives could be grown to deliver benefits that embrace both commercial and environmental outcomes:

1. **Project Slurry** (Prosiectslyri) which has been delivered through a very impressive network of partners and could potentially see greater local economic benefit begin to accrue in the local area;
2. The possibility of an **Eco-park** which could be developed at the Nantycaws site where Cwm Environmental has earned itself a good reputation in dealing with recycling and waste management.

Current Position

Prosiectslyri

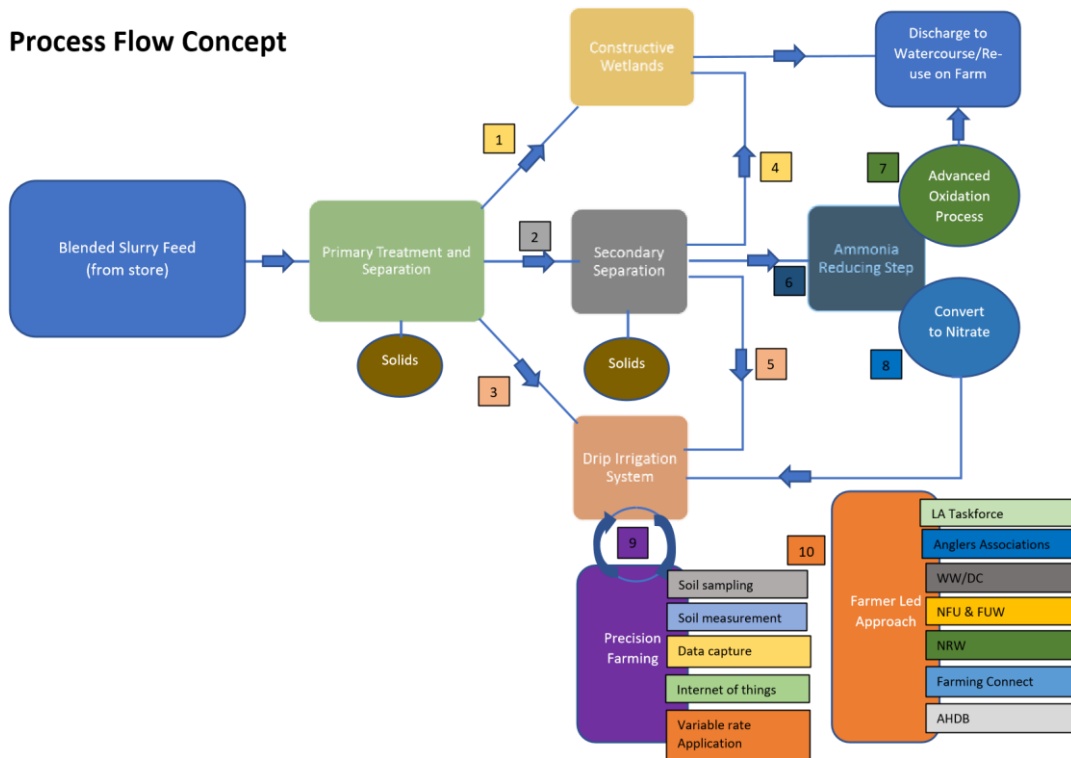
The potential of the circular economy as a focus for collaboration and innovation is very well demonstrated by the Slurry Project and its subsequent development through Welsh Government, SMART Expertise and EU funding. The original project was created and delivered by Coleg Sir Gâr's Gelli Aur agricultural campus and Power & Water, a Swansea based company specialising in electrochemical-based water treatments. This project achieved impressive results in slurry management, removing contaminating elements before discharging the 'cleaned' liquid into the local watercourse. Novel technology developed in partnership lay at the heart of the initial project which has been in the vanguard of such developments and attracted considerable interest. From the outset, the intention of the

project was to design, develop and validate economically viable systems that would be made available commercially and used on farms. Throughout the work has benefited from engaging with the farming community and utilising farm facilities at-scale.

The next phase of the project has seen the challenge broadened and the network of partners has expanded to meet the increased technological and knowledge needs. The range of processes is captured in the accompanying diagram. Power and Water have remained as a key partner and been joined by, amongst others, GEA, Netafilm, Aquatreat and Honesty Foods who are working with the other partner organizations to develop a modular treatment system that can be tailored to end-user needs.

The facilities and expertise of the Coleg Sir Gâr Agriculture Research Centre have been crucial in supporting individual partners, providing an ideal testbed for developing and applying their respective technologies. The further benefit of the centre is in bringing these companies together and providing the facility for them to work alongside each other for both individual and mutual benefit and in seeking integrated modular solutions.

Process Flow Concept



It is worth noting that this ‘local ecosystem’ has emerged organically as the success of the initial project both created further opportunities and attracted interest from outside organizations. The contribution of both the SMART team and senior members of CSG was acknowledged as a key element in developing the further activity. The current programme is developing activities across a group of commercial partners, producing commercial benefits as well as delivering environmental returns. A key next step would be to explore the possibilities of engaging more local firms and looking to see how commercial benefits might accrue to the local economy. Current activity has a collaborative agreement with regard to intellectual property but not commercial rewards. As the approach is picked up by local

farms it is also anticipated that there will be increased demand for the skills and support services needed to deliver it.

Nantycaws

Our second example is also an existing Circular Economy activity with equally pragmatic purposes: the recycling site at Nantycaws. We feature this as our second example since there appears to be an emerging set of ideas for which further opportunities are being scoped. These build from the progress that Cwm Environmental has already made in growing and extending their activities from landfill to waste treatment and materials recovery, the results of which are now being disposed of on the market.

The future plans are ambitious and potentially include renewable energy, including solar and/or wind energy to power the site, a major energy from waste facility, and a new site for commercial circular economy businesses. The possibility of establishing facilities for charging electric vehicles, powered by renewable energy sources (possibly even a hydrogen facility), was also raised. This would appear to be a potentially significant contribution to the local authority's increasingly urgent decarb agenda. Along with these larger industrial plans, smaller-scale and household operations were discussed, including paint recycling facilities to make recycled paint available for community uses, and a carpentry service. These are good ways of engaging local citizens and possibility of establishing further community links and facilities that are valued by the public – such as a version of the remaker space that is being created in the *sparc | spark* building at Cardiff University – are also worthy of serious consideration.

The opportunity here is to develop a centre of excellence and specialist facilities in support of the Circular Economy. Road access, change in land use regulations (for solar energy) and grid capacity were mentioned as possible constraints but the ambition seems deliverable with the right partners and support. People we spoke to were keen to see this pursued through some form of public-private partnership – or perhaps even through a public sector solution.

Future Challenges and Opportunities

The Slurry Project is a live example of the potential that collaboration can deliver around CE objectives. As one of our respondents put it, Prosiectlyri demonstrates 'the power of collaboration and how bringing in partners adds to the capability matrix necessary to solve complex problems and the process of an effective collaboration to make it all work'. It is important to recognise the key roles played by individuals who have brought leadership, expertise and imagination to the project and also the funding that has underpinned the development of both capacity and capability. The development has thus been organic but benefited from a process whereby the partners have jointly scoped and developed their own projects while embracing a shared CE outcome, thereby producing a commitment to the initiative and a sense of shared enterprise. The network of organizations is 'working together sharing effort, knowledge, risks and rewards'. This is a prime example for the county to consider in mobilising its innovation efforts. And it may be that there is more that can be leveraged from the activities underway in the form of local economic benefits.

There is an important skills component when considering the potential of the Circular Economy. As the Welsh Government's *Beyond Recycling* strategy document (2021a) makes clear, investment in green skills such as eco-design, re-use, repair, remanufacture and reprocessing will be needed to support the development of Wales' workforce. There are opportunities here to work with accrediting bodies and training providers, especially local colleges. The CE is also a potentially important focus for apprenticeships which can help bring individual firms into networks of CE activity.

As regards green skills, one of the most important priorities is to align local plans with the Welsh and UK policy commitments to Net Zero. Among the most promising developments in the county and the region is the Construction Wales Innovation Centre (CWIC) in which UWTSD plans to locate its new Net Zero skills centre. This aims to provide a comprehensive Net Zero knowledge ecosystem, with skills training and a supply chain development programme which is not geographically constrained as it has mobile facilities that can be accessed by small firms throughout the county. As a comprehensive green skills training system, it can also cater for both new build and retrofit schemes in the built environment based on circular economy principles. CWIC and the NZ centre would seem to be well attuned to new trends in the construction industry, especially the shift to modern methods of construction and the growing preference for Welsh timber products.

There are also smaller-scale activities that will help to broaden and deepen understanding of the Circular Economy. Carmarthenshire is already home to establishments that are part of Repair Café Wales, a movement of more than 1,800 cafes globally. This is remarkable given it was founded in 2017. The primary purpose of the cafes is to address the unsustainable waste-to-landfill of items whose lifetime could be extended with repair. But Repair Cafes contribute to more than waste reduction, in particular the social dimensions of skill sharing, and community cohesion. There are now around 30 cafes located across Wales (Welsh Government, 2021a).

As the council considers the opportunities and priorities that are offered by activity in the Circular Economy, there are some conceptual frameworks that may prove useful. It is important, in our view, that the approach takes an ecosystem perspective and identifies the various environmental, commercial and social benefits and implications. As Aarikka-Stenroos et al (2021: 260) have recently observed, 'the notion of the "ecosystem" has become important in understanding how linear models can be transformed into circular ones, representing resource efficiencies and material flows typified by feedback loops and interdependencies among different actors'. Such an approach 'allows a consideration of complex constellations of actors, technologies, and institutions that are bound together via loosely coupled interdependencies and co-evolutionary patterns' (Aarikka-Stenroos et al., 2021: 260). As this suggests, such matters are complex and multi-faceted. The authors suggest that an important aspect of any CE ecosystem is its sustainable ecosystem outcome which can be defined by circular processes of recycling, reuse, and/or reduction. They use this and a series of other variables to distinguish between types of CE ecosystem, for example differentiating between those that are intended to lead to new venture creation.

At the level of the ecosystem, previous research has identified three open innovation approaches and the authors (Bocken & Ritala, 2021) distinguish between those concerned with narrowing, slowing and closing the loops in a circular economy:

1. Narrowing focuses on efficiencies and seeks to reduce waste in design and production (this is also common in the linear economy)
2. Slowing seeks to extend the product life and thereby lower the environmental footprint and resource burden
3. Closing focuses on reusing resources (recycling)

Consideration of these points begins to signpost both the opportunities in terms of existing actors and resources in the county and where there may be the need for further extension of networks. For example, what are the possibilities and local capacity with regard to digital platforms in supporting and promoting Circular Economy activity?

5. Conclusions: Opportunities for innovation

The local innovation opportunities that we discuss below pre-suppose that CCC and its partners have the capacity, the resources and the commitment to do justice to the ambitious economic development strategies that they have set themselves. In the case of CCC this concerns initiatives such as the Economic Recovery and Delivery Plan, the Community Wealth Building experiments in progressive public procurement and the Swansea Bay City Deal projects, particularly the exciting but challenging Pentre Awel project. To tap the potential of these opportunities the local authority will need to be internally agile, with respect to its own working practices, and externally engaged with its partners at different levels of the multilevel policy landscape in the SBCD region, in Wales and indeed in Whitehall.

Like charity, innovation begins at home and CCC has lost no time in trying to improve its own working practices in response to the pandemic. The Authority's decision to spend nearly £2m in agile working initiatives, including providing staff with the right equipment to allow them to work in a more flexible way, has helped support an almost seamless move to homeworking. This enabled the council to help over 4,000 businesses to receive Welsh Government's business rates grant payments of between £10,000 and £25,000 with a total amount of over £46 million. As regards service delivery the council made over 40 transactional council services available to the public online, many of which were developed extremely quickly. The challenge now is to embed the organisational innovations that have been triggered by the pandemic and to this end the Transformation, Innovation and Change (TIC) team has been charged with evaluating the Council's response to the COVID-19 crisis to ensure that any learning and positive changes are used to re-design services and the Council's future strategic and operational delivery framework.

But there's no room for complacency because, according to the National Survey for Wales, there are still areas where CCC falls well below the Welsh average, especially in affording people the opportunity to participate in making decisions for example (CCC, 2021c – Annual Report for 2020/2021).

On the economic development front, CCC will need to engage with its local economy in new and more effective ways. As the Economic Recovery Plan makes clear, the county council and its partners in Business Wales etc will need a much better understanding of the needs and nuances of the targeted sectors and this means 'establishing regular communications with representative groups of these sectors through existing partnerships and forums' (CCC, 2021: 27). As over 90% of the county's businesses are micro-businesses (<10 employees), engaging with such firms is no easy task because they have little or no time to engage with the policy world.

Research and experience suggest that firms learn best from other firms; so much so that the first line of a business support strategy is not government grants etc, but peer-to-peer learning within the business sector. What this means is that the real problem in small firm-based regions is not so much being small as being *lonely* - that is not being part of a cluster or a network that can offer mentoring and support (Morgan & Nauwelaers, 1999).

Building the necessary intelligence on the local economy is beyond the capacity of the county council and indeed of any single organisation in the region. Pressures on CCC capacity will become even more acute when EU funding ends in 2023 because EU funds currently support many functions within the council, including some 65% of the officers in the Regeneration Service for example.

The way forward, as we stressed earlier, is to make a virtue of necessity by spreading the business intelligence tasks among the members of the regional innovation ecosystem in south west Wales. Among other things this will require much more concerted action from the three main public sector partners - CCC, Hywel Dda and UWTSD - who also happen to be three of the largest employers in Carmarthenshire. Although inter-organisational links between these three actors have improved greatly in recent years, the fact that we encountered many examples of silo-based working suggests that a mature regional innovation ecosystem is not yet the default position in the region.

But this will need to be remedied as a matter of urgency because the new innovation funding schemes that are in the UK policy pipeline – like new iterations of the Strength in Places Fund and the Catapult Network for example – will require evidence of strong partnership working in place-based coalitions. To access these new innovation funding schemes, compelling placebased narratives will be necessary to broadcast the advantages and achievements of the area and we now turn to the question of spatial narratives.

Innovation narratives

In concluding this report we consider the importance of *innovation narrative* – an aspect of innovation strategy that is seldom considered in regional innovation policy. Interest in placebased innovation narratives has been increasing recently in recognition of their power to effect change and influence future developments. Recent examples of policy reports that have advocated the development of a place-based innovation narrative include the Welsh Government's Brown Review (2019) and our own report on innovation policy in Wales (Delbridge et al., 2021). Effective narratives are based in reality and speak to the 'identity' of a particular place.

Narrative is closely related to issues of both 'place-making' and 'place-branding'. While notions of branding started with rather facile tourism marketing, 'More recently, placebranding has been charged with more ambitious pursuits, including helping to support and cultivate regional socio-economic benefits and even the fostering of sustainable development' (Reynolds, 2021: 15). This has led to the suggestion that the overlapping of place-branding and its counterpart of place-making, perhaps along the lines indicated in the Brown Review, can provide an opportunity for people to come together to develop practices and policies that may produce real and substantive change to their localities. This moves activity beyond marketing gimmicks linked to logos, slogans, poised imagery that are crafted to gain the attention of a predefined audience. Instead, place branding should be considered

as a complex and holistic process that draws on the place itself as well as people's associations to bring about change.

The point that reputation or image of a place can be enhanced by a positive and compelling narrative is particularly important for rural and relatively isolated regions in overcoming any limitations of peripherality because the evidence is that connectivity beyond the region can be a key resource in innovation. Research on innovation in Norway, for example, suggests that the formation of regional hubs with strong connections to international innovative networks can help to overcome peripherality in order to innovate. The evidence shows that companies with a wide range of international partners involved in their innovation processes were significantly more likely to develop new products and generate radical innovations. In other words, regional hubs in the periphery with strong connections to international collaborative networks can successfully produce innovation and economic development (Fitjar & Rodríguez-Pose, 2011).

In our view there is an opportunity to develop a specific Carmarthenshire innovation narrative that is grounded in the distinctiveness of the county, reflects its comparative strengths and captures a suitable level of ambition for the future. Such a narrative will draw on key attributes, including the outstanding environment, healthy lifestyles and a supportive infrastructure for innovation and development (one which seeks to overcome bureaucracy and cynicism), and draws on existing examples and role models to communicate what is possible.

Innovation opportunities

The purpose of this study has been to review the current position of Carmarthenshire and to inform CCC's local innovation strategy in the coming years. We conclude the report with the following opportunities that have been derived from consultations with stakeholders and documentary analysis.

Opportunity 1 - Digital

Enhancing Digital connectivity and exploiting Digital opportunities across Carmarthenshire

Overview

Improving and enhancing digital connectivity is an important priority for Carmarthenshire. While fixed and mobile digital connectivity has improved substantially in recent years the county continues to face challenges to ensure that it does not fall behind other parts of Wales, and that its businesses and communities are able to gain social and economic prosperity through the use of Digital. Four opportunity areas are highlighted:

- i. **Fibre and mobile connectivity:** This opportunity represents a long-term challenge for Carmarthenshire. It will require the county to work closely with the current SBCR and the UKG Gigabit and Shared Rural Network programmes, but also successive deployments of infrastructure and connectivity. Here the county has a range of policy levers that it is able to use to assist deployment including regeneration, planning, legal and highways to ensure that 'barriers' are removed, and deployment secured and facilitated. The challenges faced by rural areas such as Carmarthenshire, however, will require significant ongoing leadership, coordination and action beyond the life of the current funding programmes.
- ii. **Next Generation Digital Technologies:** This opportunity is one of developing the county as a test bed for novel and emerging future technologies such as IoT and 5G use cases, trials and test beds. Here there are a number of planned strategic sites such as Pentre Awel and Yr Egin, and projects such as the Towy Valley path that might be able to act as test beds for social and digital innovation. In addition, Gelli Aur farm and agricultural college represents a current opportunity that the Council may be able to pursue, building on the work of the Agricultural Research Centre, and the potential for an Agri Tech test bed to address agricultural challenges through improved connectivity infrastructure, data and applications.
- iii. **Digital skills:** In parallel to the challenges of deploying connectivity there is the associated opportunity of stimulating demand, raising awareness, and encouraging exploitation of these digital technologies. These are areas where programmes such Swansea Bay City Deal Skills and Talent programme, Business Wales and other private actors could be brought to bear to address digital skills with the local knowledge and support of the Council.
- iv. **A rural digital innovation centre:** A number of innovation centres are planned or in operation across Wales, including M-Sparc in North Wales, the Swansea Innovation Matrix, and Cardiff's Spark development. Such centres respond to their local contexts and support business and others to innovate in association with universities and address place-based economic, social and environmental challenges. Carmarthenshire has the opportunity to develop a similar centre focused on digital innovation and connectivity for a rural area,

Exploring the innovation prospects for Carmarthenshire building on the expertise of partners such as UWTSO and other within and beyond the County, and to apply innovation to locally derived challenges, problems and solutions.

Outcomes

Research shows that businesses that adopt digital technologies tend to achieve greater economic outcomes. It also has the potential to produce social benefits (as highlighted by the pandemic), as well as contribute towards wider agendas such as public service delivery and net zero. In this respect digital represents a cross-cutting theme that has the potential to support other opportunities in this strategy.

Actors

The UKG is an important source of funding digital connectivity in Carmarthenshire and the wider City Region. This includes funding for Gigabit and 5G developments, and will be an important partner for the region. This will require the county to develop its plans in support of funding bids. Welsh Government continues to be an important partner to support this agenda, as does the private sector, with potential to draw on expertise to exploit the IoT network and 5G test-beds.

Timing

2022-2025

Opportunity 2 – Health

Development of a dispersed living laboratory

Overview

Many plans are underway to promote health innovation initiatives across the County. This includes developments taking place at Pentre Awel as well as the proposals for the Hwb in Carmarthen, plus sites at Llandovery and Cross Hands. The opportunity here is one of working to knit these elements together into a functioning innovation ecosystem and exploiting opportunities for a dispersed living laboratory in the HDUHB region. Such labs represent a user-centred, iterative, open approach to innovation in a particular place. While most typically linked to urban areas, the dispersed centres could work alongside innovators to develop and test new medical and non-medical products and services that have health and wellbeing benefits.

The opportunity is one of increasing the scale and scope of such innovation activity in the County. Here the facilities and the co-location of partners at Pentre Awel provide a unique opportunity for it to act as a hub for the dispersed living lab, with a focus on building synergies across the County (and within its tenant base), developing critical mass for trials and product development in the area of health and medtech innovations.

This opportunity will be further enhanced by the development of a strategic partnership with Cardiff University. The Cardiff University team will engage with the wider healthcare and innovation sector to ensure that Pentre Awel and the wider living lab can be explored and proof of concept opportunities maximised. This partnership will provide direct access for Pentre Awel to Cardiff University's Accelerate Network and wider innovation expertise. Such

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developments will help to ensure that the County becomes identified as a location of health and medtech business as well as a beacon of social innovation in health and wellbeing.

Outcomes

The outcomes from a living lab are not necessarily leading-edge novel solutions, but rather the adaptation of technologies and solutions that enhance health and wellbeing outcomes. By developing a distributed network there is an opportunity to amplify these outcomes for the residential population of Carmarthenshire, through testing out a range of medtech solutions in the community. These solutions have the potential to improve health and wellbeing outcomes for the county, as well as produce economic benefits for businesses that engage in such initiatives. It may also help to limit duplicated innovation activity across the Centres. A distributed lab, using appropriate technologies, can overcome the lack of critical mass in a rural region by aggregating scattered locations digitally.

Actors

The living lab concept is based on interaction and learning amongst a broad range of stakeholders, including users. In addition to including local partners such as the council, HDUHB and UWTSD, this has the potential to build on the relationships that have developed through the Pentre Awel with the wider Welsh life sciences network, including the Life Sciences Hub Wales and Cardiff University.

Timing

2022-2023

Opportunity 3 – Foundational Economy

Sustainable food procurement

Overview

Carmarthenshire's PSB has been a leader in aligning its local well-being plans with the major policy drivers in Wales, particularly the Foundational Economy (FE). Sustainable food procurement has been the chosen theme to explore the potential of the FE in the county because it integrates the twin priorities of progressive public procurement on the one hand and local food chains on the other. Laudable as they are, these efforts have been limited in scope and character by the fact that they remain highly localised within the county. A unique opportunity for scaling up these efforts has recently presented itself in the form of the LabourPlaid Cooperation Agreement to extend free school meals to all primary school children, a radical social innovation described as "a transformational intervention in terms of child hunger and child poverty, which will support educational attainment and child nutrition and local food production and distribution, benefiting local economies". The key challenges facing the free school meals commitment revolve around infrastructure (kitchens, dining halls etc), staffing and food sourcing.

Outcomes

The outcome of this social innovation would help to bridge the long-standing gap between demand and supply of sustainable public food in Wales for both schools and hospitals. The proposed innovation would aim to scale up the Phase 2 Foundational Economy project that involves the Cook-Freeze project in Hywel Dda. A scaled-up initiative would aim to explore the feasibility of supplying locally-sourced nutritious food to public plates in the health and education sectors in and beyond Wales. The Hywel Dda project will require work on the scaling up of local supply (particularly horticulture to meet fruit and vegetable demand), cooperation between producers and consideration of joint processing facilities, all of which will also apply to local food ambitions for school food provision.

Whilst a cook-freeze solution makes sense for hospitals, schools have the ability to place a fresh school kitchen at the heart of school life. Effectively putting school lunch on the curriculum and fulfilling healthy eating educational aims in respect of cooking, learning to eat well and understanding the relationship between food and health, climate change and nature. All of which will need to accompany the introduction of universal free school meals at primary level if the initiative is to fulfil the transformational ambitions of the Cooperation Agreement. The catalytic effect that this will have on local economic activity and the development of local supply chains will not be limited to public sector demand as that same infrastructure is desperately needed in respect of local food reaching commercial markets.

The delivery vehicles for supplying sustainable food are therefore likely to be a mix of public sector infrastructure, social and cooperative enterprises and commercial business.

Actors

A foundational economy innovation pilot in sustainable food procurement would need to involve supply-side (farmers, growers) and demand-side actors (councils and health boards).

Timing

2022-23

Opportunity 4 – Circular Economy

Leveraging a CE Approach for the Net Zero Agenda

Overview

Circular Economy approaches are a key element in the Net Zero agenda (CCC, 2020). They offer new opportunities to inform and engage citizens in climate change discussions and help to change behavioural attitudes to repair and re-use. The success of the repair café social movement demonstrates the appetite for CE activities.

There is also an opportunity to engage local businesses to extend the uptake and influence of a CE approach across the county. At the ecosystem level, three open innovation approaches are relevant for businesses of all sizes to consider. They distinguish between those concerned with narrowing, slowing and closing the loops in a circular economy:

1. Narrowing focuses on efficiencies and seeks to reduce waste in design and production

2. Slowing seeks to extend the product life and thereby lower the environmental footprint and resource burden
3. Closing focuses on reusing resources (recycling)

In advancing this agenda it will be important to build on existing activities, for example CE schools education centres such as the John Burns Centre in Cydweli and at the National Botanic Gardens, the repair cafes already operating in the county, and exemplar CE firms such as NappiCycle in Ammanford. But most promising of all are the opportunities to develop the proposed *Eco Park*, by extending the work underway at Nantycaws and to begin to secure commercial benefits from the successful Slurry Project.

Outcomes

A Circular Economy approach can generate multiple dividends. First, educating school children and engaging citizens in one or more aspects of repair, re-design and repair will lay the foundations for delivering the behaviour change necessary to meet Net Zero aspirations. Second, CE can be a key element in the Carmarthenshire innovation narrative, highlighting exemplar projects and existing good practices and building on local comparative strengths. Third, the transformation of the Nantycaws site into a more fully operational CE facility will generate societal and environmental benefits alongside further commercial and innovation opportunities in and beyond the county.

Of all the CE opportunities in the county, the *Eco Park* concept at Nantycaws would seem to be the most promising, especially if CCC is allowed to develop the synergies between waste, energy and manufacturing. Currently, the biggest challenge to the Energy from Waste (EfW) opportunity is the moratorium on plants in Wales over 10MW in production capacity. But Welsh Government has recently acknowledged that there is a demonstrable need for new EfW capacity in SW and Mid Wales, so this opportunity needs to be explored as a matter of urgency.

Actors

These CE opportunities will require collaboration across the council, schools and further and higher education institutions, local businesses, charities and social movements. There is also a green skills component and this could be more fully developed through engagement with partners in the Swansea Bay City Deal. The EfW moratorium will need to be explored with Welsh Government ministers.

Timing

2022-2025

Annex

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Agenda Item 6

Communities, Homes and Regeneration Scrutiny Committee

16th November 2022

Subject: COMMUNITY ASSET TRANSFER UPDATE

Purpose: To provide an update on the progress of community asset transfers of parks and playgrounds and to adopt the newly updated Community Asset Transfer Procedures document.

THE SCRUTINY COMMITTEE IS ASKED TO: Review and assess the information contained in the Report and provide any recommendations and comments for consideration by Cabinet.

Reason(s) To formulate views for submission to the Cabinet for consideration.

CABINET MEMBER PORTFOLIO HOLDER: Cllr. Gareth John (Cabinet Member for Regeneration, Leisure Culture and Tourism) and Cllr. Edward Thomas (Cabinet Member for Transport, Waste and Infrastructure Services)

Directorate: Chief Executives

Name of Head of Service: Jason Jones

Report Author: Emily Hughes

Head of Regeneration

Senior Asset Management Surveyor

jajones@sirgar.gov.uk

ehughes@sirgar.gov.uk

EXECUTIVE SUMMARY

COMMUNITY ASSET TRANSFER UPDATE

Purpose of the Report - The Community Asset Transfer of parks and playgrounds has been the subject of various reports to members over the last few years. The purpose of this report is to provide members with an update regarding the current position relating to the asset transfer of parks and playgrounds and to highlight the additional expressions of interest received.

The Council's Community Asset Transfer Procedures document has also recently been reviewed and has been updated to consider the challenges encountered to date and the lessons learnt from dealing with various asset transfers over the years. The new Procedures will replace the 2013-2016 version.

A consultation process was carried out with Town and Community Council at the beginning of the year with a questionnaire sent to all Councils requesting their feedback on their experiences to date. Their comments have been taken on board and incorporated within the new document. The main themes emerging from the responses to the questionnaire include:

- A requirement that the County Council will endeavour to provide the organisation with information that is available and relevant in each case. Where possible, the Council will provide condition surveys, historical maintenance and running costs of the asset, and relevant legal contractual information regarding service providers to the property.
- The provision of a more realistic timetable of the Community Asset Transfer process. Page 9 of the Procedures sets out a clear timeframe of the process. It is important to note that the timescales are for guidance only and that flexibility is essential, as other types of requirements may need to be addresses such as ownership or title issues, restrictive covenants, charitable land, fields in trust, rights of way, etc.
- Advice regarding where up to date funding information relevant to each project can be sought. The County Council will offer community development advice and assistance and access to funding opportunities for feasibility / business planning support via its Community Bureau Team. The Bureau can assist community, voluntary and charitable groups and social enterprises in Carmarthenshire to access support and advice where needed.

A copy of the new Procedures can be seen in **Appendix 1** and it is recommended that Cabinet approve these Procedures.

Update on Asset Transfers - Discussions have continued with numerous organisations to promote local management and maintenance of parks and playgrounds and to progress the transfers of these assets.

To date, **97%** of the parks and playgrounds across the County have been transferred on either leases or licences to Town and Community Councils and various other Organisations, with the remaining **3%** in the process of being transferred. A full list of the parks and playgrounds transferred under a lease or licence can be seen in **Appendix 2**.

A summary of the assets currently held on licences and those in the process of being transferred can be seen within the table in **Appendix 3**. Of the ones held on licences, six of the assets are subject to Trust with the remainder awaiting approval from the Land Registry. The assets in bold continue to be managed by the County Council until transfer is complete.

In addition to the transfer of parks and playgrounds, expressions of interest have been received for various other assets within the County ranging from a public convenience to a former lido. These assets are currently being considered for transfer or in the process of being transferred and are listed under 'Additional Community Asset Transfers' within the table in **Appendix 3**. New expressions of interest are always welcomed, and the County Council will continue to support any future community asset transfer requests and assist, where it can, to promote potential opportunities via its Community Bureau Team.

DETAILED REPORT ATTACHED?

YES - Appendix 1, 2 and 3

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
YES	YES	YES	NONE	YES	NONE	YES

Policy, Crime and Disorder and Equalities

Assets are transferred in accordance with the current Community Asset Transfer Procedures document. Community Asset Transfers support the principles of The Well-being of Future Generations (Wales) Act 2015, through collaboration to deliver improvements for the well-being of people and communities in Carmarthenshire for the benefit of present and future generations.

Legal

Community Asset Transfers require Legal input to formalise the agreements. Asset transfers are generally undertaken on a long-leasehold basis and will have been the subject of Public Open Space Notices where relevant in accordance with s123 of the Local Government Act 1972. Transfers can be problematic where the ownership of the land to be transferred is unclear due to historic record keeping or where the land is held by the Council on Trust.

Finance

Several of the asset transfers of parks and playgrounds have involved one-off maintenance and improvement grants to bring about longer term revenue savings. These grants were funded by existing budgets.

Risk Management Issues

Asset transfers pass the insurance and maintenance responsibility via the lease to the tenant, reducing the Council's liability.

Physical Assets

Asset transfers ensure the continued use of the assets concerned for the benefit of present and future generations and would result in a reduction in the number of assets directly managed by the Council.

CABINET MEMBER PORTFOLIO HOLDERS AWARE / CONSULTED: YES

Cllr. Gareth John and Cllr. Edward Thomas were both briefed prior to the Report going to Pre-Cabinet.

Section 100D Local Government Act 1972 - Access to Information. List of Background Papers used in the preparation of this report: THERE ARE NONE

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Community Asset Transfer Procedures

carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council



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Carmarthenshire County Council

Community Asset Transfer Procedures

Introduction

Carmarthenshire County Council believes that Community Asset Transfer is about giving local people and community groups greater control of their area and their community.

Local organisations are often best placed to manage facilities within their community as they can make extensive use of volunteers and their local knowledge. The hands on management of the asset is likely to result in better value for money, as well as leading to a more intensive and inclusive use of the asset.

Community ownership and management of assets empowers local communities, puts local organisations in control, encourages pride of place, enhances the local environment and raises people's aspirations.

Carmarthenshire County Council is committed to working with community groups and local organisations to ensure that the transfer of assets within Carmarthenshire are successful and sustainable in the long-term. The Council, where possible, will also offer community development advice and assistance and access to funding opportunities via its Community Bureau Team.

Purpose of the Procedures

This document replaces the earlier version (Community Asset Transfer Procedures 2013 - 2016) and sets a transparent, positive and proactive framework to enable asset transfers to take place. The principal changes include:

- A commitment that the County Council will endeavour to provide the organisation with whatever information is available and relevant in each case.
- The provision of a more realistic timetable of the Community Asset Transfer process as it is acknowledged and must be recognised by all parties that some transfers can take some time to complete.
- Information regarding where up to date funding information relevant to each project and information regarding the availability of Section 106 contributions can be obtained.

These Procedures explain what is meant by the term Community Asset Transfer and sets out how it will be achieved. It provides a clear framework to support the transfer of land and buildings from the County Council to local organisations.

The Procedures are not intended to cover property that is surplus to the Council's requirements with no requirement for ongoing service provision. Such property would continue to be disposed of in accordance with the County Council's Acquisition and Disposal of Property Policy.

What is Community Asset Transfer?

Community Asset Transfer is the transfer of ownership or management of publicly owned assets to a community based organisation to allow the continuation of facilities and service provision previously undertaken by the County Council.

Community Asset Transfer supports community empowerment by ensuring that land, buildings and the services provided are retained or transformed and used for public benefit through community asset ownership and management.

The Local Context

Carmarthenshire County Council believes that local organisations are key partners in the delivery of services and provide a vital link with local people. It recognises that working in partnership with these organisations can help achieve some of the outcomes of the Council's Corporate Strategy and help promote the social, environmental and economic well-being of Carmarthenshire.

Carmarthenshire County Council recognises that:

- The way its physical assets are managed can have a very positive impact on the long-term strength of local communities and the third sector more generally.
- Through asset ownership or management, community organisations can grow and become more secure, gaining access to sources of additional investment that the County Council itself may not be able to access.
- Successful asset transfer requires a long-term partnership approach between the County Council and the community groups that take over the management of an asset and provision of a service.

The Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 aims to improve the social, economic, environmental and cultural well-being of Wales and to ensure that the governance arrangement of public bodies for improving the well-being of Wales takes the need of future generations into account.

Public bodies listed in the Act, including ones that wish to transfer assets, need to think more about the long-term by involving people and communities and collaborating with partners from all sectors to take a more integrated and sustainable approach.

The way we work needs to focus on the long term; working in partnership and collaboration; involving people more; preventing problems before they materialise and ensuring we work in an integrated way to maximise our resources and reduce duplication.

Disposal of Surplus Assets

The disposal of County Council assets is usually carried out on a commercial basis due to the general legal requirement that a Public Authority must achieve best value for the asset. Any disposal will be in accordance with the County Council's Acquisition and Disposal of Property Policy and where the Council's assets are identified as surplus to requirements, they will generally be sold on the open market. However, there will be circumstances where the County Council may dispose of an asset at below full market value, usually when a disposal will benefit the community where the economic, social or environmental well-being of the area will be improved.

In some circumstances, it may be appropriate to consider community use of the property. Such a use would only be approved if there is a clear identified need for such use in the area and where there is a business plan in place which demonstrates the viability of the alternative use - both in terms of the availability of capital funding for any conversion / refurbishment costs, and for the ongoing revenue funding of the project.

In assessing any application, it will also be necessary to identify whether any requirements can reasonably be accommodated in other facilities within the locality such as a proposed new school, community halls, play areas, recreation grounds, public houses or churches etc.

Where a surplus asset is let or sold for community use, the use of the property would be restricted to community use only. Commercial uses may also be considered, subject to the funds raised being used to support community activities.

All applications for surplus assets to be made available for community use will be evaluated by the Head of Regeneration in consultation with appropriate departmental heads. Following this appraisal, the terms of any proposed disposal for community purposes would generally be at open market value for the restricted use but would be determined by the Head of Regeneration.

Any disposal which has not been openly marketed and does not reflect market value would require Cabinet approval.

Aims of Community Asset Transfer

The County Council's land and buildings are used for a variety of different social, community and public purposes. For some of these assets community management

and ownership could deliver benefits to the local community; benefits for community based groups; and benefits to the County Council and other public sector service providers.

Changing ownership or management offers opportunities to extend the use of a building or parcels of land, increasing their social value in relation to the numbers of local people that benefit and the range of opportunities they offer.

Community-led ownership and management offers additional opportunities to secure resources within a local area and to empower local people and communities.

Community Asset Transfer - Key Principles

The County Council's procedure on Community Asset Transfers are underpinned by the following principles:

- Asset transfer will only be approved if the property is required for continuation of a service and any proposed asset transfer must promote social, economic or environmental wellbeing and / or support the aims and priorities of the Council.
- The Council will encourage collaboration between community based groups and the sharing of assets to optimise social value and value for money.
- The proposed use of the asset is genuinely for the benefit of the community, and would offer real opportunities for successful and independent, community or third sector organisations to become more sustainable in the long term.
- The proposed use would enable communities to have more access to facilities and / or opportunities that respond to their local needs.
- Community Asset Transfers within Carmarthenshire will usually be by way of a lease or licence and freehold transfers will only be considered in exceptional circumstances. The tenure offered will be determined on a case-by-case basis dependant on the strength of the applicant and sustainability of the application, but the Council will endeavour to meet funders' requirements for security of tenure.
- The decision whether to charge an open market rent for the asset will be determined on a case-by-case basis. The social, economic or environmental benefits of the proposed transfer will be taken into account in determining the value.
- There will be a presumption that the transfer will be on a full repairing and insuring basis and that the organisation will be responsible for all running costs associated with the asset as well as maintenance and compliance with any statutory requirements.
- Where possible, the Council will provide condition surveys, historical maintenance and running costs of the asset, and relevant legal contractual information

regarding service providers to the property. The Council will also provide, where it can, information on repairing responsibilities, planning conditions, restricted covenants, access requirements etc.

- It is important to note that there is no standard Community Asset Transfer and the information for each asset will be different. Some transfers are just the property asset which in some cases could have been vacant for several years, while others come with the existing service being delivered out of the asset and transferred.
- If community use is agreed, then the County Council would offer community development advice and assistance and access to funding opportunities for feasibility / business planning support via its Community Bureau Team. The Bureau can assist community, voluntary and charitable groups and social enterprises in Carmarthenshire to access support and advice where needed. They can also provide up to date funding information relevant to each project and information regarding the availability of Section 106 contributions. Further information can be obtained by emailing: bureau@carmarthenshire.gov.uk

Who Can Apply

The County Council will accept expressions of interest from all types of organisations as well as Town and Community Councils. Applicants should demonstrate that they have strong links with the local community and are able to meet the following criteria:

- Their primary purpose must be to continue and enhance service provision within the local community and must be open to and demonstrate an inclusive approach to members of the wider community.
- The proposed use of the asset should not duplicate activities, services or facilities already being provided within the local community.
- The organisation and key individuals managing the asset and associated project must have appropriate skills, knowledge and expertise to sustain the project in the long term.

The Application Process

The County Council has established a cross-departmental team of officers from Legal, Leisure, Grounds Maintenance, Education and Regeneration to deal with transfer requests, co-ordinated and chaired by the Property team. Applicants will be supported through the transfer process and provided with any relevant information to assist their application where it is available.

Organisations applying for asset transfer will need to complete an Expression of Interest form where the following information will be required:

- Proposals for the use and maintenance of the asset along with its benefits to the community.

- Evidence of consultation carried out within the community.
- Consideration of whether there are, and will continue to be, any conflicts / overlap of other similar facilities in the locality.
- Capacity of the community groups to manage and insure the asset as well as evidence of financial support for future development.
- Some form of business plan, the detail of which will reflect the scale of asset being transferred.
- Suggestions as to how the organisation will contribute towards the Well-being Act and the National well-being goals.
- Ideas as to how the organisation will consider and promote Equality and the Welsh Language.
- A community governance structure (how local people will be involved in decision making in relation to the asset and its use).

A copy of the Expression of Interest form can be seen in **Appendix 1**.

The Council's assessment of an asset transfer request and any subsequent decision to proceed will consider the physical condition of the building and the availability of other suitable premises from which the proposed activities could take place.

Where there is little or no likelihood of a community group taking over a building or area of land that has been identified for transfer and it is not considered viable for the Council to continue running / maintaining it, then the asset will normally be considered for disposal in line with the Council's Acquisition and Disposal of Property Policy.

Timescales

The table below summarises the process Carmarthenshire County Council will follow where an expression of interest has been made:

Stage	Responsibility	Timescale
Expression of interest submitted for consideration	Community Group	
Application appraised and recommendations made	Asset Transfer Team	6 - 8 weeks
Business plan submitted <i>(if deemed necessary)</i>	Community Group	To be agreed - depending on the circumstances
Appraisal of business plan <i>(if deemed necessary)</i>	Asset Transfer Team	6 - 8 weeks
Decision on whether to proceed with the transfer <i>(with Cabinet / Local Member involvement as necessary)</i>	Asset Transfer Team	12 - 16 weeks
Detailed terms agreed and transfer completed	Asset Transfer Team	24 - 28 weeks

Please note that the timescales are for **guidance** only and that flexibility is essential, as other types of requirements may need to be addresses such as ownership or title issues, restrictive covenants, charitable land, fields in trust, rights of way, etc. It is also acknowledged and must be recognised by all parties that some transfers can take some time to complete.

The timescales within the table run consecutively. They will be monitored and where insufficient progress is made the County Council may withdraw from the transfer process and dispose of the asset in accordance with its Acquisition and Disposal of Property Policy. The Council will be prepared to consider reasonable requests for extensions of time to facilitate proposals.

Support from Carmarthenshire County Council

Whilst community groups are expected to take their own advice, the County Council will try to help and support them through the application process. It will try making appropriate resources available to provide that support and to appraise applications within the target timescales. In return, it expects applications for transfer to contain, at each stage, sufficient information to enable appraisals to be completed and decisions made.

Carmarthenshire County Council is keen for Community Asset Transfer to succeed within the County and will provide community groups with guidance and support from its officers to help applicants through the transfer process.

Community Asset Transfer is not new to Carmarthenshire County Council and many organisations already utilise the Council's buildings and land. The key message from these Procedures is that both parties to any potential transfer enter the process in a transparent way, with a mutual understanding of the long term implications and opportunities, as well as the fullest picture of the impact of these implications on the potential future success of the venture.

EXPRESSION OF INTEREST FOR TRANSFER OF ASSETS FOR COMMUNITY USE

Your expression of interest form should be completed in full. If your form has not been completed, cannot be read or is not on an appropriate form, it will be returned to you to update / complete before assessment commences.

Council officers will then process and review your proposal. If the asset is suitable for transfer and the proposal is considered viable, you may be asked to supply further details in relation to the proposal.

DATA PROTECTION STATEMENT

We require the information requested in this form to allow us to process your application. All information provided in support of an application, including personal details, will be held in a database. Carmarthenshire County Council complies with strict security procedures in the storage and disclosure of your information. These procedures are in accordance with the principles of the Data Protection Act 1998.



EXPRESSION OF INTEREST FORM

FOR TRANSFER OF ASSETS FOR COMMUNITY USE

Please complete all sections of the form

ABOUT YOUR ORGANISATION

Name of Organisation:	
Address of Organisation:	
Applicant Name / Key Contact: <i>This should be the individual approved by the organisation to act on their behalf</i>	
Position held within Organisation:	
Telephone Number:	
Email Address:	
Date:	

TYPE OF ORGANISATION

What type of organisation are you e.g. registered charity?	
Do you have a formal constitution, governance documents or set of rules?	

<p>If you are not currently established, please outline the type of organisation you are considering establishing e.g. registered charity, company limited by guarantee?</p>		
<p>When was your organisation established?</p>		
<p>How many people are involved in your organisation?</p>	<p>Management Committee:</p>	
	<p>Full Time Employees:</p>	
	<p>Part Time Employees:</p>	
	<p>Volunteers:</p>	
<p>What is the purpose and main aims of your organisation?</p>		
<p>Does your organisation have experience of managing an asset? If yes, please provide detail:</p>		

Please indicate which of the following insurance cover your organisation holds and provide levels:	Public Liability:	
	Employer Liability:	
	Professional Indemnity:	

ABOUT YOUR PROPOSAL

Title of Project:	
Please provide details of the asset (building or land) you are interested in (name, address, etc.):	
Please state the preferred tenure (please indicate the desired lease term):	
Please provide a brief description of your proposal, including the reason why you are applying for a council asset and what the intended use will be:	

<p>Please outline how the facility will be maintained after the project has completed / land had been transferred:</p>	
--	--

COMMUNITY BENEFIT

How will the community benefit from the proposal? *(please attach any supporting documentation or further notes, if applicable)*

Community Benefits	Yes / No	If 'Yes', please provide further details
Will your proposal enable access by all members of the community?		
Will your proposal maintain an existing service or activity in the local community?		
Will your proposal create a new service or activity in the local community?		
Will your proposal have wider community benefits?		

<p>Will your proposal create opportunities for local organisations to work together?</p>		
<p>Will your proposal bring additional financial investment into the area (e.g. through grants unavailable to the Council)?</p>		
<p>Will your proposal create opportunities for developing local enterprise or additional employment?</p>		
<p>How will the organisation contribute towards the Well-being Act and National well-being goals?</p>		
<p>How will the organisation consider and promote Equality?</p>		
<p>How will the organisation consider and promote the Welsh language?</p>		

Will the project present conflict / overlap with other similar facilities in the locality?

Consider whether there are any similar facilities already in the vicinity and whether this project may have a negative impact on these

--

What is your evidence of need for your project and who have you consulted with?

--

SIGNATURE

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Name:	Position:	Date:
--------------	------------------	--------------

Please return completed forms to:

Community Asset Transfer Officer
Regeneration Department
Carmarthenshire County Council
County Hall
Carmarthen
SA31 1JP

Email: ehughes@carmarthenshire.gov.uk

Telephone: 01267 246767

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Completed Community Asset Transfers

Leases and Licences

Ammanford Town Council
Ammanford Park
Ammanford Recreation Ground
Pantyffynnon Recreation Ground
Norman Road Playground
Pantyffynnon Playground (New Road)
Carregamman Playground
Riverway Playground and MUGA
Maesycoed Playground, Pontamman
Ammanford Bowls Club
Ammanford Bowls Club
Betws Community Council
Betws Park
Maesquarre Playground
Carmarthen Town Council
Penllwyn Park
Park Hinds
Johnstown Park
Russell Terrace Ball Park
Allt Ioan Playground
Maes y Wennol (Pentre Meurig) Playground
Cwmamman Town Council
Penybont Park, Glanamman
Maesybedol Playground, Glanamman
Grenig Park, Glanamman
Parc Bryn Rhos Playground, Glanamman
Cwmamman Park, Garnant
Bishops Road Playground, Garnant
Highfield Park Play Area (Twyn), Garnant
Penyrallt, Garnant
Gelliwerdd Playground, Glanamman
Kidwelly Town Council
Parc Stephens Playground, Kidwelly
Water Street / Ger y Castell Playground, Kidwelly
Ger y Gwendraeth Playground, Kidwelly

Park Stephens Community Association
Parc Stephens Playing Fields, Kidwelly
Llandeilo Town Council
Parc Le Conquet, Llandeilo
Penlan Park, Llandeilo
Dyffryn Cennen Community Council
Dyffryn Cennen Playground, Ffairfach
Llandovery Town Council
Llandovery Playground and Skate Park
Green Lodge Playground, Llandovery
Maesglas Playground (Education & Children's Services)
Castle Fields Sports Association
Castle Fields
Llandybie Community Council
Penygroes Park
Llandybie Park
Saron Park
Penybanc Playground
Spian Road Playground
Part of Bancyddraenen Recreational Ground
Llanedi Community Council
Hendy Park
Tycroes Park
Coopers Playground
Bronallt Playground
Squirrels Walk Playground
Talyclun Playground
Llanelli Rural Council
Dafen Park and Playground
Pwll Recreation Ground
Trallwm Playing Field
Clos y Gelli (Pemberton) Playground
Heol Llanelli Playground
Swiss Valley Playground
Bryngolau Playground

Completed Community Asset Transfers

Leases and Licences

Bryn y Graig Playground, Mynyddgarreg
Llanelli Town Council
Parc y Dre
Crown Park
Penyfan Park
Havelock Park
Nightingale Court Playground
Part of Morfa Park
Clos yr Ysgol Playground (Alban Road)
Penygaer and Llanerch Playing Fields
Llangadog Community Council
Llangadog Playground
Llangeler Community Council
Pentrecwrt Playground
Llangennech Community Council
Parc yr Hendre
Bryn Park
Maes Ty Gwyn Playground
Llangunnor Community Council
Llangunnor Recreation Ground
Llannon Community Council
Tumble Park
Singleton Playground
Cross Hands Park
Caeglas Playground
Maesyffynnon Playground
Llannon Playground
Tumble Rugby Club
Tumble Rugby Fields, Tumble Park
Tumble AFC
Tumble Football Fields, Tumble Park
Llanybydder Community Council
Rhydymerau Playground

Dan y Banc Playground
Pembrey and Burry Port Town Council
Burry Port Memorial Park
Burrows Park
Tyle Teg Park
Penybryn Playground
Tanybryn Playground
Cwm Eglwys Playground
Trem y Mynydd Playground
Waun Sidan Playground
Burry Port Rugby
Burry Port Memorial Park
Burry Port AFC
Burry Port Memorial Park
Pontyberem Community Council
Pontyberem Park
Bancffosfelen Playground
Quarter Bach Community Council
Maes Elwyn Recreational Ground, Brynaman
Bryn Avenue Recreation Ground
Part of Ystradowen Recreational Ground
Ystradowen Communities
Part of Ystradowen Recreational Ground
Trelech a'r Betws
Trelech Playground
Trimsaran Community Council
Trimsaran Welfare Park
Trimsaran Rugby Club
Trimsaran Park Changing Rooms
Whitland Town Council
Bryngwenllian Playground

Asset	Comments	Update / Actions Required
Abergwili Community Council		
Peniel Playground	An adverse possession claim is being pursued due to land registration issues.	Grounds Maintenance have sworn the statutory declaration and Legal have applied to the Land Registry for title. Based on previous applications and assuming no issues arising, the Land Registry process takes between 6-12 months. Hoping for a decision by December 2022.
Betws Community Council		
Maesquarre Playground	Licence - part not registered. A statutory declaration required to register the land.	Grounds Maintenance have sworn the statutory declaration and Legal have applied to the Land Registry for title. Based on previous applications and assuming no issues arising, the Land Registry process takes between 6-12 months. Hoping for a response by December 2022.
Cwmamman Town Council		
Parc Bryn Rhos Playground	Licence - A statutory declaration required to register the land is being pursued due to land registration issues.	Grounds Maintenance have sworn the statutory declaration and Legal have applied to the Land Registry for title. Based on previous applications and assuming no issues arising, the Land Registry process takes between 6-12 months. Hoping for a response by December 2022.
Golwg yr Amman Park	Lease documentation currently held by the Town Council. Some work to be carried out by Grounds Maintenance prior to completion.	Grounds Maintenance to prioritise the work so that completion can take place - December 2022.
Park Stephens Community Association		
Parc Stephens Playing Fields, Kidwelly	Licence - Land subject to Trust.	Agreed by Cabinet Members in their capacity as Trustees to proceed with the transfer on a Lease. Will hopefully complete by December 2022.
Dyffryn Cennen Community Council		
Dyffryn Cennen Playground, Ffairfach	Licence - There are covenants on the property that are prohibiting us from completing the Lease.	Application submitted to the Land Registry to dispel the covenants. Based on previous applications and assuming no issues arising, the Land Registry process takes between 6-12 months. Hoping for a response by December 2022.
Llandybie Community Council		
Penygroes Park	Licence - Land subject to Trust.	Agreed by Cabinet Members in their capacity as Trustees to proceed with the transfer on a Lease. Will hopefully complete by December 2022.
Llandybie Park	Licence - CCC title but subject to community trust. Charity Commission to advise on potential to grant Lease.	Agreed by Cabinet Members in their capacity as Trustees to proceed with the transfer on a Lease. Will hopefully complete by December 2022.
Llanedi Community Council		
Squirrels Walk Playground	Licence - A statutory declaration required to register the land.	Grounds Maintenance have sworn the statutory declaration and Legal have applied to the Land Registry for title. Based on previous applications and assuming no issues arising, the Land Registry process takes between 6-12 months. Hoping for a response by December 2022.
Llanelli Rural Council		
Dafen Park and Playground	Licence - Land held in Trust. Some land registration issues.	Agreed by Cabinet Members in their capacity as Trustees to proceed with the transfer on a Lease. Legal have applied to the Land Registry for title. Hoping for a response by December 2022.
Pwll Recreation Ground	Licence - A deed of dedication to be entered into with Fields in Trust.	Draft Lease and Fields in Trust deed of dedication with Rural Council. Will hopefully complete by December 2022.
Trallwm Playing Field	Licence - Current playground to be relocated. Lease to complete once housing development has finished. Housing has confirmed that the land can now be transferred.	Draft Lease sent to the Rural Council for approval. Will hopefully complete by December 2022.

Asset	Comments	Update / Actions Required
Clos y Gelli Playground	Licence - A statutory declaration required to register part the land.	Grounds Maintenance have sworn the statutory declaration and Legal have applied to the Land Registry for title. Based on previous applications and assuming no issues arising, the Land Registry process takes between 6-12 months.
Clos Cilsaig Playground	An adverse possession claim is being pursued due to land registration issues.	Registration completed and draft Lease with the Rural Council for approval. Will hopefully complete by December 2022.
Llangennech Community Council		
Maes Ty Gwyn Playground	Licence - An statutory declaration claim is being pursued due to land registration issues.	Grounds Maintenance have sworn the statutory declaration and Legal have applied to the Land Registry for title. Based on previous applications and assuming no issues arising, the Land Registry process takes between 6-12 months. Hoping for a response by December 2022.
Llannon Community Council		
Cross Hands Park	Licence - Community Council wish to received the payment of £35,000 towards the redevelopment of the changing rooms prior to completing the Lease. Issues relating to proposed new bridleway through the park.	Ongoing discussions with the Community Council regarding the proposed development within the park. Clerk is currently in the process of obtaining drawings of the scheme - May 2022. Awaiting confirmation from colleagues within the Countryside Team on the proposed route of the bridleway - June 2022.
Pontyberem Community Council		
Pontyberem Park	Licence - Land subject to Trust.	Agreed by Cabinet Members in their capacity as Trustees to proceed with the transfer on a Lease. Will hopefully complete by December 2022.
Trimsaran Community Council		
Trimsaran Welfare Park	Licence - Land subject to Trust. Some land registration issues.	Agreed by Cabinet Members in their capacity as Trustees to proceed with the transfer on a Lease. Draft Lease agreement sent out to the Community Council for approval - June 2022. Legal have applied to the Land Registry for title. Hoping for a response by December 2022.
Menter Cwm Gwendraeth Elli		
Penygroes Park Pavilion	Licence - Land subject to Trust.	Agreed by Cabinet Members in their capacity as Trustees to proceed with the transfer on a Lease. Will hopefully complete by December 2022.
Additional Community Asset Transfers		
Baton Twirling Association Cymru		
Canolfan Carwyn, Drefach	Recently completed on the transfer of the Sports Centre to the Baton Twirling Association.	Lease completed - October 2022.
Brynamman Lido Group		
Brynamman Lido	Recently completed on the transfer of the Lido to the Brynamman Lido Committee.	Lease completed - October 2022.
Newcastle Emlyn Bowls		
Newcastle Emlyn Bowls Club	Missing deeds - stat dec required.	Deeds have been requested and a stat dec for the missing original deeds will be required.
Pembrey and Burry Port Town Council		
Burry Port Station Toilets	Legal recently instructed to draft the transfer documentation.	Land registration issues identified. Legal and Property to establish a way forward.

16th November 2022

**Annual Monitoring Report 2021/22
Adopted Carmarthenshire Local Development Plan
& Annual Performance Report**

Purpose:

To inform members of the monitoring outcomes in relation to the performance and implementation of the Adopted Carmarthenshire Local Development Plan and the requirement to prepare a Annual Monitoring Report for the planning function.

THE SCRUTINY COMMITTEE IS ASKED TO:-

- To consider the Annual Monitoring Report for the adopted Carmarthenshire Local Development Plan (LDP) – as required for submission to the Welsh Government.
- 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.
- To note the update in relation to the preparation of an Annual Performance Report.

Reason(s)

To enable members to exercise their scrutiny role in relation to the monitoring and implementation of the Adopted Carmarthenshire Local Development Plan.

To ensure we comply with our legislative responsibilities to prepare an Annual Monitoring Report for our adopted Local Development Plan.

CABINET MEMBER PORTFOLIO HOLDER:-

Cllr. Ann Davies, Cabinet Member for Rural Affairs & Planning Policy

Directorate
Environment

Name of Head of Service:
Rhodri Griffiths

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EXECUTIVE SUMMARY

Annual Monitoring Report 2021/22 Adopted Carmarthenshire Local Development Plan & Annual Performance Report

1. 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 report also considers the preparation of the Annual Performance Report 2021/22. 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 10th 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 AMRs with the information and data produced used as evidence in the preparation of the Revised Plan.

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.

Each Local Planning Authority (LPA) is required to prepare an annual performance report (APR) monitoring the performance of its planning function and to publish its content by the 31st October of that year. The APR content includes information from a number of sources both internal and external. In relation to the latter this includes core information supplied by the Welsh Government. This information is currently unavailable and as such it is not currently possible to prepare an APR as required. The availability of this information will be monitored, and an APR prepared and reported as appropriate.

Note: the requirement to prepare an APR was suspended throughout the period associated with Covid-19.

2. AMR 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 2021 to 31st March 2022 this AMR assesses the progress in implementing LDP policies and proposals. It provides the basis for monitoring the effectiveness of the LDP. This, and other AMRs 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 any contextual, policy and legislative changes that may influence its implementation.

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 2021/22 AMR is set out in the Executive Summary of the appended Annual Monitoring Report.

6. AMR Conclusions and Recommendations

Whilst it is considered that there has in the main been positive progress in implementing many of the adopted Plan's policies and objectives, there are elements and components which are not delivering as intended. These are reflected in the content of the AMR with each monitoring measure accompanied by a commentary which provides a context on the performance as recorded as well as where appropriate identified mitigation in addressing any underperformance. It should be noted that some elements of the Plan its performance have been impacted 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.

It should also be noted that preparation of the Revised LDP will address elements of underperformance and or where contextual changes require alternative approaches.

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 AMRs.

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.

DETAILED REPORT ATTACHED ?	YES
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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: R Griffiths

Head of Place and Sustainability

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

1. Policy, Crime & Disorder and Equalities

The AMR in monitoring the implementation of the LDP's policies and provisions, builds on the links and strategic compatibility between it and 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).

3. 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.

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

YES

Cllr Davies to be further briefed on content

**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		http://www.cartogold.co.uk/CarmarthenshireLDP/index.html
Annual Monitoring Reports		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.YP-7r6hKjIU
Revised Local Development Plan		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/#.YP-8LKhKjIU
Supplementary Planning Guidance		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/supplementary-planning-guidance-spg/#.YP-8E6hKjIU
LDP Review Report		https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf

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Annual Monitoring Report 2021-2022

Adopted Carmarthenshire LDP

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 sixth AMR following the Council's formal adoption of the Carmarthenshire LDP on the 10th December 2014. This AMR represents the period of 1st April 2021 to 31st March 2022 and is required to be submitted to Welsh Government by 31st October 2021.

1.3 Following the publication of the second Annual Monitoring Report it was considered necessary to undertake a review of the current adopted LDP. The Review Report considered and set out the areas of the LDP which were delivering and performing well, and the areas where changes would be required. In doing so, it concluded that a Revised LDP should be prepared through a full revision process¹. The Review Report was approved at the meeting of County Council on the 10th February 2018.

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 and 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 was undertaken between the 11th September and the 2nd October 2020.

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

1.5 However, following the publication of interim guidance by Natural Resources Wales (NRW) on the impacts of phosphate pollution in protected riverine Special Areas of Conservation (SAC) the progress of the Revised LDP towards adoption has been further impacted. In this regard a report was presented to County Council on the 9th March 2022 to further consider the impacts arising from this guidance and the potential next steps. At this meeting it was resolved to prepare a second Deposit Revised LDP and Revise the Delivery Agreement accordingly.

1.6 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

1.7 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 490 new homes were completed across the monitoring period covered in this AMR (1st April 2021 to 31st March 2022). 365 new homes on large sites (>5 dwellings), and 125 on small sites (<5 dwellings).
- During 2021/22, 92.3% of all housing developments were permitted on allocated sites. This compares to 96.4% during 2020/21.
- The distribution of these planning permissions was as follows:

Growth Areas: – 77.3%
 Service Centres: – 13.5%
 Local Service Centres: – 1.4%,
 Sustainable Communities: – 7.8%.

- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with 238 dwellings being granted (made up of 62 on large sites, and 193 on small sites).
- In relation to affordable housing 187.4 units were permitted, this is compared to the 84.8 units during the 2020/21 AMR period.
- Employment sites allocated within the Plan with planning permission has increased to 33.76 ha during this AMR period.
- Vacancy rates within the identified primary Retail Frontages as follows:
 - Carmarthen - 14.1%
 - Llanelli - 22.9%
 - Ammanford - 9.5%
- Local Development Orders (LDO) are in operation for Ammanford and Carmarthen Town Centre. These reflect the focus on town centre regeneration and the need to respond positively to the impacts arising from Covid – 19 and the challenges across our high streets. Further information on the Town Centre LDOs, can be found on the dedicated LDO webpage.
- Welsh Language – The LDP continues to deliver development in a manner consistent with its Welsh Language policy, supporting development at a suitable rate to support the future of the Welsh language. No 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 – the 2020/21 AMR indicated that 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). Subsequently, a new site has been identified

as a suitable habitat for the marsh fritillary butterfly. However, at the time of preparing this AMR a habitat survey has not yet been undertaken due to the fact habitat surveys can only take place later in the year.

- 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 6.78 MW; and
- Mineral's data indicates that the current hard rock landbank for Carmarthenshire is at least 86 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

1.8 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.

1.9 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
- Strategic Development Plans (SDPs)
- Well-Being of Future Generations Act 2015
- Environment (Wales) Act 2016
- Historic Environment (Wales) Act 2016
- Planning Policy Wales, Edition 11

- Building Better Places: The Planning System Delivering Resilient and Brighter Futures
- Technical Advice Note (TAN) 15
- Welsh National Marine Plan
- Local Housing Market Assessments
- Planning legislation and policy for second homes and short-term holiday lets
- South-west Wales Regional Economic Delivery Plan
- Swansea Bay City Region
- Carmarthenshire County Council - Well-being Objectives
- Carmarthenshire Well-being Assessment
- Moving Forward in Carmarthenshire – The Council's New Corporate Strategy 2018 - 2023
- Carmarthenshire Economic Recovery & Delivery Plan
- Moving Rural Carmarthenshire Forward
- Net Zero Carbon by 2030
- NRW Phosphate Guidance Edition 2 - Water Quality Matters

1.10 Whilst some of these identified changes are profound in terms of the future direction of planning at a national level, it is the content of both Future Wales: the national plan 2040 and Planning Policy Wales (Edition 11) which have a notable direct and immediate impact for the ongoing and future implementation of the adopted LDP. The implications of both will however be matters considered through the preparation of the Revised LDP 2018 – 2033.

1.11 Evidential work on population, household and economic growth will play a fundamental role in informing the content of the revised LDP, and it will support the future growth requirements for the Plan area.

1.12 The publication of Future Wales: the national plan 2040 is noted, and its content and provisions will be considered as the Revised LDP 2018 – 2033 progresses through its preparatory process.

Regional Context

1.13 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.

1.14 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.

1.15 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

1.16 There was a clear synergy between the LDP and the former Integrated Community Strategy which is exemplified through the commitment to a sustainable Carmarthenshire, with the adopted LDP providing a land use expression to this objective. This remains the case with the Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023 and its objectives these on-going linkages will be further embedded as we progress through the preparatory process for the Revised LDP 2018 - 2033.

1.17 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.

1.18 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

1.19 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.

Local Development Orders

1.20 As part of the Council's Covid recovery and to reflect its impacts on, and the changing shape of our town centres, two LDO's have been prepared in relation to Ammanford and Carmarthen Town Centres. Both LDOs have been adopted and are in operation.

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.

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 – such an approach will also inform what we monitor as part of the Revised LDP

Conclusions and Recommendations

1.24 This AMR is the sixth 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 and remains an ongoing economic consideration. How national and local governments respond 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 10th December 2014 and sets out the Authority's policies and proposals for the future development and use of land. The LDP superseded the previous Unitary Development Plan (UDP) and is used to guide and control development providing the foundation for consistent and rational decision making, and in guiding future opportunities for investment and growth. Its policies and proposals include land-use allocations for different types of development (i.e., housing, employment, retailing, education, open space etc.) as well as criteria for assessing individual proposals. The Plan has a direct effect on the lives of every resident of the County as well as major implications on investment programmes, other plans and strategies, communities, and landowners alike. In doing so, it provides a measure of certainty about what kind of development will, and will not, be permitted in particular locations during the Plan period. The Plan area excludes the part of the County contained within the 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. Consequently, the current Adopted Plan remains extant until superseded by the Revised LDP.*

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

2.5 The content of the LDP Review Report, and the findings of the six 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 31st October each year following plan adoption. The preparation of an AMR is therefore an integral component of the statutory development plan process.

2.7 Regulation 37 of the 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 arising from the monitoring outcomes.

LDP Monitoring Framework

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

2.16 This AMR utilises a traffic light system in monitoring its policies. This allows a readily available visual interpretation on the Plan's success, or otherwise. However, this should be qualified through an understanding of the accompanying explanatory narrative. The circumstances where a monitoring indicator has not met its target, or where an assessment trigger has been activated, this indicator and narrative is considered to assess the conditions influencing its failure to meet the target and the impacts on policy implementation.

Policy target is being achieved or exceeded.	Green
Policy targets not currently being achieved as anticipated, but it does not lead to concerns over the implementation of the policy.	Yellow
Policy target is not being achieved as anticipated with resultant concerns over implementation of policy.	Red
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 received Royal Assent on the 31st January 2017. Whilst outside this AMR period, it remains a key contextual legislative change in that it provides the National Assembly for Wales with the power to legislate on any subject other than those which are reserved to the UK Parliament. The Act implements elements of the St. David's Day agreement which required legislative changes and is aimed at creating a clearer and stronger settlement in Wales which is durable and long-lasting. In particular, the Wales Act amends the Government of Wales Act 2006 by moving to a reserved powers model for Wales.

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

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

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

Planning (Wales) Act 2015

2.26 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.

2.27 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), now titled Future Wales at a national level, and regional Strategic Development Plans (SDPs) to address cross-boundary issues such as housing, employment, waste, and transport.

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

2.28 The future of Welsh law: A programme for 2021-2026 was announced and published by the Government in September 2021 confirming our formal commitment to the delivery of a Planning Consolidation Bill. The Bill forms an important part of this programme and is an area of work the Government has wanted to bring forward in light of the Law Commission’s detailed review of planning law in Wales and its long-held view about the complexity of this area of law.

2.29 The Welsh Government continues to work closely with the Law Commission on the production of the Bill, which is being informed by the Report and the interim and detailed Government responses to their recommendations.

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

2.30 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.

2.31 Local planning authorities should be mindful of the extension of emergency permitted development rights for local authorities and NHS bodies and 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

2.32 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

2.33 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)

2.34 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.

2.35 With specific regard to the strategic planning function, i.e., preparing an SDP, each CJC will (from the 30 June 2022) have the ability to exercise its statutory duty to prepare an SDP. This will be a mandatory function, rather than voluntary as through the PWA 2015. In preparing an SDP, NPAs will have a member on the CJC, with voting rights, wherever the CJC encompasses either part, or the whole of the NPA area.

2.36 The CJC must 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.

2.37 It is anticipated that it will take a short time for the CJCs to become operational 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 5 years, the earliest an SDP could be adopted is anticipated to be 2028.

2.38 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.

2.39 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.

2.40 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 2022.

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

2.41 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’.

2.42 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.

2.43 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.

2.44 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

2.45 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.

2.46 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.

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

2.48 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

2.49 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.

2.50 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.

2.51 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

2.52 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.

2.53 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.

2.54 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.

2.55 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.

2.56 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.

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

2.58 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.

2.59 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.

2.60 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.

2.61 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.

2.62 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.

2.63 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.

2.64 Updates to reflect *Future Wales* have also been made to the sections on 'Electronic Communications', 'Economic Development', 'Tourism', and the 'Rural Economy'.

2.65 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*.

2.66 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: The Planning System Delivering Resilient and Brighter Futures

2.67 Building Better Places was published on 16th 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.

2.68 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

2.69 Each issue draws out the pertinent points of PPW with commentary on specific aspects of the post potential Covid-19 pandemic situation. Whilst published outside this AMR period it, in light of the continuing socio and economic challenges posed as we emerge post pandemic it remains a relevant consideration.

LDP Implications

The implications and requirements will be fully considered as part of the preparation of the Revised LDP.

Technical Advice Note (TAN) 15

2.70 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.

2.71 The new version of TAN 15 was initially due to be published in December 2021. However, following the Ministerial announcement this is now scheduled to take effect in June 2023. Work is currently being undertaken to update their Strategic Flood Consequences Assessments for Carmarthenshire and as part of the region. This will

inform not only the Revised LDP and support the future SDP but will also ensure we respond to the content of the Ministers letter.

2.72 Updates to the Flood Map for Planning were made by Natural Resources Wales in late March 2022, with further changes outside this AMR period. Further updates to the Map will take place in late November, and will continue on a 6-monthly basis

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

2.73 The WG are in the process of preparing the first Welsh National Marine Plan (WNMP). It will 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.

2.74 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)

2.75 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')

2.76 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.

2.77 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.

Local Housing Market Assessments (LHMAs)

2.78 A revised methodology for undertaking Local Market Housing Assessments (LHMAs), including the new tool and accompanying guidance, became operational on 31 March 2022. The new methodology has been developed collaboratively by the Welsh Government and a small group of local authority experts alongside engagement with all local authorities. This methodology will be used as the basis of evidence for the calculation of housing need.

2.79 The new methodology has been developed as a result of recommendations by the Independent Review of Affordable Housing Supply and will ensure the standardisation of housing need calculations across Wales.

2.80 In respect of planning, LHMAs are vital to determine local housing requirements and form a key part of the evidence base for Development Plans. As such the Revised LDP will have appropriate regard to the new methodology. The only exception is where a plan has passed the Deposit Stage of plan preparation prior to 31st March 2022.

2.81 The new LHMA: guidance for local authorities is available on the Welsh Government Website:

[Local housing market assessment \(LHMA\): guidance for local authorities | GOV.WALES](#)

Planning legislation and policy for second homes and short-term holiday lets

2.82 The Welsh Government consulted on proposals to amend the development management system and planning policy in Wales to help local planning authorities manage Second Homes and Short-term Holiday Lets.

The consultation put forward three proposals:

- To amend the Town and Country Planning (Use Classes) Order 1987 to create new use classes for Primary Homes, Secondary Homes and Short-term Holiday Lets.
- To make related amendments to the Town and Country Planning (General Permitted Development) Order 1995 to allow permitted changes between the new use classes for Primary Homes, Secondary Homes and Short-term Holiday Lets.
- Amend Planning Policy Wales (PPW) to make it explicit that, where relevant, the prevalence of second homes and short-term holiday lets in a local area must be taken into account when considering the housing requirements and policy approaches in Local Development Plans (LDPs).

Regional Policy Context

South West Wales Regional Economic Delivery Plan

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

2.84 To respond to changing circumstances, the four local authorities in South West Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) which will replace the previous Swansea Bay City Region Economic Regeneration Strategy.

2.85 The REDP commission includes:

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

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

Swansea Bay City Region

2.87 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**

2.88 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.

2.89 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**

2.90 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.

2.91 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.

2.92 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**

2.93 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.

2.94 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**

2.95 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**

2.96 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**

2.97 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.

2.98 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.

2.99 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**

2.100 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.

2.101 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**

2.102 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**

2.103 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**

2.104 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

2.105 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

2.106 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**

2.107 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.

2.108 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

2.109 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.

2.110 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.

2.111 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

2.112 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.

2.113 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.

2.114 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. Note: following the recent local government election and the formation of a new cabinet and election of a new Leader Cllr. Darren Price a new Cabinet Vision Statement 2022 – 2027 has been published for consultation. This will be an important contextual indicator both in future AMR's but also in the preparation of the Revised LDP.

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.

Carmarthenshire Economic Recovery & Delivery Plan

2.115 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.

2.116 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.

2.117 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.

2.118 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'.

2.119 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.”*

2.120 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

2.121 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.

2.122 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.

2.123 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 Llanbydder, 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

2.124 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.

2.125 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.

2.126 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.

NRW Phosphate Guidance Edition 2 - Water Quality Matters

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

2.128 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.

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

2.130 As part of this response Carmarthenshire is the first and only authority in Wales to have prepared and rolled out a phosphate calculator to enable developers/applicant etc to work out the level of phosphate generated by a development and therefore devise appropriate mitigation schemes. This is in turn supported by detailed mitigation guidance etc. We were also the first to establish and hold a Nutrient Management Board (NMB) in Wales (for the Afon Tywi) and are members of the also recently formed Cleddau and Teifi NMBs.

2.131 It should be noted that Edition 3 of the NRW guidance has been published outside of the monitoring period for this AMR.

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.

Summary

2.132 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.

2.133 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

2.134 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.

2.135 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.

2.136 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.

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

Distribution of Growth

2.138 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.

2.139 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, as well as the emerging issues posed by phosphates in certain protected rivers;
- Social considerations - including areas of cultural and linguistic value in terms of the Welsh language, as well as areas of deprivation.

2.140 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

2.141 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 are only become fully clear as society and the economy has emerged from restrictions however, these have been compounded and driven by external international and national factors including inflation and the cost of living crisis and the potential for prolonged recession as identified in the recent Bank of England forecasts.

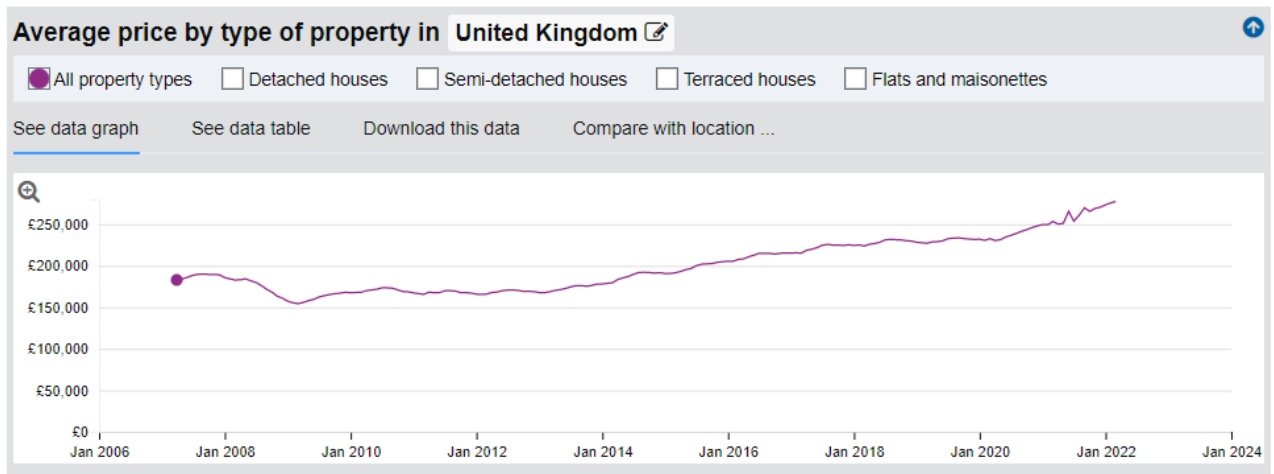
Housing

2.142 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 with the period from August 2020 showing a notable rise from £152,642 (average price for all properties) rising to £197,262 in March 2022.

2.143 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 and subsequent period from March 2020 with a 32% increase to the end of this monitoring period. This is above all Wales average of 24%. 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 particularly in light of the immediate financial challenges around the cost of living.

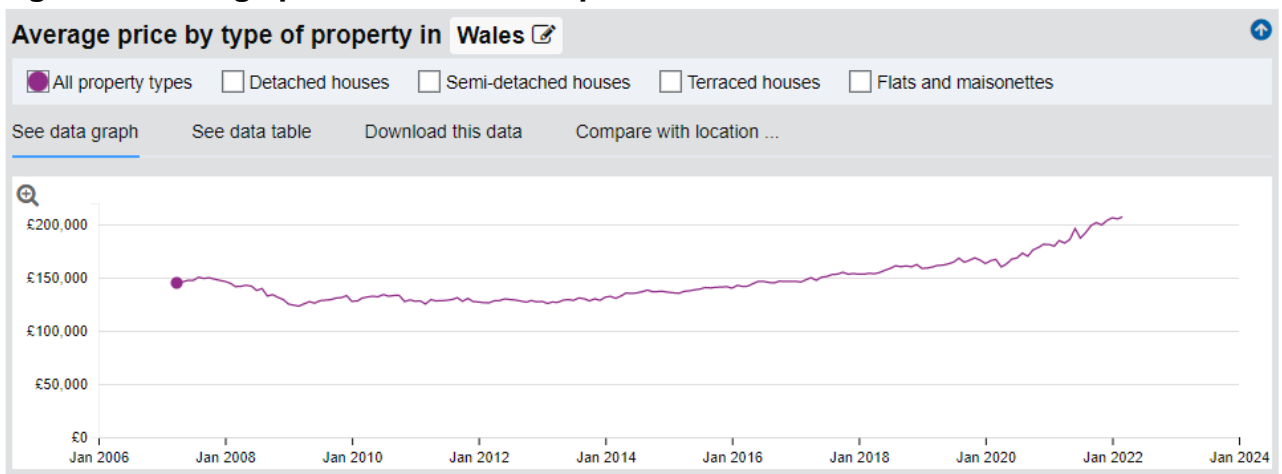
2.144 Within a Carmarthenshire context, average house prices have significantly surpassed the pre-recession high of £149,515 (December 2007), with an average price in March 2022 having increased to £197,262 (see figure 3 below). This shows a marked upward trend after years slow incremental growth. This is compared to the Wales figure of £207,003 (see figure 2).

Figure 1: Average price: United Kingdom from April 2007 to March 2022



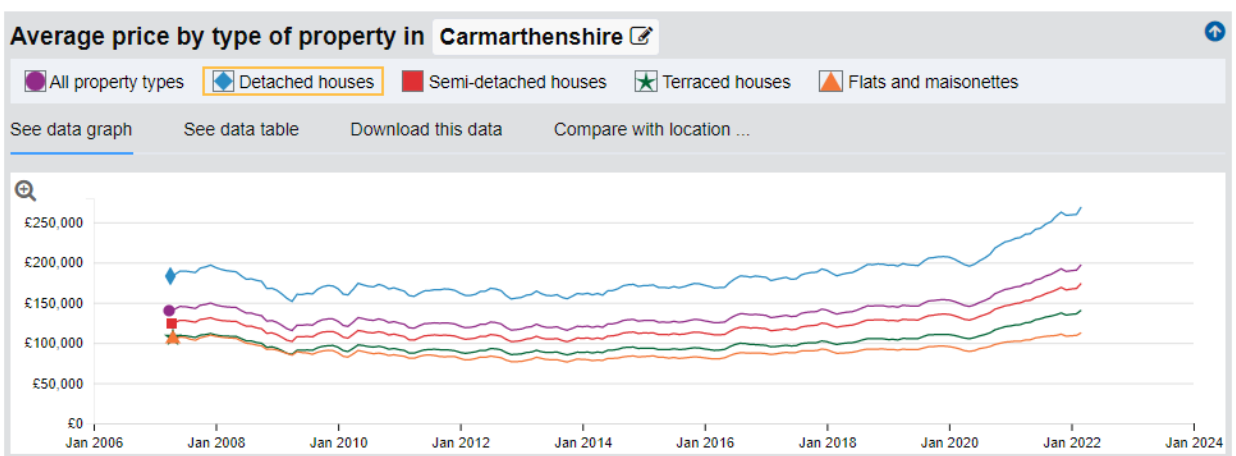
Source: Land Registry

Figure 2: Average price: Wales from April 2007 to March 2022



Source: Land Registry

Figure 3: Average price by property type: Carmarthenshire from April 2007 to March 2022



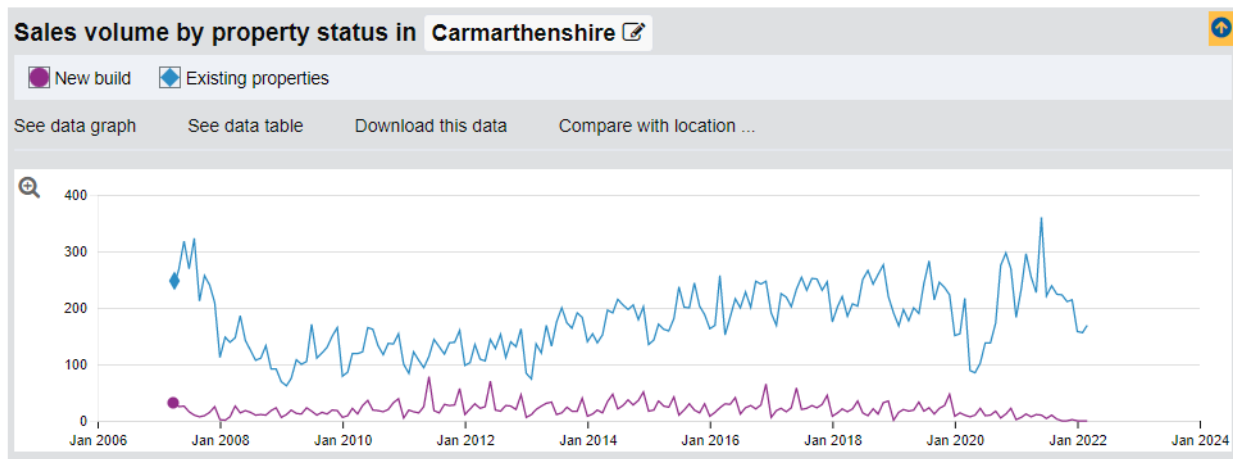
Source: Land Registry

2.145 Housing completions within Carmarthenshire during the 2021/22 AMR period were at 490 as compared to 607 (1 April 2019- 31 August 2020) and 399 (1 September 2020 – 30th March 2021)². 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

2.146 As indicated within figure 4, 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 with sales of existing properties in June 2021 exceeding the previous high of August 2007. Further analysis will be needed to understand the core influences and critically if this is to amount to a consistent future pattern.

Figure 4: Sales Volume by Property: Carmarthenshire from April 2007 to March 2022



Source: Land Registry

² Excludes small sites housing completion data.

Population and Household Projections

2.147 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.

2.148 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 and where possible reflect and take account of emerging 2021 Census data.

Economy

2.149 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 (to be updated)

	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 – March 2021	70.7%	29.3%	75.3%	24.7%
April 2021 – March 2022	72.1%	27.9%	76.5%	23.5%

Source: StatsWales

2.150 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.

2.151 A sixth 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

2.152 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.

2.153 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

2.154 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.

2.155 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.

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

Chapter 3 Monitoring Indicators

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

Spatial Strategy

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

Indicator	Percentage of overall housing permissions which are on allocated sites.					
Annual/ Interim Monitoring Target	85% of all housing developments permitted every year should be located on allocated sites.					
Assessment trigger	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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.	92.3% 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 740 dwellings (92.3%) of the permitted housing units on large sites were located on allocated sites.
- Of these allocated sites, outline planning permission was granted for 561 dwellings and reserved matters or full permission was granted for 179 dwellings.
- As can be seen below, the past year has seen an increase in the number of dwellings permitted on both allocated and windfall sites during the monitoring period (large sites only):

Total Dwellings Permitted on Large Sites	
2015-16	1269
2016-17	334
2017-18	777
2018-19	737
2019-20	617
2020-21	251
2021-22	802

- 20 applications were granted on 17 allocated sites.
- The larger number of units being granted on the following sites: 210 dwellings granted on GA2/MU7 (North Dock, Llanelli); 202 dwellings granted on GA2/h30/h33/h31 (Cwm y Nant, Dafen, Llanelli); 100 dwellings granted on T2/1/h2 (Cwrt Farm, Pembrey); 94 dwellings permitted on GA2/h35 (Land at Maesarddafen Road, Cefncaeau).

Conclusion:

The target has been met.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring.

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

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

Indicator	Proportion of housing permitted on allocations per tier of the settlement hierarchy.											
Annual/ Interim Monitoring Target	The distribution of dwellings to be in accordance with the proportions specified in the target.											
Assessment trigger	The distribution of dwellings in Growth Areas, Service Centres and Local Service Centres deviates 20% +/- the proportions specified in the target. The distribution of dwellings in Sustainable Communities deviates 10% +/- the proportions specified in the target.											
Performance												
	1/4/15 31/3/16	–	1/4/16 31/3/17	–	1/4/17 – 31/3/18	1/4/18 31/03/19	–	1/4/19 31/3/20	–	1/4/20 31/3/21	–	1/4/21 – 31/3/22
	Target		Actual									
Growth Areas	62%		67.3%	43.8%	64.4%	54.9%		72.0%	21.9%			77.3%
Service Centres	10%		3.6%	9.5%	10.3%	2.6%		2.8%	24.8%			13.5%
Local Services Centres	12%		17.1%	0.7%	15.7%	9.8%		13.4%	35.9%			1.4%
Sustainable Communities	15%		15.2%	46%	9.6%	32.8%		11.8%	17.4%			7.8%
Analysis	The distribution of dwellings permitted on allocations by settlement hierarchy has generally been in line with the targets set (including the deviation tolerance).											

572 dwellings have been granted in the Growth Areas on nine sites: 19 dwellings within GA1: Carmarthen, 520 in GA2: Llanelli; and 33 in GA3: Ammanford/Cross Hands.

Service Centres

100 dwellings have been granted in Service Centres on one site in Pembrey.

Local Service Centres

10 dwellings have been granted in Local Service Centres on one site in Pontyates.

Sustainable Communities

58 dwellings have been granted in Sustainable Communities on six sites, spread over various location within the County.

Conclusion:

The target has been met.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring.

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

Indicator	Permissions for, or availability of on site or related infrastructure which facilitates delivery of strategic employment sites (ha) as listed in Policy SP4.					
Annual/ Interim Monitoring Target	By 2018, all the strategic employment sites are considered to be immediately available or available in the short term i.e. the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.					
Assessment trigger	By 2018 all the strategic employment sites are not immediately available or available in the short term.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
<p>Analysis: Three specific strategic employment sites have been identified within the LDP (Policy SP4):</p> <ul style="list-style-type: none"> - Dafen, Llanelli - Cross Hands East - Cross Hands West Food Park <p>In total the land allocated for these three sites amounts to 40.9Ha. 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.</p> <p>Dafen Llanelli Full Planning Permission has been granted for an Air Ambulance facility, including office accommodation, on part of the allocation taking up 1.87Ha. This has been completed and the site is in full operation.</p> <p>Full Planning Permission has been granted for the construction of Carmarthenshire Custody and Llanelli Police Station and associated works on part of the allocation taking up 1.90Ha.</p> <p>Remaining undeveloped parts of the allocation are situated either between or adjacent to existing built elements and could therefore benefit from related infrastructure and existing access roads.</p> <p>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</p>						

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 to 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 10th 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

Indicator	Permissions for residential development on previously developed housing allocations.					
Annual/ Interim Monitoring Target	29% of dwellings permitted on allocated sites should be on previously developed allocations. Information gathered on an annual basis. The annual monitoring figure noted above takes into consideration the number of dwellings already completed on previously developed allocated sites.					
Assessment trigger	Less than 29% (with an additional variance of 20% under the target figure to allow for flexibility) of dwellings are permitted through housing allocations on previously developed land					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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.	37.5% of permitted dwellings on housing allocations have been permitted on previously developed land.
Analysis:						
The percentage of dwellings permitted on previously developed sites (37.5% - 278 dwellings) is higher than expected and is mainly down to the granting of permission on the North Dock site in Llanelli (210 dwellings). A total of 462 dwellings has been granted on greenfield sites.						
Conclusion:						
Continue monitoring.						
Future steps to be taken (if necessary):						
The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.						

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

Indicator	Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).					
Annual/ Interim Monitoring Target	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.					
Assessment trigger	1 application permitted for highly vulnerable development in C1 or C2 flood risk zone contrary to NRW advice. Note: The LPA will be required to refer all applications which they are minded to approve for the development of emergency services or highly vulnerable development, where the whole of the land where the development is proposed to be located, is within C2 flood zone, to the Welsh Ministers. In the case of residential development, the threshold for notifying the Welsh Ministers is set at 10 or more dwellings, including flats.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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.	No applications were permitted for highly vulnerable development in the C1 or C2 flood risk zone contrary to NRW advice.
Analysis: Records indicate that no highly vulnerable development applications were permitted during this AMR period, which was contrary to NRW advice.						
Conclusion: The target has been met.						
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th January 2018.						

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

Indicator	Production of SPG on SUDS.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 5 months of adopting the Plan.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
SPG produced.	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted
<p>Analysis: The Placemaking and Design SPG was adopted in September 2016. This SPG discusses SUDS approaches within an overall green infrastructure approach. The SPG can be viewed via the Council website or by clicking on the link above.</p>						
<p>Conclusion: Target achieved.</p>						
<p>Future steps to be taken (if necessary): The SPG will be updated as appropriate to respond to the implementation of Schedule 3 - mandatory requirement for Sustainable Drainage Systems (SuDS) on new developments.</p>						

Housing

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

Indicator	The housing land supply taken from the current Housing Land Availability Study (TAN1).					
Annual/ Interim Monitoring Target	Maintain a minimum 5 year housing land supply.					
Assessment trigger	Housing land supply falling below the 5 year requirement.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
4.1 years	4.2 years	3.8 years	3.5 years	n/a	n/a	n/a

Analysis:

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

	Completions (Large Sites)	Under Construction
Total	365	95

2022 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 Deposit Revised LDP (published for consultation in 2020) 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. It should also be noted that the Deposit LDP is due to be republished for consultation in early 2023, but it is considered appropriate to use the 2020 Deposit for the purpose of drawing this Housing trajectory.

Figure 1 illustrates the housing trajectory. Certain elements of the detail of the graph can be found in Appendix 2 which lists the large sites and their expected delivery.

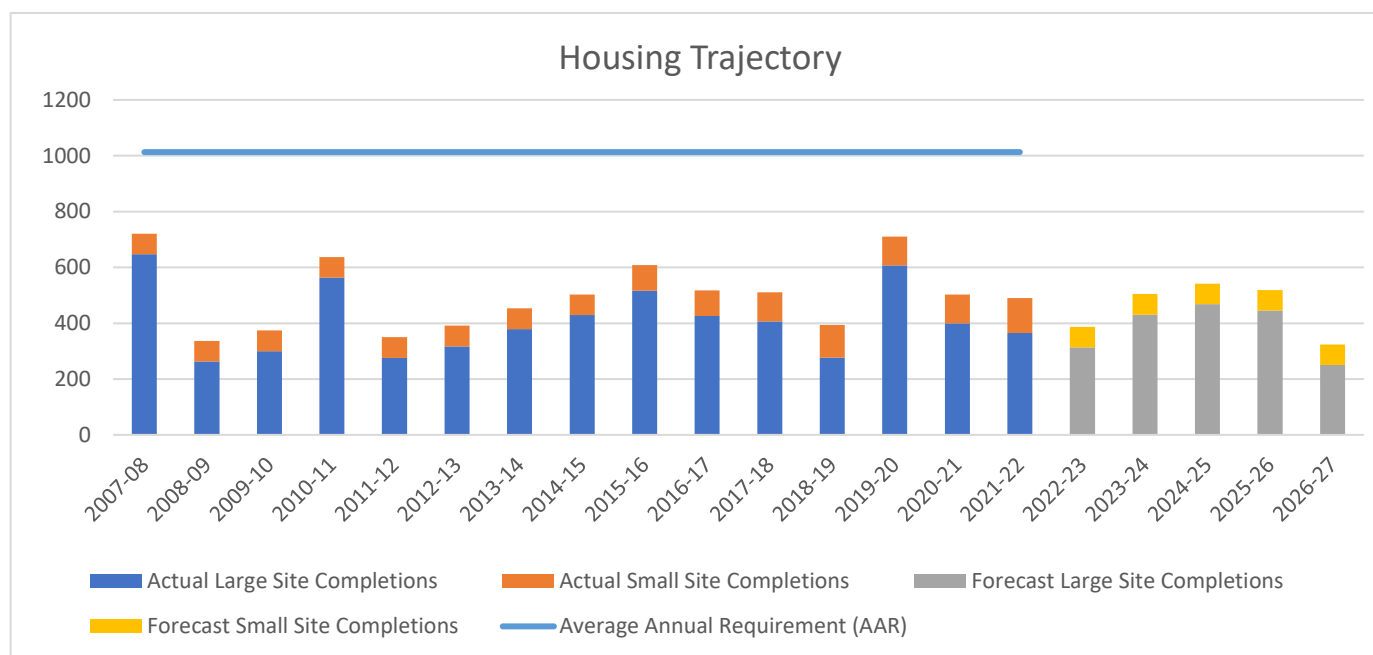


Figure 1: Housing Trajectory Graph

As can be seen from the trajectory, dwelling completions have fallen consistently below the Average Annual Requirement (AAR). 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.

House completions have shown a generally consistent pattern in recent years (when taken an average from the 2019-21 period, as the 2019-20 study took in a period of 17 months and the 20-21 study was 7 months), and considering the impact the Covid-19 pandemic has had in terms of house building, completion levels have proved to be higher than expected. Small site completions continue to be much higher than anticipated.

	2007 -08	2008 -09	2009 -10	2010 -11	2011 -12	2012 -13	2013 -14	2014 -15	2015 -16	2016 -17	2017 -18	2018 -19	2019 -20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27
Actual Large Site Completions	647	263	300	563	276	317	379	429	516	426	406	277	607	399	365					
Actual Small Site Completions	74	74	74	74	74	74	74	74	92	92	105	117	103*	104*	125					
Forecast Large Site Completions																313	431	468	445	250
Forecast Small Site Completions																74	74	74	74	74
Average Annual Requirement (AAR)	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013	1013
Total Completions	721	337	374	637	350	391	453	503	608	518	511	394	710	503	490	387	505	542	519	324

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

Figure 2: 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 Second Revised Deposit LDP.

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

Indicator	The number of dwellings permitted annually.					
Annual/ Interim Monitoring Target	1,405 dwellings permitted annually.					
Assessment trigger	20% +/- 2,810 dwellings permitted in the first two years after adopting the Plan.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
1,483 dwellings.	584 dwellings	1,045 dwellings	866 dwellings	795 dwellings	381 dwellings	995 dwellings
Analysis:						
The number of dwellings permitted on large sites (>5 units) was 802. This is made up of 588 dwellings granted outline permission, and 214 dwellings granted reserved matters or full planning permission. The number of dwellings permitted on small sites was 193.						
Conclusion:						
With respect to the Assessment Trigger, which has only been met in the first year of the Plan, the number of dwellings permitted falls outside the threshold allowance of 20%.						
Future steps to be taken (if necessary):						
Matters relating to site delivery will be considered in the preparation of the Revised LDP.						
The above indicator will be subject to ongoing monitoring.						

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

Indicator	The number of dwellings permitted on windfall sites.					
Annual/ Interim Monitoring Target	186 dwellings permitted annually on windfall sites.					
Assessment trigger	20% +/- 372 dwellings permitted on windfall sites in the first 2 years after adopting the Plan.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
784 dwellings.	407 dwellings	284 dwellings	241 dwellings	295 dwellings	139 dwellings	255 dwellings
<p>Analysis: 238 dwellings have been granted on windfall sites, 62 dwellings were granted permission on large windfall sites (sites of >5 dwellings), comprising of 27 dwellings gaining outline permission and 35 dwellings gaining reserved matters/full permission. 193 dwellings have been granted on small sites of <5 dwellings.</p> <p>The number of windfall dwellings permitted has shown a general decrease 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 (2017); 187 (2018) 129 (2019); 178 (2020); 130 (2021); 193(2022).</p>						
<p>Conclusion: The results from this AMR period has seen a slight increase but 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>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring.</p>						

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

Indicator	The number of Gypsy and Traveller pitches required.					
Annual/ Interim Monitoring Target	Identify a Gypsy and Traveller site to meet identified need in the Llanelli area by 2016. Provide a Gypsy and Traveller site to meet identified need in the Llanelli area by 2017.					
Assessment trigger	Failure to identify a site by 2016. Failure to provide a site by 2017.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis: The Deposit Revised LDP which was published in 2020 identified two sites within the Llanelli which are proposed to be allocated. Firstly, site reference PrC1/GT1 Land at Penyfan, Trostre, and secondly PrC1/GT2, as an extension to the Penybryn site in Bynea. Given that the Council will publishing a 2 nd Deposit Revised LDP in late 2022 / early 2023, the Council will be undertaking an updated Gypsy and Traveller Accommodation Needs Assessment. This will identify the most up to date need within the county, and therefore inform the site selection and the size of any required site. Notwithstanding the information above, the sites highlighted within the original Deposit Revised LDP can be considered against Policy H7 of the adopted LDP, which provides a criteria-based policy for Gypsy and Traveller sites.						
Conclusion: The 2 nd Deposit Revised LDP will be accompanied by an updated Gypsy and Traveller accommodation need assessment and identify the requirement for any site(s) needed within the county.						
Future steps to be taken (if necessary): The identification and provision of a site will be further considered as part of the preparation of the Revised LDP.						

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

Indicator	The annual number of authorised and unauthorised Gypsy and Traveller caravans in the County.						
Annual/ Interim Monitoring Target	No Gypsy and Traveller site recorded in one settlement for 3 consecutive years.						
Assessment trigger	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years.						
Performance							
1/4/15 – 31/3/16	1/4/16 – 31/3/17	–	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis:							
<p>The bi-annual StatsWales data recommenced in July 2021 with the most recent publication in January 2022. During caravan count for January 2022, there were a total of 13 caravans on unauthorised sites (tolerated), and a further two caravans on unauthorised sites (Not tolerated) within the County. Of those 13 caravans on 'tolerated sites' this includes the site at Caer Elms, Llanelli which has been in existence for over 10 years.</p> <p>Given that the bi-annual count has been on stop in previous years due to the COVID pandemic, there is little information to suggest that a transit site is required at this stage. As highlighted in Indicator 10, the Council will be undertaking a revised GTANA, which will consider the need for transit sites within Carmarthenshire.</p>							
Conclusion:							
<p>It is recommended at this stage that there is no need to provide a transit site in Carmarthenshire, however the Local Planning Authority along with colleagues from the Housing Division will continue to monitor the number of unauthorised encampments within the county, including its location and whether a single family group frequently reside at a particular location.</p> <p>Furthermore, an updated GTANA will be published as background evidence to the Deposit Revised LDP in late 2022 / early 2023.</p>							
Future steps to be taken (if necessary):							
The above indicator will be subject to ongoing monitoring.							

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

Indicator	The number of affordable dwellings permitted.					
Annual/ Interim Monitoring Target	226 affordable dwellings permitted in the first year of the Plan after adoption. 452 dwellings permitted in the first 2 years of the plan after adoption.					
Assessment trigger	20% +/- 452 affordable dwellings not permitted in the first 2 years of the Plan after adoption.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
217.3 units	101 units	216.4 units	122 units	171 units	84.8 units	

Analysis:

Housing Allocations	
Type of Permission	Number of Affordable Units 2021/22
Outline Permissions (with indicative numbers)	108.4
Outline Permissions (with numbers specified)	10 (with a further 2 units at £66.71 per square metre)
Full Planning and Reserved Matters	64 units. There is also a £15,516 commuted sum contribution from housing allocations
Total	182.4

Windfall Sites (large sites)	
Type of Permission	Number of Affordable Units 2019/20
Outline Permissions (with indicative numbers)	2.1
Outline Permissions (with numbers specified)	1
Full Planning and Reserved Matters	2

Total	5.1
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Windfall Sites (Small sites)	
Type of Permission	Number of Affordable Units 2019/20
Key Worker / Rural Enterprise Dwellings / Live Work / One Planet Development	11 Dwellings
Local Need	4 local need Dwellings
Affordable Dwelling	2 affordable Dwellings
Total	17 dwellings

	Number of Affordable Units 2019/20
Outline or Detailed Permission with a UU for affordable housing (£ per square metre basis)	28 dwellings within 22 outline planning permissions
Outline Permissions with Commuted Sum Agreed	0 permissions
Full Planning or Reserved Matters Permission with a commuted sum contribution paid / to be paid	£682,589.99 in 61 applications

Large Sites

This AMR period has seen three large sites within the Llanelli area being granted an outline planning permission with a 20% affordable housing target, which contributes to an increase in the number of affordable units granted permission. It will be important to note how these will be taken forward in the form of detailed planning applications. In relation to allocated sites with a full or reserved matters permission this stands at 64 units, with the majority of the affordable housing coming from a 100% affordable site in Llandybie (24 units), and 20 units from the Persimmon site at Cwrt Farm, Pembrey.

There are very minimal affordable housing numbers coming from windfall sites. This is in part to the LDP coming to the end of its life with more emphasis on securing these sites.

Small Sites

Within this AMR period, we have seen an increase in the number of Rural Enterprise / OPD / agricultural dwellings than previous years with 11 being granted planning permission as opposed to 2 previously. 4 Local Need dwellings have been approved and 2 affordable dwellings which is relatively consistent with other years.

In terms of outline planning permission. 28 dwellings within 22 outline planning permission have been secured via a legal agreement.

For full planning permissions and Reserved Matters applications we have seen £682,589.99 being secured within 61 applications. Over the whole LDP monitoring period since 2015/2016 the figure within this AMR is consistent with previous years.

Conclusion:

In looking at the general numbers within the affordable housing indicators within this AMR, the level of Affordable Housing being achieved is consistently around the affordable housing target set within Policy AH1 of the LDP. This is due in part to the larger sited being within Council ownership.

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

Small site conclusion to be completed following the completion of the data collection.

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

Indicator	Affordable Housing percentage target in Policy AH1.					
Annual/ Interim Monitoring Target	Target to reflect economic circumstances.					
Assessment trigger	Should average house prices increase by 5% above the base of 2013 levels sustained over 2 quarters then the Authority may conduct additional viability testing and modify the targets established in Policy AH1.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22

Analysis:

	Based on sales only			
	Mean	Lower Quartile	Upper Quartile	90th percentile
Apr 2021	197,769	121,998	255,000	340,000
May 2021	192,971	121,665	241,666	325,000
Jun 2021	196,330	126,665	241,666	325,000
Jul 2021	196,466	125,000	238,333	323,333
Aug 2021	199,389	127,000	238,333	330,000
Sep 2021	199,065	122,333	243,333	340,000
Oct 2021	204,883	124,000	256,666	351,666
Nov 2021	207,632	129,000	261,666	353,333
Dec 2021	197,657	131,333	246,166	324,000
Jan 2022	200,194	135,333	249,483	317,333

Feb 2022	206,516	133,665	256,916	337,333
Mar 2022	213,560	135,665	262,415	365,000

The table above identifies the average sales values on a monthly basis since the start of this AMR period. The mean value in March 2021 was £201,779, and whilst it fluctuated around the £200,000 mark up to February 2022, we have seen a steady trend of much higher sales values. The lower and upper quartiles and 90th percentiles are showing a big increase in values. Reporting sales values during COVID has been cautious, with only 2002 sales during 2020. The levels of sales in 2021 have returned to the typical range over the period since 2013 (2200 and 2800 per year) and therefore there is sufficient data to assume that the price information is fairly reliable.

Conclusion:

There is no doubt that house prices have been rising considerably over the last year. As the Council prepares for the publication of the 2nd Deposit Revised LDP in late 2022/ early 2023, it is undertaking background viability work to inform the revised LDP, which in turn will feed into Policy AHOM1 of the Deposit Revised LDP.

Future steps to be taken (if necessary):

Continue to monitor various statistical evidence associated with house prices which will feed into the revised LDP.

14 Monitoring Policy Target: Affordable dwellings to be permitted on housing allocations per sub-market areas as follows:

- Llandovery, Llandeilo and North East Carmarthenshire
- St Clears and Rural Hinterland
- Carmarthen and Rural
- Newcastle Emlyn and Northern Rural Area
- Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley
- Llanelli
- Ammanford / Cross Hands and Amman Valley

Indicator	The number of affordable dwellings permitted on housing allocations per sub-market area.												
Annual/ Interim Monitoring Target	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AH1 as follows:												
Assessment trigger	The proportion of affordable dwellings permitted on residential allocations not in accordance with Policy AH1.												
	Performance												
	1/4/15 31/3/16	–	1/4/16 31/3/17	–	1/4/17 31/3/18	–	1/4/18 31/03/19	–	1/4/19 31/3/20	–	1/4/20 31/3/21	–	1/4/21 – 31/3/22
• Llandovery, Llandeilo and North East Carmarthenshire – 30%													
• St Clears and Rural Hinterland – 30%													SC4/h1 W/38320 – Land at Glandy Cross (33%)
• Carmarthen and Rural 30%													GA1/h4 PL/00876 – Land at Rhiw Babell, Pensarn (30%) SC18/h1 W/20622 – Land at Bronwydd Arms, (20%)

							GA1/h15 W/38323 – Former MAFF Depot, Abergwili Road (30%)
▪ Carmarthen West (20%)							
• Newcastle Emlyn and Northern Rural Area – 20%							
• Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20%							T3/5/h8 PL/00019 – Land off Heol Llanelli, Pontyates (20%) T2/1/h2 S/21597 – Land off Garreglwyd (20%) SC17/h4 PL/01568 Land at Meinciau Road, Mynyddygarreg (20%)
• Llanelli – 20%							GA2/h35 S/34991 - Land at Cefncaeau, Llanelli, - 20% GA2/MU7 S/38285 – Land at North Dock, Llanelli – 20% GA2/h30, GA2/h31, GA2/h33 S/40692 – Cwm y Nant, Llanelli
• Ammanford / Cross Hands and Amman Valley – 10%							GA3/h30 Land South of Erw'r Brenhinoedd, Llandybie – 100% scheme

Analysis:

As identified in Indicator 21, we have seen three large sites come forward within the Llanelli with the potential to secure approximately 510 dwellings. The site at Cwrt Farm was also granted planning permission for 100 dwellings.

There is a general spread of permitted sites throughout the sub market areas, with the exception of the North west and North eastern areas of the county. As highlighted elsewhere, it is within these areas where the Phosphates issues have arisen.

Nevertheless, in considering the six 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

Indicator	Permissions granted for development on employment land listed in Policy SP7.					
	Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.					
Annual/ Interim Monitoring Target	25% of employment land allocated by Policy SP7 either attains planning permission or is available for development within the first 2 years of the Plan after adoption.					
	For the purposes of monitoring employment land, 'available' shall be taken to indicate that the sites either benefit from planning consent or the availability of on site or related infrastructure to facilitate development.					
Assessment trigger	Less than 25% of employment land allocated by Policy SP7, with an additional variance of 20% under the target figure to allow for flexibility, is permitted or available within 2 years of adoption. Annual narrative to describe progress towards delivery.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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.	Target already met in the second AMR. Further progress in this AMR period.
Analysis:						
<p>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.</p> <p>During this AMR period, further land on employment allocations gained planning permission for employment activities – amounting to 1.90 ha in 2021/22. Combining this with the total amount of land already with planning permission, or available for development, the figure rises from 31.86ha within the 2020/21 AMR to 33.76ha for the 2021/22 monitoring period.</p> <p>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.</p>						

Conclusion: Clear progress has been made; further monitoring and reporting will be undertaken in subsequent AMRs and as part of the LDP Review.
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.

16 Monitoring Policy Target: Produce SPG on Rural Enterprise

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 9 months of adopting the Plan					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
SPG produced.	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted	SPG adopted
<p>Analysis: The Rural Development SPG was adopted in September 2016.</p> <p>The adopted SPG is available via the following link: https://www.carmarthenshire.gov.wales/media/1213903/adopted-rural-development-spg-report.pdf</p>						
<p>Conclusion: The target has been achieved.</p>						
<p>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 10th 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.

Indicator	Annual vacancy rates of commercial properties within the Primary and Secondary Retail Frontage areas of the Growth Area towns.						
Annual/ Interim Monitoring Target	Vacancy rates of commercial properties in the town centres of Carmarthen, Ammanford and Llanelli.						
Assessment trigger	Monitor for information.						
Performance							
1/4/15 – 31/3/16	1/4/16 – 31/3/17	–	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
					No data available		
<p>Analysis:</p> <p>The Council recognises the need to understand and track changing retail activities at both a county and local centre level. With this in mind, the Council produced an updated Carmarthenshire Retail Study 2015 which is available on the Council's website. This update builds on the previous 2009 Study and reflects the latest data and information on retail across the County in terms of both convenience (food retail) and comparison (non-food retail). The study updates the assessment of quantitative need for retail floor space throughout the remainder of the LDP period through to the end of 2021. This will be updated to support the production of the second revised LDP Deposit plan. Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres which include tracking vacancy levels and the proportion of non-retail uses. The vacancy rates are identified below by settlement and by the Primary and Secondary Frontage area:</p>							
	Primary Frontage			Secondary Retail Frontage			
	Total Units		Vacant Units (%)		Total Units		Vacant Units (%)
Carmarthen	163		23 units (14.1%)		128		24 units (18.8%)
Llanelli	83		19 units (22.9%)		102		16 units (15.7%)

Ammanford	42	4 units (9.5%)	53	12 units (22.6%)
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Carmarthen

The vacancy rate in Carmarthen Town centre has reduced in the primary retail frontage but increased in the secondary frontage. The vacancy rate in the primary retail frontage has gradually increased annually, however, for the first time since the LDP's adoption the vacancy level within the primary retail frontage has marginally reduced by one unit (proportionally from 14.7% last year to 14.1%). However, the vacancy rate within the secondary retail frontage has increased significantly with an additional 10 vacant units being recorded in the year's AMR.

Ammanford

As a retail centre Ammanford is notably smaller than 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 primary retail frontage remains the same as last year, whilst there is one more vacant unit in the secondary retail frontage.

Llanelli Town Centre

The number of vacant units within the Primary Retail frontage in Llanelli has remained the same as in the last AMR, albeit the overall number of units has increased by one consequentially reducing the proportion of vacant units. The number of vacant units within the secondary retail frontage has decreased significantly from 24 vacant units last year to 16 this year (from 23.5% to 15.7%). It has been noted over the years that a number of 'hot spots' exist in Llanelli where vacancy has been an ongoing issue. Such areas have been the target of ongoing Council driven regeneration initiatives.

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.

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

In 2021, WG temporarily extended the permitted development rights to enable the change of use of retail units. This was intended to enable the trial of alternative uses and get initial feedback as to whether start-ups would likely be viable without the expense and delay associated with submitting a planning application. The amendments allowed properties within areas identified as town centres in the LDP, currently within the A1 use class, to be changed to A2, A3, B1, D1 and D2 for a period of 6 months. These additional permitted development rights came to an end in April 2022. However, earlier this year, the WG consulted upon the possibility of introducing new permitted development rights, including allowing changes of use within identified town centres as previously enabled. The consultation proposed removing the six-month trial period and the changes could be retained in perpetuity. There is currently no further information available following the outcome of the consultation.

Conclusion:

The changes in vacancy levels in the primary and secondary retail frontages vary in each town centre. Last year’s AMR recorded an increase in vacancy levels in each one of the primary frontages, whilst this year there is very little change. Last year’s results were not wholly unexpected given the impacts of Covid-19 upon town centres and their retail provision. The results within the secondary retail frontage vary greatly with a

significant increase in vacancies in Carmarthen, a significant decrease in vacancies in Llanelli and little change in the secondary retail frontage in Ammanford.

Future steps to be taken (if necessary):

Monitor the effectiveness of the Carmarthen and Ammanford LDOs.

Monitor the vacancy levels within the primary and secondary retail frontages and undertake further work to consider the issues which affect the town centres.

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

The above indicator will be subject to ongoing monitoring pending the adoption of the Revised LDP. 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.

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

Indicator	Proportion of units in A1 retail use located in the Primary Retail Frontage as designated by Policy RT2.					
Annual/ Interim Monitoring Target	65% or more of units within the Primary Retail Frontage are in A1 use.					
Assessment trigger	Less than 65% of units within the Primary Retail Frontage are within A1 use with an additional variance of 10% under the target figure to allow for flexibility.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
				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. 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. This will be updated to support the production of the second revised LDP Deposit plan.

Town Centre retail surveys are also undertaken to ascertain current and changing activity in the defined town centres - 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 frontages are included for context and completeness:

	Primary Frontage		Secondary Retail Frontage	
	Total Units	Non A1 (%)	Total Units	Non A1 (%)
Carmarthen	163	30 units (18.4%)	128	45 units (35.2%)
Llanelli	83	12 units (14.5%)	102	34 units (33.3%)
Ammanford	42	10 units (23.8%)	53	21 units (39.6%)

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

In considering the above, it is clear that the integrity of the Primary Retail Frontage is being maintained across the three designated centres with very little change since the last AMR was produced. In this regard, the trigger point has not been reached.

As noted above, Local Development Orders have been adopted and are in operation in Carmarthen and Ammanford town centres. These provide additional flexibility for changing use within the town centres. Furthermore, should the amendments to the permitted development rights outlined above be introduced, there may be a greater diversity of uses within the town centres 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.

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.

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 high street names through to local provision and exhibits strong A1 retail provision. It is recognised that careful monitoring is required however, and a responsive approach through a LDO is in place.
- Llanelli has experienced a change in its town centre offer over recent years, but has attracted significant investment and there are corporate, political and business initiatives in place as part of its regeneration.
- Ammanford offers a range of local retailers and retains some high street names, although this has gradually reduced. It is recognised that careful monitoring is required and a responsive approach through a LDO is in place.

Future steps to be taken (if necessary):

Monitor the Carmarthen and Ammanford LDOs.

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

The above indicator will be subject to ongoing monitoring ahead of the adoption of the Revised LDP.

Consideration is being given to the scope and content of an updated Retail Study to inform the content of the Revised LDP and to support the determination of future planning applications for retail development.

Transport

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

Indicator	Progress towards implementing the road schemes identified in Policy SP9 in accordance with delivery timetables.					
Annual/ Interim Monitoring Target	Implementation in accordance with delivery timetables.					
Assessment trigger	The road schemes identified in Policy SP9 are not delivered in accordance with delivery timetables.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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.	Progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.
<p>Analysis: Significant progress continues to be made in the implementation of the schemes listed within Policy SP9. In this respect phases 1 and 2 of the Cross Hands Economic Link Road has been implemented and is open to traffic. Work is nearing completion on the final phase 3 of this scheme.</p> <p>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>						
Conclusion:						

Significant progress has been made on the implementation of the schemes listed in Policy SP9 which are within the control of the Local Authority.

Future steps to be taken (if necessary):

Monitor the progress of the Welsh Government Improvements.

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

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

Indicator	Progress towards implementing the cycle schemes identified in Policy TR4.					
Annual/ Interim Monitoring Target	Implementation in accordance with delivery timetables by 2021.					
Assessment trigger	Non implementation of the cycle schemes identified in the Local Transport Plan and forthcoming Local Transport Plan. If finance has not been secured for a project by first plan review.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis:						
<p>The following provides an update on progress in relation to the 3 cycle schemes identified within Policy TR4:</p> <ul style="list-style-type: none"> • Towy Valley – A planning permission has been granted for the western section of the cycleway from Abergwili to Nantgaredig and works have commenced. Work is progressing on the design and route of the Nantgaredig to Llandeilo element of the scheme with a planning application scheduled late 2022. • Amman Valley Cycleway --The main infrastructure works are substantively complete with the exception of a small section at Brynamman. Ongoing work will relate to signage, marketing and branding. • Whitland to Llanglydwen – There are currently no programmed proposals to proceed with this route. 						
Conclusion:						
Progress has been made on the implementation of the schemes listed in Policy TR4. Note the delivery timetable in the target has been exceeded in relation Towy Valley cycle path. However, the initial phase has been delivered with work progressing on proposals for the second phase.						
Future steps to be taken (if necessary):						
Continue to monitor the final implementation of the two schemes currently being delivered.						
The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP.						
Further consideration will be given to inclusion and/or the delivery of the Whitland to Llanglydwen route as part of the Revised LDP.						

Minerals

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

Indicator	Aggregates landbank for Carmarthenshire County Council.					
Annual/ Interim Monitoring Target	To maintain a minimum 10 year landbank of hard rock.					
Assessment trigger	Less than 10 years hard rock landbank.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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.	Target met: The current hard rock landbank for Carmarthenshire is at least 86 years.	Data not available.
<p>Analysis: A landbank is a stock of planning permissions for the winning and working of minerals. It is composed of the sum of all permitted reserves at active and inactive sites at any given point in time for a given area. For the purposes of commercial stability, the aggregates industry requires a proven and viable landbank. MTAN 1: Aggregates requires that a minimum 10 year landbank of hard rock should be maintained, this has been mirrored in the LDP monitoring target.</p> <p>Whilst data for the 2021-22 reporting period is not yet available, 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 86 years using the average of the last 3 years production data and 88 years using the average of the last 10 years production data. Therefore, Carmarthenshire has at least 86 years of hard rock supply. This is well above the figure considered necessary in the monitoring target.</p>						
<p>Conclusion: The latest, best available data indicates that the monitoring Policy Target is being met and therefore no further action is required.</p>						
<p>Future steps to be taken (if necessary): 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>						

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

Indicator	Combined aggregates landbank for Carmarthenshire County Council with neighbouring authorities of PCC, PCNP & Ceredigion CC.					
Annual/ Interim Monitoring Target	To maintain a minimum 7 year landbank of sand and gravel.					
Assessment trigger	Less than 7 years sand and gravel landbank.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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.	Target met: The current combined S&G Landbank for Carms CC, Ceredigion CC, PCC & PCNPA is at least 10 years.	Data not available
<p>Analysis: MTAN 1: Aggregates requires that a minimum 7 year landbank of sand and gravel should be maintained, this has been mirrored in the LDP monitoring target. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion.</p> <p>Whilst data for the 2021-22 reporting period is not yet available, the latest best available data agreed by the Mineral Products Association and the Local Minerals Planning Authority for the combined Sand & Gravel landbank is for 31.12.2020. The combined landbank is 16 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>Conclusion: The latest, best available data indicates that the monitoring Policy Target is being met and therefore no further action is required as a consequence of this AMR.</p>						
<p>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 10th 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).

Indicator	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone.					
Annual/ Interim Monitoring Target	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP2.					
Assessment trigger	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP2 over 3 consecutive years.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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.	Target met: No sites contrary to Policy MPP2.
<p>Analysis: In the latest monitoring period from 1 April 2021 – 31 March 2022, 12 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. For each of the new residential properties listed below, existing residential properties were located between them and the working quarries. The developments included:</p> <ul style="list-style-type: none"> - extensions to three separate existing domestic properties; - two new treehouse holiday lets within woodland - renovation of an existing cottage - a new single dwelling - CLEUD approval of an independent standalone residential dwelling. - agricultural storage shed where prior approval was not required; - telecoms operation where prior approval was not required; - change of use of land to a residential curtilage - sub division of an existing farmhouse to form two separate independent residential units - non-material amendment granted to a prior permission for the renovation of farmhouses and the conversion of 2 outbuildings. <p>In addition there were several permissions for the Discharge of Planning Conditions relating to the extant quarries themselves, although these did not affect the associated buffer zones surrounding the quarries.</p>						

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 10th 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).

Indicator	Number of planning permissions for permanent, sterilising development permitted within a mineral safeguarding area.					
Annual/ Interim Monitoring Target	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP3.					
Assessment trigger	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP3 over 3 consecutive years.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
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	Target met: No sites contrary to Policy MPP3

Analysis:

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

- Reserved matters to an outline planning permission;
- Temporary or non-permanent developments (e.g. touring caravan/glamping sites);
- Agricultural developments (e.g. modern agri-buildings such as concrete and steel barns) on existing farms;
- Equestrian related development (e.g. stables/menage/arena);
- Changes of Use of existing buildings e.g. barn conversions for tourism/residential use on existing farms
- Demolition and replacement of existing dwellings
- Prior notifications, planning permissions not required (telecoms, forestry, agriculture, demolition);
- Individual dwellings within or adjacent to hamlets or small residential clusters without development limits;
- Alterations / extensions or changes of use of existing buildings;
- New dwellings (or other uses) within, or adjacent to, the development limits of existing settlements;
- Developments on land within 200m of residential areas;
- Permissions associated with extant mineral sites;

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 10th January 2018.

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

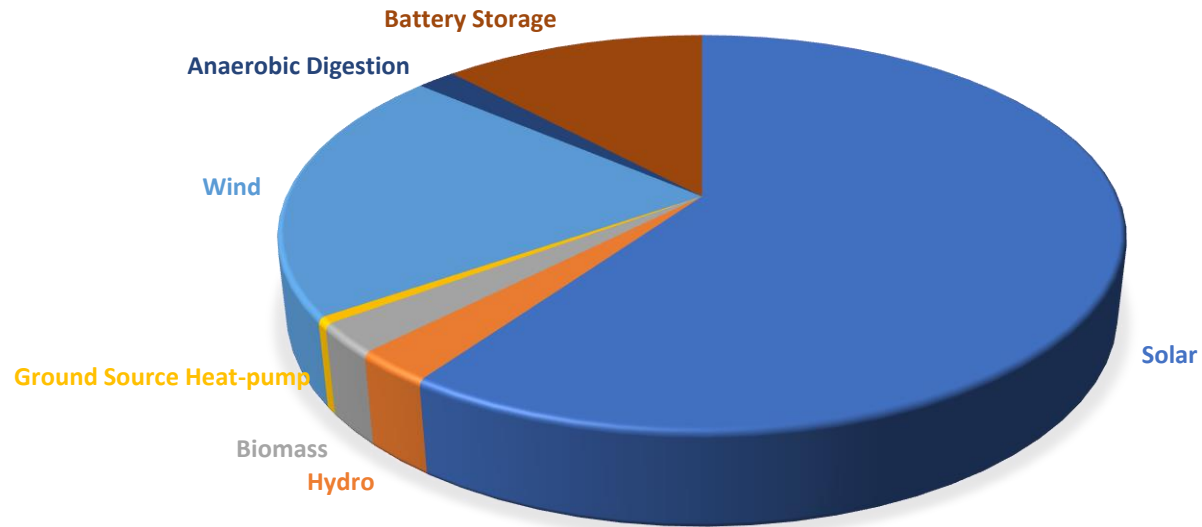
Indicator	Number of prohibition orders issued on dormant sites.					
Annual/ Interim Monitoring Target	Ensure that those dormant sites deemed not likely to be re-worked in the future (as part of the annual review) are served with prohibition orders within 12 months.					
Assessment trigger	LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
Analysis: As part of its annual review, the Minerals Planning Authority monitors dormant sites and those that it considers not likely to be re-worked in the future are served with prohibition orders. The Authority has Executive Board Member authorisation to serve 5 Prohibition Orders. The Minerals Planning Authority has been delayed by potential interest in one of the sites but Orders may be served in 2022-23.						
Conclusion: Whilst this Monitoring Policy Target has not strictly been met, the ongoing consideration of dormant sites and the authorisation provided by the Council to serve Prohibition Orders on 5 sites [and their potential issue in 2022-23] is considered sufficient. No further action other than continued monitoring is required.						
Future steps to be taken (if necessary): The Mineral Planning Authority to continue with the assessment of dormant sites as part of the annual review process and to feed the information through as part of the LDP monitoring. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th January 2018.						

Renewable Energy

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

Indicator	Permitted capacity of renewable electricity and heat projects within the County (by MW).					
Annual/ Interim Monitoring Target	Annual increase in the permitted capacity of renewable electricity and heat projects through the Plan period.					
Assessment trigger	Monitor for information purposes.					
Performance						
1/4/15 – 31/3/16	1/4/16 – 31/3/17	1/4/17 – 31/3/18	1/4/18 – 31/03/19	1/4/19 – 31/3/20	1/4/20 – 31/3/21	1/4/21 – 31/3/22
45.79 MW of renewable energy has been permitted.	17.306 MW of renewable energy has been permitted.	3.55 MW of renewable energy has been permitted.	0.69 MW of renewable energy has been permitted.	1.64 MW of renewable energy has been permitted.	0.15 MW of renewable energy has been permitted.	6.78 MW of renewable energy has been permitted.
<p>Planning permission has been granted for 6.78 MW of renewable energy. Whilst this is considerably lower than in the early years of the Plan period, it does show an increase compared to the past few years. 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, this monitoring period has seen three applications for wind turbines, whilst solar schemes total eight applications.</p> <p>Of the 6.78 MW of potential renewable energy projects has been permitted, this can be broken down as follows: Solar: 1.67MW and Wind: 5.11MW.</p> <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.</p>						

PROPORTION OF RENEWABLE ENERGY GENERATED DURING THE PLAN PERIOD TO DATE



Conclusion:

Continue monitoring.

Future steps to be taken (if necessary):

The permitted capacity of renewable energy projects will be monitored in future AMRs. The above indicator will be subject to ongoing monitoring.

27 Monitoring Policy Target: Produce SPG on General Renewable Energy

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 9 months of adopting Plan.					
Performance 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	Performance 1 April 2021 - 31 March 2022
			SPG Adopted			
<p>Analysis: Following an analysis of the types of applications received for renewable energy installations, it was considered that the Renewable Energy SPG should solely focus on wind and solar energy developments, instead of on general renewable energy.</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>Conclusion: The SPG has been adopted.</p>						
<p>Future steps to be taken (if necessary): None required at this stage.</p>						

Waste Management

28 Waste Management: Produce SPG on Nantycaws Waste Management Site

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 5 months of adopting Plan.					
Performance 1 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	Performance 1 April 2021 - 31 March 2022
<p>Analysis:</p> <p>The necessity to prepare a SPG in relation to the Nantycaws Waste Management Site has been superseded by the inclusion of details in relation to landfill and residual waste treatment in the Waste Planning Monitoring Reports (WPMRs) for the South West Wales Region (changed to the Mid & South West Wales Region from April 2021). The Reports set out the regional position regarding landfill and residual waste treatment. Nantycaws is one of six non-hazardous waste landfill sites within the Mid and South West Wales region, although it is currently not operational.</p> <p>The latest WPMR (2021-2022) points to a remaining regional void space capacity of 7.5 years. This is higher than the trigger set out in <i>TAN21: Waste</i> 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 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).</p> <p>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 Deposit consultation, it was decided that Nantycaws should be reallocated as a Regeneration and Mixed Use Site as a focused change. The site will be designated as a Regeneration and Mixed Use Site in the Second Deposit Revised LDP due to be published for consultation in late 2022 / early 2023.</p> <p>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.</p>						

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 Mid and South West Wales Region. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10 th 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.

Indicator	Hectares of suitable habitat in management.					
Annual/ Interim Monitoring Target	An ongoing increase in provision of suitable habitat in management.					
Assessment trigger	No increase in any given year.					
Performance 1 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	Performance 1 April 2021 – 31 March 2022
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 1,2,3, 4 and 5 – the total increase over the Plan period to 31/3/21 is 13.22ha.	Area in management has increased. Awaiting outcome of the survey of the additional land.
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, 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.

As at 31/03/2022, a new site has been chosen as a suitable habitat for the marsh fritillary butterfly. However, a habitat survey has not yet been undertaken due to the fact habitat surveys can only take place later in the year. An officer has previously visited this site and recorded the presence of Marsh Fritillaries. It is projected that next year the suitable area of habitat for the marsh fritillary butterfly will increase as long as none of the sites drop out of management.

Conclusion:

Target will be achieved in this AMR period, awaiting survey of new site. 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 10th 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

Indicator	Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.					
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW.					
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.					
Performance 1 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	Performance 1 April 2021 – 31 March 2022
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.	No known 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.

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

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

Conclusion:

Target achieved during this AMR.

Future steps to be taken (if necessary):

The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th 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

Indicator	Number of planning applications granted which may potentially adversely affect the features of a protected site for nature conservation.					
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's ecologist.					
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.					
Performance 1 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	Performance 1 April 2021 - 31 March 2022
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.	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.

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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/>

Since 31/03/2021 the Authority has demonstrated leadership in Wales in formulating a response to nutrient management. A stakeholder engagement event was held in October 2021 to raise awareness of the environmental, social and economic implications of the guidance. In February 2022 the Authority published the first phosphate calculator in Wales and has developed guidance for developers including a comprehensive Mitigation Guidance document. In March 2022 Nutrient Management Boards were established for the Tywi, Cleddau and Teifi catchments. These boards will provide the governance structures required to shape and deliver catchment-scale solutions and will be responsible for producing Nutrient Management Plans. The Authority continues to respond proactively to new information including further iterations of NRW guidance, Dwr Cymru source apportionment data, and collaboration at a sub-regional and all-Wales level.

Conclusion:

Target achieved during this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMRs.

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

In respect of the 'phosphates issue', the Authority continues to respond 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

Indicator	Number of planning applications granted which results in detriment to the favourable conservation status of European protected species or significant harm to species protected by other statute.					
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's ecologist.					
Assessment trigger	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.					
Performance 1 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	Performance 1 April 2021 - 31 March 2022
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.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.
<p>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 ecologists. 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>During 2021-22 the SPG on Nature Conservation and Biodiversity was adopted. Refer to target 37 below.</p>						
<p>Conclusion: Target achieved during this AMR period.</p>						
<p>Future steps to be taken (if necessary): Continue to monitor and report in future AMRs.</p>						

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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.

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

Indicator	Number of planning applications permitted with the potential to adversely affect a Special Landscape Area.					
Annual/ Interim Monitoring Target	No planning applications approved contrary to the advice of NRW or the authority's landscape officer.					
Assessment trigger	5 planning permissions granted by the Local Planning Authority contrary to the advice of NRW or the authority's landscape officer over a period of 3 consecutive years.					
Performance 1 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	Performance 1 April 2021 - 31 March 2022
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.	No more than 5 applications approved contrary to the advice of NRW or the Council's Landscape Officer.
Analysis: An initial high level review of approved applications generated on the 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.						
Conclusion: Target achieved during this AMR period.						
Future steps to be taken (if necessary): Continue to monitor and report in future AMRs. The Authority continues to monitor requirements from the Environment (Wales) Act. The Authority also continues to monitor the requirements from the Well-being of Future Generations (Wales) Act 2015 and the implementation of the Council's Well-being objectives. The above indicator will be subject to ongoing monitoring. Reference is made to the preparation of the Revised LDP as endorsed by Council on 10th January 2018.						

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

Indicator	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.					
Annual/ Interim Monitoring Target	No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust).					
Assessment trigger	5 planning permissions granted by the Local Planning Authority where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT over a period of 3 consecutive years.					
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	Performance 1 April 2021 – 31 March 2022
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.	Target was achieved in the latest AMR period.

Analysis:

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

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

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

Conclusion:

Target achieved during this AMR period.

Future steps to be taken (if necessary):

Continue to monitor and report in future AMRs.

2021/22

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

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 7 months of adopting the Plan.					
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	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
<p>Analysis: The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire. It should be noted that this SPG incorporates matters in relation to Landscape and Special Landscape Design.</p> <p>The adopted SPG is available via the following link: Placemaking and Design SPG</p>						
<p>Conclusion: Target achieved.</p>						
<p>Future steps to be taken (if necessary): N/A</p>						

36 Monitoring Policy Target: Produce SPG on Archaeology

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 7 months of adopting the Plan.					
Performance 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	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
Analysis: The Archaeology and Development SPG was adopted in September 2016. The adopted SPG is available via the following link: Adopted Archaeology SPG						
Conclusion: Target achieved.						
Future steps to be taken (if necessary): N/A						

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

Indicator	Production of SPG.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations).					
Performance 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	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG produced.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
<p>Analysis: The SPG was adopted in September 2016 and is available via the following link: Nature Conservation & Biodiversity SPG</p> <p>Reference is made to the ongoing training provided by the in-house Ecologist with a view to increasing an understanding of the content of the SPG in practice. This also recognised the provisions of the Environment (Wales) Act and also allowed for an exploration of the implications and opportunities provided by the Well Being of Future Generations (Wales) Act. Progress has been made during 2021-22 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>Conclusion: Target achieved</p>						
<p>Future steps to be taken (if necessary): N/A</p>						

38 Monitoring Policy Target: Produce SPG on Design

Indicator	Production of SPG on Design.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 5 months of adopting the Plan.					
Performance 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	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG adopted	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.	SPG adopted.
<p>Analysis: The Placemaking and Design SPG was adopted in September 2016 and seeks to guide and promote high quality and sustainable design aimed at securing high quality development, which reflect the character, and the requirements of Carmarthenshire.</p> <p>The adopted SPG is available via the link below: Placemaking and Design SPG</p>						
<p>Conclusion: Target achieved</p>						
<p>Future steps to be taken (if necessary): N/A</p>						

39 Monitoring Policy Target: Produce SPG on Locally Important Buildings

Indicator	Production of SPG on Locally Important Buildings					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 15 months of adopting the Plan.					
Performance 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	Performance 1 April 2021 – 31 March 2022
SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.
<p>Analysis: The requirement to prepare and publish the SPG will be further considered as part of the preparation of the Revised LDP.</p>						
<p>Conclusion: The potential preparation of the SPG as part of the preparation of the Revised LDP will allow for it to be further considered in light of changes to national policy and to ensure compatibility with any emerging LDP policies.</p>						
<p>Future steps to be taken (if necessary): To be considered as part of the preparation of the Revised LDP.</p>						

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

Indicator	Production of SPG on Trees, Landscaping and Development.					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 15 months of adopting the Plan.					
Performance 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	Performance 1 April 2021 – 31 March 2022
SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.	SPG not produced.
Analysis: The requirement to prepare and publish the SPG will be further considered as part of the preparation of the Revised LDP.						
Conclusion: The potential preparation of the SPG as part of the preparation of the Revised LDP will allow for it to be further considered in light of changes to national policy and to ensure compatibility with any emerging LDP policies.						
Future steps to be taken (if necessary): To be considered as part of the preparation of the Revised LDP.						

Recreation and Community Facilities

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

Indicator	Number of applications approved for the provision of new community facilities.					
	Number of applications approved which would result in the loss of an existing community facility.					
Annual/ Interim Monitoring Target	No applications approved contrary to Policy SP16 and RT8.					
Assessment trigger	1 application approved contrary to Policy SP16 and RT8.					
Performance 1 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	Performance 1 April 2021 – 31 March 2022
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	No applications approved contrary to the provisions of Policies SP16 and RT8
Analysis: A review of planning decision notices indicates that there have been no applications approved contrary to the provisions of LDP policies SP16 and RT8.						
Conclusion: Target achieved in this AMR period.						
Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.						

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

Indicator	Amount of open space lost to development (ha)					
Annual/ Interim Monitoring Target	No open space should be lost to development except where in accordance with Policy REC1.					
Assessment trigger	Open space is lost to development contrary to the provisions of Policy REC1 which results in a net loss of open space.					
Performance 1 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	Performance 1 April 2021 - 31 March 2022
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.	No applications approved contrary to the provisions of Policy REC 1.
<p>Analysis:</p> <p>A review of planning approvals against the existing open space 'constraints layer' indicates that there are no applications approved contrary to the provisions of LDP policy REC 1.</p> <p>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 or provides ancillary facilities which complement the existing open space provision.</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. In addition, a further assessment of green and blue infrastructure in 8 focus towns (Llanelli, Carmarthen, Ammanford / Cross Hands, Cwmamman, Kidwelly, St Clears, Llandovery and Newcastle Emlyn) was completed which identifies opportunities for expanding and improving provision within these towns. These studies will be used to inform the preparation of the second Deposit Revised LDP both in terms of the site selection process and for mapping purposes. This information will in turn be utilised to assist in the assessment of future planning applications which could impact upon the provision of green space in Carmarthenshire.</p>						
<p>Conclusion:</p> <p>Target achieved in this AMR period.</p>						
<p>Future steps to be taken (if necessary):</p>						

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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.

The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.

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

Indicator	Production of SPG on Open Space Requirements for New Developments					
Annual/ Interim Monitoring Target						
Assessment trigger	SPG not produced within 15 months of adopting the Plan.					
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	Performance 1 April 2021 – 31 March 2022
SPG produced.	SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted	SPG Adopted
<p>Analysis: The SPG was adopted in September 2016.</p> <p>The adopted SPG is available to view via the link below: https://www.carmarthenshire.gov.wales/media/1213721/adopted-leisure-open-space-requirements-for-new-developments-sep-2016.pdf</p>						
<p>Conclusion: Target achieved.</p>						
<p>Future steps to be taken (if necessary): N/A</p>						

The Welsh Language

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

Indicator	Planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres.					
Annual/ Interim Monitoring Target	All planning permissions granted for residential developments of five or more dwellings in Sustainable Communities and planning permissions granted for residential developments of ten or more dwellings in Growth Areas, Service Centres and Local Service Centres to include a requirement to phase development, in accordance with policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.					
Assessment trigger	One planning consent granted for residential development of five or more dwellings in a Sustainable Community or one planning consent granted for residential development of ten or more dwellings in a Growth Area, Service Centre or Local Service Centre which fails to require that the development is phased contrary to the LDP's policy on the Welsh Language and the guidance contained within SPG on The Welsh Language.					
Performance 1 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	Performance 1 April 2021 - 31 March 2022
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. Analysis provided.	No permissions were granted contrary to LDP Policy SP18.	No permissions were granted contrary to LDP Policy SP18.
<p>Analysis: A list of communities where 60% or more of the population can speak Welsh is taken from 2011 Census data: Gorslas, Llannon, Pencarreg, Pontyberem and Quarter Bach. These areas are denoted on the LDP Inset Plan.</p> <p>A review of approved applications within these 5 communities identified that no sites were granted permission which would be relevant to the policy and which exceed the thresholds set out in Policy SP18 (5 or more dwellings in Sustainable Communities and 10 or more in Growth Areas, Service Centres and Local Service Centres).</p>						
<p>Conclusion: No permissions were granted contrary to LDP policy SP18.</p>						
<p>Future steps to be taken (if necessary): The above indicator will be subject to ongoing monitoring until the Revised LDP, which is currently under preparation, is adopted.</p>						

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, consequently these are not necessarily going to be useful moving forward in terms of future monitoring.

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

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

4.6 It should also be noted that the Authority (via Public Service Board) has been collating information 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>http://gov.wales/topics/environm entcountryside/climatechange/publications/ecological-footprint-of-wales-report/?lang=en</p> <p>Carmarthenshire Well Being & Future Generations Well-being Assessment (Text provided by Carmarthenshire's Corporate Policy Division)</p> <p>CACI Paycheck 2015 (Information provided by Carmarthenshire's Corporate Policy Division)</p>	<p>(a) A new estimate of the ecological and carbon footprints of Wales for 2011 building on previous studies. Carmarthenshire gha/c is 3.36 with the Wales average being 3.28.</p> <p>(b) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(c) Gross Value Added (GVA) is the standard measure of the monetary value of economic activity for local areas or individual industries. It is difficult to measure at local level: official statistics are published for South West Wales (combining Pembrokeshire with Ceredigion and Carmarthenshire). This area contributed £6.0bn GVA to the economy in 2014, roughly 10% of the Welsh total of £54.3bn. GVA per head of population in 2013 was £15,750; lower than that for Wales as a whole (£17,573) or the United Kingdom (£24,958).</p> <p>(d) 36% of households in Carmarthenshire are living in poverty as defined by Welsh Government (income 60% below the GB Median Household Income)</p>
Biodiversity	<p>2-1 To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement</p> <p>2-2 To protect, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas</p>	<p>(a) Status of BAP priority species</p> <p>(b) Status of BAP priority habitats</p> <p>(c) % BAP habitats and species as stable or increasing</p> <p>(d) Achievement against national and local BAP targets</p> <p>(e) Area of urban parks and green spaces provided by the LDP</p> <p>(f) % of SAC, SPA and SSSI sites and their features in favourable condition</p> <p>(g) Status of species and habitats pursuant to the NERC Act 1996</p>	<p>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>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSitesOfSpecialScientificInterest/?lang=en</p> <p>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialAreasOfConservation/?lang=en</p> <p>http://lle.wales.gov.uk/catalogue/item/ProtectedSitesSpecialProtecti onAreas/?lang=en</p>	<p>(a,b,c,d) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>The requirements of the Environment (Wales) Act on public bodies in relation to the enhancement of Biodiversity is noted and has been further considered within the contextual section of this AMR.</p> <p>(e) In relation to urban parks, the LDP identifies proposed recreation designations and reference is made to the Policy framework in this regard. Any implications will be considered as part of any review into the Plan.</p> <p>(f) The links shown within the adjacent column provide a high level appraisal and any implications will be considered as part of any review into the Plan. 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 ₂ , PM10, SO ₂) (d) Area of sensitive habitats exceeding critical loads for acidification and eutrophication measured as (i) acidity and (ii) nutrient nitrogen (e) Levels of ground level ozone	Number of developments within 1 km of motorway / trunk road junctions Number of developments sited so as to reduce the need to travel (proximity to services and facilities) Number of developments supported by high-quality inter-settlement bus, train or other public transport routes Number of developments in areas of poor air quality Number of developments likely to contribute to increased levels of UK national Air quality pollutants (other than transport)	Environmental Health Department – Carmarthenshire County Council. http://lle.wales.gov.uk/catalogue/item/LandmapVisualSensory/?lang=en http://lle.wales.gov.uk/catalogue/item/LandmapLandscapeHabitats/?lang=en - http://www.rotap.ceh.ac.uk/	(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 ₂ 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.
2022 Carmarthenshire Local Authority 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	(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 - http://gov.wales/docs/statistics/2015/150225-energy-generation-consumption-2013-en.pdf	(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 ₂ emissions in Carmarthenshire of 1.5% to 1162.3 ktCO ₂ . (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.

	<p>space for water, coastal retreat and shifting habitat distribution patterns 4-3 To encourage all new developments to be climate resilient 4-4 To encourage energy conservation and higher energy efficiency 4-5 To minimise energy consumption and promote renewable energy sources</p>	<p>(d) Percentage of companies with a Level 5 Standard Green Dragon EMS (e) Proportion of transport network able to cope with the predicted temperature increases associated with climate changes (f) Number of sites being used to assist in climate mitigation and adaptation, e.g. soft flood defences (g) Number of homes applying for planning permission for microgeneration (h) Homes installing microrenewables (i) Average Standard Assessment Procedure energy rating of housing (j) Number of town/community based carbon reduction projects</p>	<p>Average SAP rating of housing No of town/community based carbon reduction projects Number of installed megawatts of renewable energy capacity in Carmarthenshire Number of wind turbines % developments with Sustainable Urban Drainage Systems (SUDS) Percentage of housing stock meeting particular CfSH and BREEAM standards Percentage of offices, retail and industrial buildings meeting BREEAM standards Number of new developments built to achieve carbon neutrality</p>	<p>http://gov.wales/topics/environmentcountryside/energy/renewable/low-carbon-baseline-survey/?lang=en</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). (h,i) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (j) The report shows Low carbon energy in Wales by local authority. There are 3,856 projects identified in Carmarthenshire out of a total of 51,503 nationally. Carmarthenshire hosts 3,856 low carbon energy generation projects harnessing solar, wind and other renewable energies to produce around 328GWh of green energy</p>
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<p>5-1 To ensure water quality of rivers, lakes, groundwater and coastal areas is improved and ensure that the hydromorphologic al quality of water bodies is maximised 5-2 To protect and maintain water resources in the public supply chain and ensure enough water is available for the environment at all times of year 5-3 To minimise diffuse pollution from urban and rural areas 5-4 To increase water efficiency in new and refurbished developments 5-5 To make space for water, and minimise flood risk</p>	<p>(a) Number of incidents of homes flooding by coastal, fluvial and drainage sources (b) The percentage of river lengths of good chemical or biological quality (c) Percentage of waters restored to Good Ecological Status (d) Number of substantiated water pollution incidents (e) Percentage of developments in Carmarthenshire with Sustainable Urban Drainage Systems (SUDS) (f) Number of properties with water meters (g) Area where there is an unsustainable abstraction from surface waters (h) Area where there is an unsustainable abstraction from groundwater (i) Proportion of transport network protected against future flood risk (j) Per capita consumption of water (k) Percentage of bathing waters which meet the EC mandatory standards (l) The number of beaches which meet the requirements of the Green Sea Partnership for both beach and water quality</p>	<p>Percentage of new development permitted in floodplains Number of developments built contrary to EA advice Households registered for flood warnings as a percentage of total number of households at risk of flooding Number of grey water recycling schemes</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. d) From the most recently reported dataset (April 2017), 13 substantiated incidents of water pollution have been reported in Carmarthenshire in 2017-18 period. This is a decrease from 17 incidents in 2016. (e) Information is unavailable on an annual basis. Reference should be made to the Plan’s monitoring framework in relation to sustainable drainage. Any implications will be considered as part of any review into the Plan. (f,g,h,i,j,) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. k) Annual monitoring is carried out on two bathing water sites in Carmarthenshire, Pendine and Pembrey. Both beaches achieved ‘Excellent’ bathing water quality for 2017, when reviewed against Bathing Water Directive standards. (l) Cefn Sidan is tested and meets the requirements for the green sea partnership as it has the blue flag status. Pendine meets the requirements to be awarded the seaside award, which includes beach and water quality assessments.</p>
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6 - Material Assets	<p>6-1 Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials</p> <p>6-2 Promote the waste hierarchy of reduce, reuse and recycle</p> <p>6-3 Encourage needs to be met locally</p> <p>6-4 Promote the use of more sustainable resources</p> <p>6-5 Improve the integration of different modes of transport</p> <p>6-6 Promote the use of more sustainable modes of transport (e.g. cycling and walking)</p>	<p>(a) In 2009/10 Carmarthenshire should achieve at least 40% recycling/composting with a minimum of 15% composting and 15% recycling</p> <p>(b) Waste arisings by sector</p> <p>(c) Waste arisings by disposal</p> <p>(d) Total (i) household waste and (ii) household waste recycled or composted per person per year (kg)</p> <p>(e) Proportion of construction and demolition waste that is re-used and recycled</p> <p>(f) Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) corner shop and/or supermarket, (ii) post office and (iii) doctor and/or hospital</p>	<p>Number of buildings meeting particular CfSH and BREEAM standards</p> <p>Percentage of new houses built on previously developed land per year</p> <p>Proportion of aggregates used from secondary and recycled aggregates</p> <p>Location of jobs in proximity to residents</p> <p>Proportion of journeys on foot or by cycle</p>	Carmarthenshire County Council - Minerals and Waste	<p>(a) In 2009/10 Carmarthenshire achieved a 40.1% combined recycling and composting rate of its municipal waste (14% composting; 26% recycling)</p> <p>(b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) Residual Household Waste Arising per person (kg), 2007/08 to 2014/15 in Carmarthenshire: 370, 290, 246, 224, 189, 159, 151 & 156. The South West Wales average for 2014/2015 was 188.</p> <p>(e) The latest data is from 2012, and only for South West Region as a whole – the rate is 67%.</p> <p>(f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
Page 285	<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>(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>

	7-3 To reduce SO ₂ and NO _x emissions and nitrate pollution from agriculture.				
8 - Cultural Heritage	8-1 To protect historic and cultural assets and local distinctiveness from negative effects of development/regeneration and support their enhancement 8-2 To promote high quality design reflecting local character and distinctiveness	(a) Number of monuments/archaeological sites adversely affected by the plan proposals (b) Improvement/deterioration in the condition of monuments and historic buildings in the ownership of Carmarthenshire County Council (c) Percentage of land designated for a particular quality of amenity value - landscape or historic landscape	Number of designated sites on the 'buildings at risk' register which are at risk of harm from air pollution Number of Conservation Areas adversely affected by plan proposals Number of listed buildings adversely affected by plan proposals Number of historic parks and gardens adversely affected by plan proposals		(a,b,c) 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.
9 - Landscape	9-1 To protect and enhance landscape/townscape from negative effects of land use change 9-2 To take sensitive locations into account when siting development and to promote high quality design 9-3 To encourage appropriate future use of derelict land	(a) Hectares of land given over to development each year (b) The extent and quality of public open space (c) Number of park and green space management plans produced (d) The number of derelict sites regenerated (e) Area of Carmarthenshire designated as open access land (f) Area of derelict land returned to open space	Number of developments approved without landscape / townscape conditions Number of developments built contrary to CCW advice Number of development schemes accompanied by detailed townscape design		(a,c,d,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan. (b, e) In relation to the extent and quality of open space, reference should be made to the monitoring framework of the LDP and the Carmarthenshire Standard of 2.4ha per population. It should also be noted that there is an intent to review the Authority's greenspace assessment.

10 - Population	<p>10-1 Ensure suitable, affordable housing stock with access to education and employment facilities</p> <p>10-2 Promote the retention of younger people</p> <p>10-3 Encourage growth of the Welsh language and culture</p> <p>10-4 Promote inclusion of disadvantaged and minority groups into society</p>	<p>(a) Percentage of young people (i) remaining or (ii) returning to Carmarthenshire to live and work</p> <p>(b) Number of complaints about poor access to services and facilities</p> <p>(c) Number of complaints about highway (e.g. footpath) accessibility from disabled persons</p> <p>(d) Percentage of people in Carmarthenshire who are Welsh speakers (i) all aged 3 or over, and (ii) children aged 3 to 15</p> <p>(e) Population and population of working age</p> <p>(f) Population age profile</p> <p>(g) Ethnic diversity</p>	Number of accessibility complaints pertaining to new developments	Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'.	<p>(a,b,c) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p> <p>(d) The number of Welsh Speakers aged 3 and over 43.9%, Welsh speakers aged 3-15 is 15.1%. The Population is 184,898, working age population 110,739 (aged 16-64) 2014 (Mid Year Population Estimates).</p> <p>(e) 69% people of working age are employed</p> <p>(f) 18% of the population is aged 0 to 15, 60% are aged 16 to 64 and 22% are over 65.</p> <p>(g) 4 % of the population has a non white ethnicity.</p>
11 - Health and Well-Being	<p>11-1 Create opportunities for people to live active, healthy lifestyles through planning activities</p> <p>11-2 Provide access to health and recreation facilities and services</p> <p>11-3 Encourage walking or cycling as alternative means of transportation</p> <p>11-4 Promote access to Wales' natural heritage</p>	<p>(a) Proportion of households not living within 300m of their nearest natural green space</p> <p>(b) Proportion of households within agreed walking/cycling distance of key health services</p> <p>(c) Life expectancy at birth for (i) men and (ii) women</p> <p>(d) Life expectancy and healthy life expectancy for (i) men and (ii) women</p> <p>(e) Death rates from (a) circulatory disease and (b) cancer (i) for people under 75 years</p> <p>(f) Prevalence of obesity in 2-10 year olds</p>	Number of trips per person by transport mode (i) walking and cycling, (ii) private motor vehicles, and (iii) public transport and taxis	Carmarthenshire County Council - Corporate Policy Division, including Well Being Assessment 'Situation Fact Sheet'	<p>(a) 40% of the population live within 400m of natural or semi-natural greenspace. Reference is made to the Carmarthenshire Greenspace accessibility standard of 2.4ha per 1,000 population which underpins the policy framework.</p> <p>(b) 15% of residents work from home. 27% of residents travel less than 5km to work, 30% 10-30km and 4% over 60km. Nearly 75% of residents travel to work by car and only 8% on foot, and 1% by bike.</p> <p>(c,d,e) Life Expectancy is favourable at 78.5 for men and 82.6 for women. Just over the Welsh average of adults have mental health issues (28% compared to 26%) The population are less likely to smoke than the national average yet there are higher than average incidence of smoking related diseases. The population are more likely to be overweight or obese than the average Welsh person they are also more likely to participate in exercise and eat healthily. The population is less likely to binge drink than the average for Wales. The County shows rates of cancer similar to the Welsh average.</p> <p>(f) The County is the third worst in Wales for levels of childhood obesity at 30.7%, almost 5 percentage points higher than the Welsh average of 26.2%.</p>

		(g) How children get to school (i) walking and cycling, (ii) private motor vehicles and (iii) public transport and taxis			(g) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.
12 - Education and Skills	<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>
13 - Economic Regeneration	<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</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>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>

	businesses in Wales	<p>(d) Percentage of (i) children and (ii) all working age people living in workless households</p> <p>(e) Investment relative to GDP (i) total investment and (ii) social investment</p> <p>(f) Diversity of economic sectors represented</p>			<p>(c) The County has high levels of employment; 69% people of working age are employed. A very small proportion of residents claim unemployment benefit or class themselves as unemployed. Average weekly wage is £365 compared to a Welsh national average of £539. However there is considerable variation across the community areas. There is a gap in employment for those with long term health issues who have less than average outcomes.</p> <p>(d) 36.3% of all households are living in poverty slightly above the Welsh average of 35% .Of these 15.7% are living in severe poverty . 17.9% of children are living in poverty which is lower than the Welsh average (22%), but those living in workless households is in line with the Welsh average of 14%.</p> <p>(e,f) Information is unavailable on an annual basis. Any implications will be considered as part of any review into the Plan.</p>
	<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:

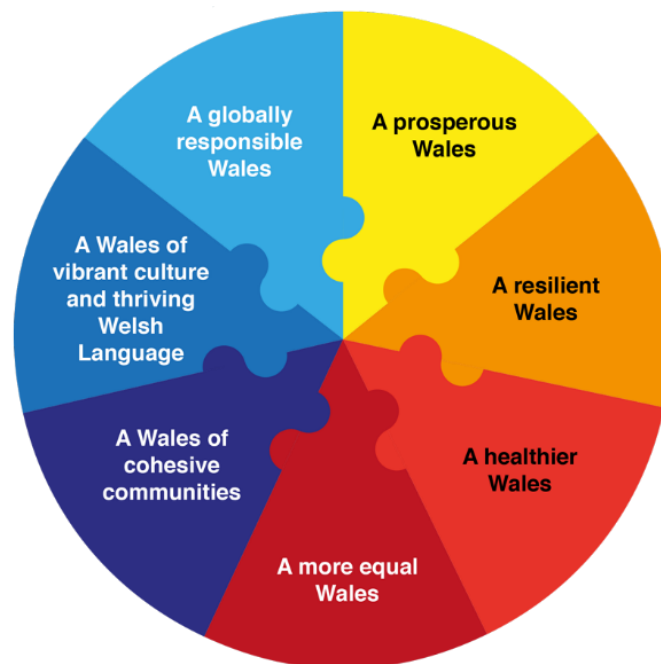
(a) enabling development in locations which minimise the need to travel and contribute towards sustainable communities and economies and respecting environmental limits, and

(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 <i>all year round</i> tourism related initiatives.
FEELING SECURE: Safer communities – offering security, tackling crime and fear of crime, helping us to look out for each other.
SO13: To assist with the development and management of safe and vibrant places & spaces across the County.
SO14: To assist with the delivery and management of mixed & sustainable communities by: (a) promoting safe, vibrant and socially interactive places; and, (b) promoting the utilisation of local services and produce whenever possible.

A4. The National Well-being Goals

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

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

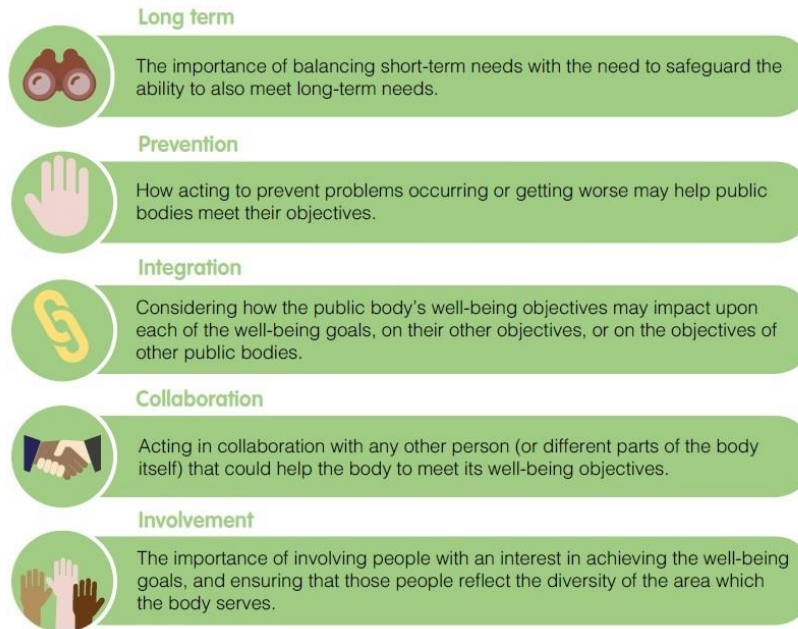


A4.2 The Act puts in place a ‘sustainable development principle’ which sets out how organisations should go about meeting their duty under the Act. There are 5 Ways of Working (See Figure 12) to guide the implementation of the sustainable development principle.

Figure 11: Sustainable Development Principle.

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

Figure 12: The 5 Ways of Working



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

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

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

LDP SO Commentary against the 7 National Goals (NG's)	
SO1	Reference is made to NG5 and its emphasis on attractive, viable and safe communities. It is therefore considered that this SO, with its particular focus on ensuring sympathetic, sustainable and high quality standards to NG1, remains broadly compatible with the national goals.
SO2	Reference is made to NG1 and its emphasis on recognising the limits of the global environment and therefore using resources efficiently and proportionately (including acting on climate change). It is therefore considered that this SO, with its particular focus on spatial sustainability, remains broadly compatible with the national goals.
SO3	Reference is made to NG5 and its emphasis on viable communities. It is therefore considered that this SO, with its particular focus on delivering an appropriate mix of quality homes, remains broadly compatible with the national goals.
SO4	Reference is made to NG2 and its emphasis on a biodiverse natural environment, together with NG6 and its emphasis on culture and heritage. It is therefore considered that this SO, with its particular focus on safeguarding and enhancing the natural, built and historic environment remains broadly compatible with the national goals.

- SO5 Reference is made to **NG7** and its emphasis on considering whether decisions can make a positive contribution to global well-being and the capacity to adapt to change (for example climate change). It is therefore considered that this SO, with its particular focus on tackling the cause and adapting to the effect of climate change remains broadly compatible with the national goals.
- SO6 Reference is made to **NG1** and its emphasis on developing a skilled and well-educated population. It is therefore considered that this SO, with its particular focus on widening and promoting education and skills training remains broadly compatible with the national goals.
- SO7 Reference is made to **NG6** and its emphasis on a society that promotes and protects culture, heritage and the Welsh Language. It is therefore considered that this SO with its particular focus on the Welsh language and the County's social fabric, remains broadly compatible with the national goals.
- SO8 Reference is made to **NG6** and its emphasis on encouraging people to participate in the arts and sports and recreation. Furthermore, **NG3** places an emphasis on a society in which people's physical and mental well-being is maximised. It is therefore considered that this SO with its particular focus on widening and promoting access to leisure facilities and the countryside remains broadly compatible with the national goals.
- SO9 Reference is made to **NG4** and its emphasis on a society that enables people to fulfil their potential no matter what their 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

'Life is for living, let's start, live and age well in a healthy, safe and prosperous environment'

The Councils corporate strategy outlines our vision for the future in 13 objectives under five key themes:

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	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
SO4	Green	Yellow	Yellow	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Yellow
SO5	Green	Green	Yellow	Yellow	Yellow	Green	Green	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.

Appendix 2: Housing Trajectory

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Mountain Road, Pt Encl 7868	D/021/03 T3/9/h3	0	2	7	0	0	0	0	0	0	7	15545/89
Rear of 111-115 Cwmgarw Road	D/021/09 T3/9/h5	0	2	7	0	0	0	0	0	0	7	E/10965
Total Brynamman		0	4	101	0	0	0	0	0	0	101	
Burry Port												
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	52	82	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
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	0	0	5	5	0	0	S/28746
Total Burry Port		0	144	223	0	0	0	5	5	52	161	
Caeo												
Land west of Rock Street	D/022/01 SC24/h1	0	0	8	0	0	0	0	0	0	8	-
Total Caeo		0	0	8	0	0	0	0	0	0	8	
Capel Hendre												
Adjlys Newydd Elderly Persons Home, Lotwen Road	D/024/01 GA3/h26	0	0	25	0	0	0	0	0	0	25	AM/00304
Delfryn Estate	D/024/06 GA3/h25	0	15	15	0	0	8	7	0	0	0	-
Total Capel Hendre		0	15	40	0	0	8	7	0	0	25	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Capel Iwan

Adjacent Pleasant View	C/026/01 SC7/h1	0	0	5	0	0	0	0	0	0	5	-
Maes y Bryn	C/026/03 SC7/h2	0	11	13	0	0	0	0	2	2	9	0

Total Capel Iwan		0	11	18	0	0	0	0	2	2	14	
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Carmarthen

Ashgrove	C/002/07 GA1/h16	0	0	20	0	0	0	0	0	0	20	-
Former BT Exchange Building, Spilman Street	C/002/33 GA1/h6	0	0	14	0	0	0	0	0	0	14	W/10681
Former Coach Depot, Abergwili	C/002/41 GA1/h14	0	0	9	0	0	0	0	0	0	9	W/31716
Former Health Authority Buildings, Penlan Road	C/002/35 GA1/h8	0	8	8	0	0	8	0	0	0	0	W/16843
Parc-y-Delyn	C/002/18 GA1/h10	0	0	35	0	0	0	0	0	0	35	TMT/0408
Penymorfa	C/002/30 GA1/h1	0	0	180	0	0	0	0	0	0	180	-
Rhiw Babel	C/002/04 GA1/h4	0	2	14	0	0	4	5	0	0	5	PL/00876

Total Carmarthen		0	10	280	0	0	12	5	0	0	263	
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Carmel

Adjacent Erwlas and Erwlon	D/028/01 SC34/h1	0	4	10	0	0	0	0	0	0	10	-
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Total Carmel		0	4	10	0	0	0	0	0	0	10	
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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
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Adj Cefneithin Road	C/037/02 GA3/h44	0	0	25	0	0	0	0	0	0	25	-
Land to the rear of Gwernllwyn	C/037/03 GA3/h60	0	30	29	0	0	0	0	0	0	29	W/29164
Total Cross Hands		0	30	122	0	0	0	0	0	0	122	
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	4	16	W/32329
Total Cwmann		0	20	32	0	0	0	0	0	4	28	
Cwmffrwd												
Adjacent to Ffrwdwen	C/047/01 SC18/h4	0	23	23	0	0	6	6	6	5	0	-
Total Cwmffrwd		0	23	23	0	0	6	6	6	5	0	
Cwmgwili												
Phase 2 land at Heathfield Industrial Estate	D/048/03 w/f	0	16	16	0	0	4	6	6	0	0	E/27439
Total Cwmgwili		0	16	16	0	0	4	6	6	0	0	
Cwmifor												
Opp. Village Hall	D/050/01 SC30/h1	0	8	25	0	0	0	0	0	0	25	E/16584
Total Cwmifor		0	8	25	0	0	0	0	0	0	25	
Cwrt Henri												
Land adjacent Glasfryn Court	D/052/01 SC31/h1	0	16	16	0	0	0	0	0	0	16	-
Total Cwrt Henri		0	16	16	0	0	0	0	0	0	16	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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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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Total Cynghordy		0	1	22	0	0	0	0	0	0	22	
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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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Total Cynheidre		0	8	8	0	0	0	0	0	0	8	
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Cynwyl Elfed

Land adjacent Dolwerdd	C/055/03 SC9/h3	0	0	6	0	0	0	0	0	0	6	-
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Total Cynwyl Elfed		0	0	6	0	0	0	0	0	0	6	
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Drefach

Nantydderwen	C/058/06 GA3/h53	0	33	33	0	0	0	0	0	0	33	-
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Total Drefach		0	33	33	0	0	0	0	0	0	33	
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Drefach Felindre

Land adj. Aweldeg	C/060/03 SC1/h2	0	0	30	0	0	0	0	0	0	30	0
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Parc Puw	C/060/01 SC1/h1	0	12	12	0	0	0	0	0	6	6	-
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Total Drefach Felindre		0	12	42	0	0	0	0	0	6	36	
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Five Roads

Adjacent Little Croft	L/071/05 SC37/h3	0	25	25	0	0	0	5	10	10	0	0
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Total Five Roads		0	25	25	0	0	0	5	10	10	0	
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Foelgastell

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Rear of Clos y Gorlan	C/072/04 SC34/h4	0	0	14	0	0	0	0	0	0	14	-

Total Foelgastell		0	0	14	0	0	0	0	0	0	14	
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Glanaman/Garnant

Cowell Road (Clos Bryn Cam)	D/074/14 T3/8/h12	0	1	5	0	0	0	0	0	0	5	E/15821
Glan yr Afon Farm	D/074/05 T3/8/h4	0	0	35	0	0	0	0	0	0	35	AM/02770
Glyn Dreiniog Market Garden	D/074/02 T3/8/h5	0	2	11	0	0	0	0	0	0	11	E/07156
Land adjacent Parc Bryn Rhos	D/074/03 T3/8/h3	0	0	70	0	0	0	0	0	0	70	E/22574
Land off Bishop Road	D/074/12 T3/8/h9	0	4	22	0	0	0	0	0	0	22	E/15553
Land off 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

Total Glanaman/Garnant		0	7	181	0	0	0	0	0	0	181	
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Gorslas

R/O Maesyrcrug, Llandeilo Road	D/077/01 GA3/h42	0	0	7	0	0	0	0	0	0	7	E/11921
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Total Gorslas		0	0	7	0	0	0	0	0	0	7	
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Henly

Adjacent Clos y Wern	L/080/09 T3/7/h2	0	0	5	0	2	3	0	0	0	0	PL/02016
Fforest Garage	L/080/08 T3/7/h7	0	0	17	0	0	0	0	0	0	17	S/17720

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Total Hendy		0	0	22	0	2	3	0	0	0	17	
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Kidwelly

Butter Factory & Coal Yard, Station Road (Llys y Foryd)	L/085/11 T3/3/h6	0	3	3	0	0	3	0	0	0	0	S/13372
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Land adj to Stockwell Lane	L/085/06 T3/3/h3	0	95	95	0	0	15	20	20	20	20	-
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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
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Total Kidwelly		0	149	149	0	0	18	20	20	20	71	
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Llanarthne

Golwg y Twr	C/087/02 SC31/h3	0	0	10	0	0	0	0	0	0	10	-
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Total Llanarthne		0	0	10	0	0	0	0	0	0	10	
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Llanboidy

Land rear of Ysgol Bro Brynach	C/088/02 SC3/h1	0	0	20	0	0	0	0	0	0	20	0
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Total Llanboidy		0	0	20	0	0	0	0	0	0	20	
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Llanddarog

Is-y-Llan	C/089/02 SC33/h2	0	6	6	0	0	6	0	0	0	0	-
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Total Llanddarog		0	6	6	0	0	6	0	0	0	0	
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Llandeilo

Caeglas, Ffairfach	D/091/07 T2/2/h5	0	0	25	0	0	0	0	0	0	25	-
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Land at Thomas Terrace	D/091/08 T2/2/h4	0	5	5	0	0	0	0	0	0	5	E/16925
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Land north of Pantglas	D/091/13 T2/2/h3	0	4	6	0	0	0	2	2	0	2	E/37499
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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	10	205	14708/88
Total Llandeilo		0	224	257	0	0	0	2	2	10	243	
Llandovery												
New Road	D/092/07 T2/3/h2	0	0	6	0	0	0	0	0	0	6	-
Total Llandovery		0	0	6	0	0	0	0	0	0	6	
Llandybie												
Land north of Maesypiode	D/093/10 GA3/h32	0	42	42	0	0	0	0	0	0	42	-
Total Llandybie		0	42	42	0	0	0	0	0	0	42	
Llanelli												
Adjacent 73 Parc Gitto, Llwynhendy	L/001/127 w/f	0	10	10	0	0	5	5	0	0	0	S/32678
Beech Grove, Pwll	L/001/101 GA2/h1	0	10	10	0	0	0	0	0	5	5	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	54	0	0	0	27	27	0	0	0
Dafen East Gateway	L/001/109 GA2/h27	0	150	150	0	0	30	30	30	30	30	0
Former DRAKA site, Copperworks Road	L/001/121 GA2/MU2	0	0	75	0	0	0	0	0	0	75	0
Former Garage, Marsh Street	L/001/104 GA2/h9	0	0	19	0	0	0	0	0	0	19	S/14791
Genwen, Bryn (Allocations)	L/001/011 GA2/h45 (part	0	20	35	0	0	0	15	20	0	0	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Heol Goffa, Dimpath	L/001/102 GA2/h8	0	0	30	0	0	0	0	0	0	30	0
Land at Harddfafan, Bryn	L/001/125 GA2/h48 (part)	0	6	6	0	0	6	0	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. Parcbrymawr)	L/001/027 GA2/h24	0	0	100	0	0	0	0	0	0	100	-
Llys y Bryn, Penceiliogi	L/001/119 GA2/h56	0	0	145	0	0	0	0	0	0	145	0
Opposite Playing Field, Llanerch SA15 3EJ	L/001/108 GA2/h23	0	0	12	0	0	0	0	0	0	12	0
Parc Gitto/Llwynhendy Road	L/001/042 GA2/h37	0	0	30	0	0	0	0	0	0	30	-
Penllwynrhodyn Road 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	15	20	D5/13944
Trostre Gateway	L/001/122 GA2/MU4	0	0	70	0	0	0	0	0	0	70	0
Ynys Cas, Cefn Caeau	L/001/118 GA2/h41	0	45	45	0	0	0	0	0	20	25	PL/01196
Total Llanelli		0	371	1012	0	0	41	77	77	70	747	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Llanfihangel-ar-Arth

Adj yr Hendre	C/098/01 SC20/h1	0	7	8	0	0	0	0	0	1	7	-
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Total Llanfihangel-ar-Arth		0	7	8	0	0	0	0	0	1	7	
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Llangadog

Adj Rhyd y Fro / Land opposite Llangadog CP School	D/100/03a 3/10/h1 (par	0	16	16	0	0	0	0	4	4	8	-
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Total Llangadog		0	16	16	0	0	0	0	4	4	8	
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Llangendeirne

Adj Maes y Berllan	C/106/01 SC39/h1	0	0	12	0	0	0	0	0	0	12	-
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Total Llangendeirne		0	0	12	0	0	0	0	0	0	12	
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Llangennech

Aberllwchwr	L/104/06 GA2/h51	0	42	4	0	0	1	1	1	1	0	11277
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Golwg yr Afon	L/104/10 GA2/h52	0	50	50	0	0	0	0	25	25	0	0
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Opposite Parc Morlais	L/104/11 GA2/h53	0	35	30	0	0	0	15	15	0	0	0
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Total Llangennech		0	127	84	0	0	1	16	41	26	0	
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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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Total Llangynog		0	5	5	0	0	1	2	2	0	0	
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Llanfynydd

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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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Tanybryn	C/109/01 SC22/h3	0	0	8	0	0	0	0	0	0	8	-
Total Llanllwni		0	0	16	0	0	0	0	0	0	16	
Llannon												
Adjacent St Nons Church	L/110/02 w/f	0	0	34	0	0	0	0	0	0	34	-
Total Llannon		0	0	34	0	0	0	0	0	0	34	
Llanpumsaint												
Adjacent Gwyn Villa	C/111/03 SC19/h3	0	20	20	0	0	0	0	0	0	20	0
Total Llanpumsaint		0	20	20	0	0	0	0	0	0	20	
Llansawel												
Land adjacent Dolau Llan	D/115/01 SC25/h1	0	0	5	0	0	0	0	0	0	5	0
Total Llansawel		0	0	5	0	0	0	0	0	0	5	
Llanybri												
Adj Parc y Delyn	C/118/01 SC16/h1	0	0	10	0	0	0	0	0	0	10	-
Total Llanybri		0	0	10	0	0	0	0	0	0	10	
Llanybydder												
Adjacent Y Bryn	C/119/07 T3/11/h2	0	0	10	0	0	0	0	0	0	10	-
Adjacent Y Neuadd	C/119/05 T3/11/h1	0	10	6	0	0	0	0	0	2	4	D4/19426
Lakefield	C/119/03 T3/11/h3	0	0	39	0	0	0	0	0	0	39	D4/24349
Troedybryn	C/119/01 T3/11/h5	0	23	23	0	0	0	0	0	5	18	-

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Total Llanybydder		0	33	78	0	0	0	0	0	7	71	
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Maesybont

Land adjacent Maesybryn	D/122/01 SC34/h6	0	0	6	0	0	0	0	0	0	6	-
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Total Maesybont		0	0	6	0	0	0	0	0	0	6	
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Meidrim

Land adjacent to Lon Dewi	C/124/03 SC11/h3	0	10	10	0	0	0	10	0	0	0	0
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Land off Drefach Road	C/124/02 SC11/h2	0	15	10	0	0	2	2	2	2	2	W/24473
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Total Meidrim		0	25	20	0	0	2	12	2	2	2	
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Nantgaredig

Rear of former Joinery, Station Road	D/128/04 SC32/h2	0	30	30	0	0	0	0	0	15	15	0
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Total Nantgaredig		0	30	30	0	0	0	0	0	15	15	
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Newcastle Emlyn

Land to the rear of Dolcoed	C/133/10 T2/4/h4	0	20	34	0	0	0	0	0	4	30	0
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Millbank	C/133/01 T2/4/h5	0	0	12	0	0	0	0	0	0	12	0
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Penlon, PT O.S.1100	C/133/04 T2/4/h3	0	0	14	0	0	0	0	0	0	14	-
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Trem y Ddol	C/133/06 T2/4/h1	0	17	17	0	0	0	0	0	0	17	W/18258
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Total Newcastle Emlyn		0	37	77	0	0	0	0	0	4	73	
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Pembrey

Former Speedway Garage	L/135/01 T2/1/h1	0	0	30	0	0	0	0	0	0	30	S/02112
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Lando Road	L/135/04 T2/1/h10	0	0	20	0	0	0	0	0	0	20	0

Total Pembrey		0	0	50	0	0	0	0	0	0	50	
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Pencader

Bro'r Hen Wr	C/137/02 SC20/h4	0	7	7	0	0	0	0	0	0	7	W/05576
North of Maes Cader	C/137/07 SC20/h5	0	0	37	0	0	0	0	0	0	37	0

Total Pencader		0	7	44	0	0	0	0	0	0	44	
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Pendine

Land at Nieuport Farm	C/139/03 SC13/h1	0	10	5	0	0	2	3	0	0	0	W/07003
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Total Pendine		0	10	5	0	0	2	3	0	0	0	
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Pentrecwrt

Land adj Brynywawr	C/143/03 SC2/h2	0	14	14	0	0	0	0	0	2	12	0
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Total Pentrecwrt		0	14	14	0	0	0	0	0	2	12	
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Penygroes/Gorsddu

Clos y Cwm, Adj Penybont Farm	D/146/08 GA3/h37	0	0	5	0	0	0	0	0	0	5	E/18054
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Emlyn Brickworks	D/146/09 GA3/MU2	0	250	241	0	0	15	25	25	25	151	E/23534
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Land adjacent Pant y Blodau	D/146/03 GA3/h35	0	79	79	0	0	20	20	20	19	0	E/29910
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Land at Waterloo Road	D/146/06 GA3/h38	0	15	2	0	0	0	0	0	0	2	E/25854
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Total Penygroes/Gorsddu		0	344	327	0	0	35	45	45	44	158	
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Ponthenri

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Land adj Llwynpiod, Bancffosfelen	L/155/12 T3/6/h2	0	3	40	0	0	0	0	0	0	40	0
Land off Ashgrove	L/155/13 T3/6/h5	0	0	6	0	0	0	0	0	0	6	0
Land off Heol Llannon	L/155/14 T3/6/h6	0	55	55	0	0	10	10	10	10	15	0
Total Pontyberem		0	58	127	0	0	10	10	10	10	87	
Porthyrhyd												
Rear of Ysgoldy Bethlehem	C/157/04 SC33/h3	0	0	27	0	0	0	0	0	0	27	0
Total Porthyrhyd		0	0	27	0	0	0	0	0	0	27	
Red Roses												
Land adjacent Avola Farm	C/159/02 SC14/h1	0	0	8	0	0	0	0	0	0	8	-
Total Red Roses		0	0	8	0	0	0	0	0	0	8	
Rhydargaeau												
Opposite Bryn Bedw	C/164/01 SC19/h4	0	7	7	0	0	2	3	2	0	0	PL/00832
Total Rhydargaeau		0	7	7	0	0	2	3	2	0	0	
Saron												
Land adjacent Arwynfa	C/167/05 SC2/h4	0	35	35	0	0	0	0	0	5	30	0
Total Saron		0	35	35	0	0	0	0	0	5	30	
St Clears/Pwll Trap												
Adjacent Britannia Terrace	C/170/07 T2/5/h4	0	60	50	0	0	0	0	0	25	25	W/21675
Adjacent Brynheulog	C/170/08 T2/5/h5	0	40	40	0	0	0	0	0	0	40	W/38462

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Adjacent to Gardde Fields	C/170/11 T2/5/h6	0	8	7	0	0	0	2	2	2	1	PL/00736

Total St Clears/Pwll Trap		0	108	97	0	0	0	2	2	27	66	
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Talley

Adj Dyffryn Glas	D/172/02 SC25/h5	0	0	8	0	0	0	0	0	0	8	-
Land at Edwinsford Arms	D/172/03 SC25/h4	0	4	9	0	0	0	0	0	0	9	E/18376

Total Talley		0	4	17	0	0	0	0	0	0	17	
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Trelech

Clos y Cynin	C/176/02a SC8/h1	0	12	8	0	0	3	3	2	0	0	W/25947
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Total Trelech		0	12	8	0	0	3	3	2	0	0	
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Trimsaran

Adj 21 Heol Waun y Clun	L/177/06 T3/4/h4	0	0	20	0	0	0	0	0	0	20	D5/13952
Adj Filling Station, Bryncaerau	L/177/01 T3/4/h1	0	4	7	0	0	0	0	0	0	7	GW/2504
Land at Gwelfor	L/177/04 T3/4/h7	0	0	22	0	0	0	0	0	0	22	S/20834
North of Maes y Ffynnon	L/177/08 T3/4/h5	0	0	35	0	0	0	0	0	0	35	S/23068
Rear of Bryncaerau	L/177/10 T3/4/h2	0	0	11	0	0	0	0	0	0	11	S/17083

Total Trimsaran		0	4	95	0	0	0	0	0	0	95	
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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
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Total Trimsaran / Carway		0	0	6	0	0	0	0	0	0	6	
Tumble												
62 Heol y Neuadd, Llys Rafaelston	L/178/01 GA3/h57	0	2	5	0	0	0	0	0	0	5	D5/14343
Rhydcerrig Estate, Cwmmawr	L/178/06 GA3/h54	0	0	10	0	0	0	0	0	0	10	-
Total Tumble		0	2	15	0	0	0	0	0	0	15	
Waungilwen												
Waungilwen Road	C/181/01 SC1/h3	0	3	6	0	0	0	0	0	0	6	W/32248
Total Waungilwen		0	3	6	0	0	0	0	0	0	6	
Whitland												
Adj Lon Hywel	C/184/02 T2/6/h1	0	32	32	0	0	0	0	0	0	32	W/30421
Land at Maesabaty	C/184/12 T2/6/h3	0	0	18	0	0	0	0	0	0	18	-
Total Whitland		0	32	50	0	0	0	0	0	0	50	
Ystradowen												
Adj Goedlan	D/185/02 SC35/h2	0	0	11	0	0	0	0	0	0	11	-
Land at New Road	D/185/03 SC35/h4	0	4	9	0	0	0	0	0	0	9	E/00497
Land off Pant y Brwyn	D/185/05 SC35/h3	0	5	5	0	2	3	0	0	0	0	E/29083
Total Ystradowen		0	9	25	0	2	3	0	0	0	20	
Grand Total		0	2182	4454	0	4	159	235	246	331	3479	

* w/f = 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	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Ammanford

Land at Gwynfryn Fawr	D/004/14 GA3/h16	28	90	0	0	0	0	0	0	0	0	730/93
Residential Caravan Park, Parc Henry Lane	D/004/15 GA3/h2	3	9	0	0	0	0	0	0	0	0	E/15940
Tirychen Farm	D/004/13 GA3/h17	0	289	289	0	0	0	10	20	20	239	E/21663
Yr Hen Felin, Pontamman Road, Ammanford	D/004/41 w/f	4	8	0	0	0	0	0	0	0	0	E/33923

Total Ammanford

35 396 289 0 0 0 10 20 20 239

Bronwydd

Land to rear of Swyn Aderyn (Formerly known as Land at P	C/019/04 SC18/h1	0	0	12	0	0	0	0	0	0	12	W/20622
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Total Bronwydd

0 0 12 0 0 0 0 0 0 12

Brynamman

Ardwyn Road	D/021/10 T3/9/h2	0	8	6	0	1	1	1	1	1	1	E/20564
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Total Brynamman

0 8 6 0 1 1 1 1 1 1

Burry Port

Gwdig Farm (Pen y Porth)	L/003/12 T2/1/h9	57	105	13	13	13	0	0	0	0	0	-
Site 4 Burry Port Harbour East	L/003/22 T2/1/MU1	0	0	20	0	0	0	0	0	0	20	S/30597

Total Burry Port

57 105 33 13 13 0 0 0 0 20

Capel Dewi

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Llwynddewi Road (Commitment)	C/023/01 SC32/h1	2	6	2	1	2	0	0	0	0	0	W/38104
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Total Capel Dewi		2	6	2	1	2	0	0	0	0	0	
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Carmarthen

40 Heol Spilman SA31 1LQ	C/002/53 w/f	0	8	8	0	0	8	0	0	0	0	W/38753
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4-5 Quay Street, Carmarthen SA31 3JT	C/002/55 w/f	0	0	5	0	0	5	0	0	0	0	W/40752
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Adjacent Tyle Teg, Llysonnen Road, Llanllwch	C/002/48 w/f	0	7	2	0	2	0	0	0	0	0	W/36311
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Castell Howell, Trevaughan SA31 3QN	C/002/54 w/f	0	0	7	0	0	0	3	4	0	0	W/37156
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Former Cartref Tawelan, Ash Grove	C/002/52 w/f	18	18	0	0	0	0	0	0	0	0	W/39755
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Former MAFF Depot	C/002/20 GA1/h15	0	14	14	0	0	0	0	7	7	0	W/04074
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Land off High Street, Abergwili	C/002/51 w/f	6	6	0	0	0	0	0	0	0	0	W/39625
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Land south of Pant Glas, Bronwydd Road	C/002/40 GA1/h12	0	13	13	0	0	0	0	3	3	7	W/31902
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Mounthill	C/002/26 GA1/h3	0	79	3	0	3	0	0	0	0	0	W/20013
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Penybont Farm, Llysonnen Road	C/002/06 GA1/h18	0	9	9	0	9	0	0	0	0	0	W/15157
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Rear of Bronwydd Road South	C/002/01 GA1/h13	8	67	28	3	3	25	0	0	0	0	W/29578
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Rhiw Sabell Extension	C/002/42 GA1/h21	3	12	0	0	0	0	0	0	0	0	W/37327
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Springfield Road	C/002/39 GA1/h11	0	29	29	0	0	9	10	10	0	0	W/35903
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West Carmarthen (Commitment)	C/002/38 GA1/MU1	10	1100	886	0	0	50	50	50	50	686	W/30286
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Total Carmarthen		45	1362	1004	3	17	97	63	74	60	693	
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Cross Hands

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	9	9	0	0	4	5	0	0	0	S/01815
Land at Heol Cae Pownd (Maes y Parc)	L/037/06 GA3/MU1	31	262	85	11	29	20	20	16	0	0	PL/00984

Total Cross Hands		31	271	159	11	29	24	25	16	0	65	
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Cwmffrwd

Land at Maes Glasnant	C/047/05 SC18/h3	1	28	6	0	2	2	2	0	0		W/31450
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Total Cwmffrwd		1	28	6	0	2	2	2	0	0		
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Cwmgwili

Land part of Heathfield Industrial Estate	D/048/04 w/f	0	0	30	0	0	0	0	15	15	0	E/29744
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Total Cwmgwili		0	0	30	0	0	0	0	15	15	0	
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Cynghordy

Land at Bronhaul	D/053/02 w/f	0	7	7	0	0	0	0	3	4	0	E/30512
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Total Cynghordy		0	7	7	0	0	0	0	3	4	0	
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Cynheidre

The Yard, Heol Hen SA15 5YD	L/054/02 w/f	0	6	4	0	2	2	0	0	0	0	S/27831
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Total Cynheidre		0	6	4	0	2	2	0	0	0	0	
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Cynwyl Elfed

Adjacent Fron Heulog	C/055/01 SC9/h1	1	8	7	0	1	1	1	0	0	4	W/20990
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Land adjacent Lleine	C/055/02 SC9/h2	0	13	13	0	2	2	2	2	2	3	W/20325

Total Cynwyl Elfed		1	21	20	0	3	3	3	2	2	7	
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Drefach

Land off Heol Caegwyn	C/058/10 GA3/h52	0	8	7	1	1	2	2	2	0		W/36716
Opposite Cwmawr Lodge	C/058/05 GA3/h51	0	0	22	0	0	0	6	8	8	0	W/29766

Total Drefach		0	8	29	1	1	2	8	10	8	0	
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Ferryside

Caradog Court	C/067/01 T3/2/h2	0	12	10	6	2	2	2	2	2	0	W/24934
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Total Ferryside		0	12	10	6	2	2	2	2	2	0	
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Five Roads

Clos y Parc	L/071/04 SC37/h1	14	16	2	2	2	0	0	0	0	0	S/25584
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Total Five Roads		14	16	2	2	2	0	0	0	0	0	
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Glanaman/Garnant

Garnant CP School, New School Road	D/074/08 T3/8/h6	5	9	1	1	1	0	0	0	0	0	E/38945
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Glanamman CP School	D/074/17 T3/8/h14	0	19	7	0	0	0	3	4	0	0	E/24404
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Land Adjacent 13 Bishop Road	D/074/13 T3/8/h8	2	8	5	0	1	2	2	0	0	0	E/16443
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Land adjacent Clos Felen	D/074/07 w/f	0	7	7	0	0	2	3	2	0	0	E/31003
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Total Glanaman/Garnant		7	43	20	1	2	4	8	6	0	0	
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Glandy Cross

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Land to the rear of Maesglas	C/075/02 SC4/h1	0	10	9	0	0	3	3	3	0		W/14604

Total Glandy Cross		0	10	9	0	0	3	3	3	0		
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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	1	5	0	0	0	0	0	0	0	0	E/18246

Total Gorslas		1	14	9	0	3	3	3	0	0	0	
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Hendy

Adjacent to Clos Benallt Fawr, Fforest	L/080/12 T3/7/h8	15	35	0	0	0	0	0	0	0	0	S/38255
Coed y Bronallt	L/080/06 T3/7/h6	0	8	6	3	3	3	0	0	0	0	D5/16775
Land between Clayton Road and East of Bronallt Road	L/080/07 T3/7/h5	2	28	22	0	2	0	0	0	0	20	S/13659
Llanedi Road, Hendy	L/080/05 T3/7/h9	2	6	0	0	0	0	0	0	0	0	S/2719

Total Hendy		19	77	28	3	5	3	0	0	0	20	
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Kidwelly

Land adj to Brodawel	L/085/09 T3/3/h5	0	9	9	0	0	4	5	0	0	0	S/25519
Land at Former Dinas Yard	L/085/14 T3/3/h10	0	30	30	0	0	10	10	10	0	0	S/33973
Land opposite Parc Pendre	L/085/08 w/f	0	14	14	0	4	5	5	0	0	0	S/13109
Land to the rear of Park View Drive, Station Road	L/085/13 T3/3/h7	6	24	18	3	6	6	6	0	0	0	S/34146

Total Kidwelly		6	77	71	3	10	25	26	10	0	0	
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Laugharne

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Adj. Laugharne School	C/086/03 T3/1/h2	0	42	42	0	0	0	0	14	14	14	W/09082
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Pludds Meadow	C/086/02 T3/1/h1	11	24	6	6	6	0	0	0	0	0	W/27727
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Total Laugharne		11	66	48	6	6	0	0	14	14	14	
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Llanddarog

Land Opposite Village Hall	C/089/01 SC33/h1	0	16	16	0	8	8	0	0	0	0	W/26987
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Total Llanddarog		0	16	16	0	8	8	0	0	0	0	
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Llandeilo

Cwrt y Felin, The Old Tannery	D/091/09 T2/2/h6	0	6	6	0	3	3	0	0	0	0	E/23332
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Total Llandeilo		0	6	6	0	3	3	0	0	0	0	
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Llandovery

Danycrug	D/092/05 T2/3/h1	0	61	61	0	0	0	0	10	10	41	E/16328
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Total Llandovery		0	61	61	0	0	0	0	10	10	41	
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Llandybie

Land off Kings Acre, Kings Road	D/093/07 GA3/h30	0	0	24	0	0	8	8	8	0	0	E/15577
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Land off Llys y Nant	D/093/06 GA3/h29	2	9	2	1	2	0	0	0	0	0	E/38552
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Total Llandybie		2	9	26	1	2	8	8	8	0	0	
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Llanedi

16 Yrreg Llwyd	L/095/02 SC36/h1	0	11	8	0	4	4	0	0	0	0	S/37922
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Total Llanedi		0	11	8	0	4	4	0	0	0	0	
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Llanelli

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
42 Stepney Street, Llanelli SA15 3TR	L/001/132 w/f	0	0	8	0	8	0	0	0	0	0	PL/02186
All Saints Church, Goring Road	L/001/126 w/f	0	0	9	0	9	0	0	0	0	0	S/32047
Calfaria Chapel, Ann Street, Llanelli	L/001/131 w/f	0	8	8	0	0	0	8	0	0	0	S/37608
Cwm y Nant, Dafen	L/001/017 /h30 & h33 &	0	280	202	0	0	0	0	40	40	122	S/40692-
Dylan, Trallwm	L/001/120 GA2/h57	8	32	0	0	0	0	0	0	0	0	S/36465
Former Glynderwen Factory, Llwynhendy Road	L/001/114 GA2/h38	0	8	13	0	0	4	5	4	0	0	PL/00179
Former NRW Laboratory, Pen-y-Fai Lane, Llanelli	L/001/129 w/f	0	10	13	4	7	6	0	0	0	0	S/36817
Genwen	L/001/023 /h46 & h45(p	5	240	20	0	20	0	0	0	0	0	S/15702
Land off Frondeg Terrace	L/001/006 GA2/h21	0	69	38	0	0	0	0	0	0	38	S/773
Land R/O 22 Llwynhendy Road	L/001/128 w/f	2	6	0	0	0	0	0	0	0	0	S/36816
Llys yr Hen Felin (remaining land)	L/001/103 GA2/h4	6	26	0	0	0	0	0	0	0	0	S/30189
Maesarddafan 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	20	20	295	S/18032
Pemberton Road, Pemberton	L/001/091 GA2/h34	0	0	9	0	0	4	5	0	0	0	S/18528
Wellness & Life Science Village (Strategic Site), South Llanel	L/001/105 GA2/h15	0	60	60	0	0	0	60	0	0	0	S/36948
Total Llanelli		21	1374	1015	4	44	44	108	98	60	661	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Adj Valley View	D/099/01 SC41/h1	0	13	13	0	0	0	0	2	2	9	E/26807
Total Llanfynydd		0	13	13	0	0	0	0	2	2	9	
Llangadog												
Adj Rhyd y Fro	D/100/03 3/10/h1 (part	2	19	0	0	0	0	0	0	0	0	E/39982
Total Llangadog		2	19	0	0	0	0	0	0	0	0	
Llangain												
South of Dol y Dderwen	C/101/01 SC18/h5	0	36	36	0	0	10	10	10	6	0	W/38125
Total Llangain		0	36	36	0	0	10	10	10	6	0	
Llangennech												
Box Farm	L/104/09 GA2/h50	0	7	7	0	0	3	4	0	0	0	S/33213
Maesydderwen	L/104/12 GA2/h54	0	8	7	0	0	2	3	2	0	0	S/25648
Total Llangennech		0	15	14	0	0	5	7	2	0	0	
Llanllwni												
Land at Aber-Giar	C/109/02 SC22/h1	0	4	8	0	0	0	2	2	0	4	W/27548
Total Llanllwni		0	4	8	0	0	0	2	2	0	4	
Llannon												
Land north of Clos Rebecca	L/110/03 SC34/h5	0	47	47	0	12	12	12	11	0	0	S/36934
Total Llannon		0	47	47	0	12	12	12	11	0	0	
Llanbysaint												
Llandre	C/111/01 SC19/h2	1	8	6	1	1	1	1	1	1	1	CUDP

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Total Llanpumsaint		1	8	6	1	1	1	1	1	1	1	
Llansteffan												
Land rear of Maesgriffith	C/116/01 w/f	0	19	16	0	8	8	0	0	0	0	W/31230
Total Llansteffan		0	19	16	0	8	8	0	0	0	0	
Llanybydder												
Bro Einon SA40 9SF	C/119/08 w/f	0	9	9	0	0	3	3	3	0	0	W/30639
Total Llanybydder		0	9	9	0	0	3	3	3	0	0	
Milo												
Former Nantygroes School	D/125/02 w/f	0	0	6	0	3	3	0	0	0	0	E/34580
Total Milo		0	0	6	0	3	3	0	0	0	0	
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	25	13	20	5	0	0	0	0	S/32362
Total Mynyddygarreg		0	38	31	13	23	8	0	0	0	0	
New Inn												
Blossom Inn	C/132/01 SC20/h3	0	8	11	2	2	1	2	3	3	0	PL/03368
Total New Inn		0	8	11	2	2	1	2	3	3	0	
Newcastle Emlyn												
Heol Dewi	C/133/05 T2/4/h2	2	20	4	2	4	0	0	0	0	0	TMT/0234
Total Newcastle Emlyn		2	20	4	2	4	0	0	0	0	0	

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Pembrey

Cwrt Farm	L/135/03 T2/1/h2	0	100	100	0	20	40	40	0	0	0	S/21597
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Total Pembrey		0	100	100	0	20	40	40	0	0	0	
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Pendine

Hazeldene	C/139/06 w/f	0	0	9	0	4	5	0	0	0	0	W/22336
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Land at Woodend	C/139/05 SC13/h3	3	28	23	4	4	4	4	4	4	3	CUDP
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Ocean View	C/139/02 SC13/h2	0	5	3	1	1	1	1	0	0	0	W/27044
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Total Pendine		3	33	35	5	9	10	5	4	4	3	
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Peniel

South of Pentre	C/140/03 SC18/h6	3	10	6	1	3	3	0	0	0	0	W/39679
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Total Peniel		3	10	6	1	3	3	0	0	0	0	
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Penygroes/Gorsddu

Adj Clos y Cwm, Waterloo Road	D/146/01 GA3/36	4	36	5	4	5	0	0	0	0	0	E/22764
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Land at rear of 10-12 Norton Road	D/146/14 w/f	0	0	6	0	0	0	3	3	0	0	E/30557
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Total Penygroes/Gorsddu		4	36	11	4	5	0	3	3	0	0	
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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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Total Pontargothi		0	18	15	0	5	5	5	0	0	0	
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Pontwelly

Cilgwyn Bach	C/153/03 SC21/h1	0	14	14	0	2	2	2	2	2	4	W/30682
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Total Pontwelly		0	14	14	0	2	2	2	2	2	4	
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Pontyates

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	2	2	2	2	2	1	S/28103
Land at Heol Llanelli, Danybanc Road	L/154/02 T3/5/h8	0	10	10	0	0	3	4	3	0	0	PL/00019

Total Pontyates		0	27	27	0	5	8	6	5	2	1	
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Pontyates and Meinciau

Black Horse Inn	C/154/05 T3/5/h1	0	0	30	1	0	0	0	0	0	30	W/17123
Land to the rear of Brynderi	C/154/08 w/f	0	7	7	0	2	3	2	0	0	0	W/30638
Lime Grove	C/154/03 w/f	0	20	20	0	0	5	5	5	5	0	W/28553

Total Pontyates and Meinciau		0	27	57	1	2	8	7	5	5	30	
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Pontyberem

Ffynon Fach, Bancffosfelen	L/155/10 w/f	2	23	2	1	2	0	0	0	0	0	S/23231
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Total Pontyberem		2	23	2	1	2	0	0	0	0	0	
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Rhydargaeau

Cefn Farm	C/164/06 /h5 (reduced	6	24	0	0	0	0	0	0	0	0	W/19939
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Total Rhydargaeau		6	24	0	0	0	0	0	0	0	0	
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Rhydymerau

Land at Dolau Isaf	D/165/01 SC25/h2	0	6	6	0	0	0	3	3	0	0	W/33314
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Dolau Isaf

	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Total Rhydcymerau		0	6	6	0	0	0	3	3	0	0	
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Saron

Ger Tyddyn-y-Celyn, Hafod Hedd	C/167/03 SC2/h3	0	4	3	1	1	0	1	1	0	0	W/39037
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Total Saron		0	4	3	1	1	0	1	1	0	0	
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St Clears

Former Butter Factory	C/170/17 T2/5/MU1	0	45	45	0	0	0	10	20	15	0	W/34218
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Total St Clears		0	45	45	0	0	0	10	20	15	0	
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St Clears/Pwll Trap

Mermaid Buildings, Pentre Road	C/170/16 w/f	0	6	6	0	6	0	0	0	0	0	W/33877
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Total St Clears/Pwll Trap		0	6	6	0	6	0	0	0	0	0	
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Talley

Adjacent Ffynnon Dawel	D/172/01 SC25/h3	0	8	7	0	0	0	2	2	2	1	E/28965
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Total Talley		0	8	7	0	0	0	2	2	2	1	
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Trelech

Land adjacent to Tower Hill	C/176/01 SC8/h2	0	3	3	0	0	1	0	0	0	2	W/38985
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Total Trelech		0	3	3	0	0	1	0	0	0	2	
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Trimsaran

Land to the rear of Cae Linda	L/177/03 T3/4/h6 (part)	0	50	44	1	2	2	2	2	2	34	S/21696
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No. 28 Bryncaerau	L/177/11 T3/4/h3	0	0	1	0	1	0	0	0	0	0	S/23850
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Total Trimsaran		0	50	45	1	3	2	2	2	2	34	
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
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Trimsaran / Carway

Ffos Las	C/029/04 SC40/h3	29	480	141	0	0	41	50	50	0	0	PL/03790
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Total Trimsaran / Carway		29	480	141	0	0	41	50	50	0	0	
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Tumble

Central Garage	L/178/08 w/f	1	24	2	2	2	0	0	0	0	0	S/26485
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Land at Factory site between No. 22 & 28 Bethesda Road	L/178/13 GA3/h56	0	30	50	0	0	10	10	10	10	10	S/24446
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Total Tumble		1	54	52	2	2	10	10	10	10	10	
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Tycroes

Land at Heol Ddu	L/180/12 GA3/h23	0	0	127	0	0	0	0	0	0	127	S/13960
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Land south of Tycroes Road	L/180/06 w/f	21	37	0	0	0	0	0	0	0	0	S/29469
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Total Tycroes		21	37	127	0	0	0	0	0	0	127	
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Waungilwen

Arwel	C/181/02 SC1/h5	0	7	7	0	0	2	3	2	0	0	W/18601
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Opposite Springfield	C/181/06 SC1/h4	0	6	6	0	2	2	2	0	0	0	W/19978
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Total Waungilwen		0	13	13	0	2	4	5	2	0	0	
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Whitland

Adjacent Spring Gardens	C/184/04 T2/6/h4	38	70	32	6	32	0	0	0	0	0	W/27413
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Land at Whitland Creamery	C/184/13 w/f	0	28	28	0	0	8	10	10	0	0	W/33572
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Total Whitland		38	98	60	6	32	8	10	10	0	0	
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	LPA Ref/ LDP Ref*	Units Built Since Last Study	Total Units	Units Rem	U/C	2022-23	2023-24	2024-25	2025-26	2026-27	Beyond 5 Years	Applicati on no.
Grand Total		365	5362	3906	95	313	431	468	445	250	1999	

* w/f = windfall site

**Communities, Homes and Regeneration Scrutiny
Committee
16th November 2022**

**Revised Carmarthenshire Local Development Plan 2018 - 2033
Draft Second Deposit**

Purpose:

To inform members of the Draft Second Deposit Carmarthenshire Local Development Plan.

THE SCRUTINY COMMITTEE IS ASKED TO:-

- To consider the Report and the emerging content of the Second Deposit Revised Carmarthenshire Local Development Plan (LDP).

Reason(s)

To enable members to exercise their scrutiny role in relation to the preparation of the Revised Carmarthenshire Local Development Plan.

To ensure we comply with our statutory responsibilities to prepare an adopted Local Development Plan.

CABINET MEMBER PORTFOLIO HOLDER:-

Cllr. Ann Davies, Cabinet Member for Rural Affairs & Planning Policy

Directorate
Environment

Name of Head of Service:
Rhodri Griffiths

Report Author:
Ian Llewelyn

Designations:

Head of Place and
Sustainability

Forward Planning Manager

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EXECUTIVE SUMMARY
Communities, Homes and Regeneration Scrutiny
Committee
16th November 2022

Revised Carmarthenshire Local Development Plan 2018 - 2033
Draft Second Deposit

1. BRIEF SUMMARY OF PURPOSE OF REPORT

This Report follows the resolution of County Council on the 9th of March 2022 to prepare a second Deposit version of the Revised Local Development Plan and a Revised Delivery Agreement. This recognised the impacts and implications of a series of factors, issues and guidance on the progress and content of the Plan, including but not limited to phosphate levels in protected rivers and Covid-19.

As part of the resolution at the above meeting a Revised Delivery Agreement including a timetable for Plan preparation and a Community Involvement Scheme was agreed, with Welsh Government approval of the Delivery Agreement received on the 25th of August 2022.

This report sets out the Draft Second Deposit Revised LDP (Deposit LDP) by identifying the Council's land use Vision, Strategic Objectives and Strategic Growth requirements for the County through to 2033, along with a detailed and comprehensive set of policies and provisions including site specific allocations for housing and employment use, as well as environmental and other spatial considerations.

Approval is sought for the publication of the Deposit LDP and supporting documents as part of a formal public consultation for a minimum statutory period of 6 weeks commencing in December 2022/January 2023.

It should be noted that the Deposit Revised LDP, together with other supporting documents are emerging documents and will develop through to the point of publication. This reflects the availability of some pieces of evidence and timelines associated with the plan's preparation and ensure that the Plan will include the most current information at publication. The Revised LDP also includes a constraints map which whilst not formally part of the LDP identifies those spatial areas often identified by other bodies, organisations and processes which are important considerations in land use planning and are often interlinked with planning policies. These include important constraints such as statutory environmental designations and air quality management areas amongst others.

The proposals map which identifies land use allocations (including housing and employment) in locations where developments may be permitted will, along with the constraints map be available for consideration at the meeting of County Council. The maps will also include areas for protection and designations which inform the decision making in respect of any development proposals.

Note: The report reflects that the Plan is emerging with the content of the Deposit LDP available for consideration and updated as it progresses through the reporting cycle.

Reference is also made to the proposed approach in relation to phosphates (appendix 1) and appendix 3 on Housing and Economic Growth Options. The latter will set the context for the level of growth and number of new homes to be provided within the Revised LDP and will inform the content of the Plan and its growth requirements – the recommended option is further set out and integrated in the Deposit LDP.

Further detail on the considerations in relation to the background of the Deposit LDP and the next steps are set out in the appendix 1 of this report.

Appendix 2 sets out the emerging Deposit LDP Written Statement setting out the Plan's vision, strategy, strategic objectives and the detailed and strategic policy framework.

DETAILED REPORT ATTACHED?	Appendix 1 – Deposit LDP Background and Next Steps Appendix 2 – Draft Second Deposit Written Statement Appendix 3 – Housing and Economic Growth Options Paper
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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: **R Griffiths**

Head of Place and Sustainability

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

1. Policy, Crime & Disorder and Equalities

The Second Deposit LDP identifies and develops the links and requirements necessary to ensure the Plan, and the processes in its preparation are compatible with 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, cohesive and provide 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 formulation of the Revised LDP will closely consider matters of sustainability and will be prepared with the outcomes of the Plan measured in light of the Sustainability Appraisal indicators. This iterative approach ensures sustainability is at the heart of the Plan and that it is reflective of the requirements emanating from the Wellbeing and Future Generations Act 2015 and the Carmarthenshire Well-being Plan.

The LDP will have full regard to the national legislative provisions and will relate and have regard to the Carmarthenshire Well-being Plan. They will be assessed against the National and local Well-being Objectives. The Revised LDP will ensure the requirements emanating from the Act are fully and appropriately considered within the Plan, reflective of its duties.

2. Legal

The preparation of the Revised LDP reflects the provisions of the Planning and Compulsory Purchase Act 2004, the requirements of the Planning (Wales) Act 2015 and secondary legislation in the form of the Local Development Plan (Regulations) Wales (As amended) 2015.

Its preparation also has appropriate regard to other sources of primary and secondary legislation including the Environment (Wales) Act and the Well-being of Future Generations Act 2015. It must also have regard to the provisions of the Habitat Regulations as transposed into the Conservation of Habitats and Species Regulations 2017 (as amended) and our legal duties as competent authority.

The preparation of the Deposit LDP is in accordance with the 2004 Planning and Compulsory Purchase Act. It is also in line with national regulations and guidance in relation to its scope and content.

Note: The Revised LDP will be required to comply with the provisions of Future Wales: the National Plan 2040 (formerly the National Development Framework) which sets out a high-level spatial strategy for Wales.

3. Finance

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

Should the Planning Division Budget not be able to provide further funding necessary to meet the statutory requirements emerging from the specialist input necessary to address the phosphates impacts then an application will be made for further funding. In addition, we will look to share financial burden of such work with partners and seek financial assistance (where applicable) from the Welsh Government as well as maximising grant income (where available).

The Delivery Agreement, in making reference to such matters, outlines the Council's commitment to prepare and adopt an up-to-date LDP in accordance with the Council's statutory duty.

6. Physical Assets

Reference is made to the potential inclusion or otherwise of Council owned sites and properties. The preparation of the Revised LDP will impact on Council land and property holdings and values 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

Whilst the progression of the Revised LDP will be delivered through current staffing provisions, any delay may require extensions to contracts of those temporary posts in place to support Plan preparation and delivery. Funding would be through current financial provisions and/or future growth items.

Provision will be required for a Programme Officer for the Examination into the LDP (scheduled 2023/24), this accommodated within existing financial provisions.

CONSULTATIONS

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

Signed: R Griffiths

Head of Place and Sustainability

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

1. Scrutiny Committee

1. Scrutiny Committee request for pre-determination	YES
If yes include the following information: -	
Scrutiny Committee	Communities, Homes and Regeneration
Date the report was considered:-	24th November 2022
Scrutiny Committee Outcome/Recommendations:-	
To be updated.	

2. Local Member(s)

The content of the Deposit Revised LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Members will be engaged throughout the Plan making process.

3. Community / Town Council

The content of the Deposit Revised LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Town/Community Council(s) are a specific consultee at statutory stages throughout the Plan making process.

4. Relevant Partners

The content of the Deposit Revised LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Contributions have been made and will continue to be sought throughout the revision process.

A range of partners are identified as specific and general consultees throughout the Plan making process.

5. Staff Side Representatives and other Organisations

The content of the Deposit Revised LDP, its supporting documents and the proposed SPG will be subject to full public consultation. Internal contributions have and will continue to be sought throughout the Plan making process.

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

Date TBC

Cllr Davies will be briefed on content

**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
Adopted Carmarthenshire Local Development Plan		http://www.carmarthenshire.gov.wales/home/residents/planning/policies-development-plans/local-development-plan/
Annual Monitoring Reports		https://www.carmarthenshire.gov.wales/home/council-services/planning/planning-policy/annual-monitoring-report-amr/#.XW2KZ-hKjIU
LDP Review Report		http://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf
Revised Delivery Agreement		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.YzxR9XbMKUk
Local Development Plan 2018 - 2033		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/#.YzxSF3bMKUk
First Deposit Revised LDP		https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/deposit-plan/#.YzxSPXbMKUk
Phosphates Webpage		https://www.carmarthenshire.gov.wales/home/council-services/planning/ecology-advice/new-phosphate-targets/#.YzxSIXbMKUI
County Council meeting 13 of January 2021 (agenda item 7.4 refers)		https://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=155&MId=4156&Ver=4
County Council meeting 9 March 2022 (agenda item 7.2 refers)		https://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=155&MId=5279&Ver=4

Revised Carmarthenshire Local Development Plan 2018 – 2033 Draft Second Deposit

Cabinet 14th November 2022: Appendix 1 – Background and Next Steps



1. Background

The Revised LDP is the Council's proposed statutory land use plan for its administrative area (excluding that area contained within the Brecon Beacons National Park) and covers the period 2018 – 2033. The preparation of the Plan is governed by defined statutory procedures with the process subject to a series of stages prior to its adoption. This process culminates in the Examination in Public (EIP) which will be presided over by an independent Planning Inspector appointed by the Welsh Ministers. Upon adoption the Revised LDP will supersede the current adopted LDP. It should be noted that the Inspector's recommendations are binding upon the Council.

Once adopted the Revised LDP will guide and control development. It will inform future infrastructure and investment programmes from both internal and external partners. It will provide the local policy basis to determine future planning applications. Where relevant, Supplementary Planning Guidance (SPG) will be prepared to elaborate on and consolidate upon the policies and provisions of the Plan itself.

This Report follows on from the original resolution of County Council on the 10th of January 2018 to formally commence the preparation of a Revised (replacement) LDP. The Council published its Pre-Deposit Preferred Strategy, which set out aspects such as: Issues, Vision, Strategic Objectives, Growth Options, Spatial Options and preferred strategic approach for the Revised LDP. The responses received as part of the consultation to the Pre-Deposit Preferred Strategy were reported to Council on the 15th of May 2019 and were considered, and where appropriate, incorporated into the preparation of the Second Deposit Revised LDP (Deposit LDP).

At its meeting on the 13th November 2019 the County Council endorsed the First Deposit Revised LDP 2018 - 2033 and its supporting documents (Habitat Regulations Assessment and Sustainability Appraisal) along with two draft Supplementary Planning Guidance (SPG) for the statutory 6-week public consultation. This commenced on the 29th of January 2020 and following a 2-week extension closed on the 27th of March 2020.

The above was supplemented by a subsequent 3-week consultation on the First Deposit LDP and its supporting documents. This reflected the impact of the closure of public buildings on the final few weeks of the original consultation due to COVID and closed on the 2nd October 2020. The consultation responses received along with a series of proposed Focused Changes were considered and approved at the meeting of Council on the 13th of January 2021.

Following this Council approval, the Focused Changes were scheduled for publication in February 2021. However, further to the assessment of the 9 riverine Special Areas of Conservation (SAC) in Wales, Natural Resources Wales (NRW) published evidence about the environmental impacts of phosphate in watercourses in Wales on the 21st of January 2021. This raised significant issues for the delivery

of development in areas affected by the phosphate guidance and prevented the First Deposit Plan making any further progress and halting the plan making process.

However, following the decision of Council on the 9th March 2022 to prepare a second version of the Deposit version of the Plan a Revised Delivery Agreement including a timetable for Plan preparation and a Community Involvement Scheme was agreed with the Welsh Government on the 25th August 2022. This identifies the timeline for the preparation of the Plan, with the Deposit LDP scheduled for consultation January 2023

2. Draft Second Deposit Revised LDP

The preparation of this Deposit LDP reflects the deliberations at the meeting of Council on the 9th March 2022 and the impacts and implications arising from a number of areas that emerged since the publication of the first Deposit Plan and which impact on the progress and content of the Plan, in particular:

- Phosphates – Impact of NRW Guidance
- Covid-19 Recovery
- Net Zero Carbon and Decarbonisation
- Future Wales: the National Plan 2040
- Emerging Technical Advice Note 15 and Revised Flood Maps for Wales.
- Evidential updates including demographic changes and growth requirements.

As a result of the above, the Deposit LDP incorporates a series of changes aimed at ensuring it remains responsive and reflective of these matters.

It has sought to build on the preparation of, and consultation responses to, the first Deposit LDP as well as the Pre-Deposit Preferred Strategy. In this respect, engagement has, in accordance with the provisions of the Delivery Agreement, been an important aspect of the Plan's preparation, with the contribution of consultees, partners and other focused groups being instrumental in guiding the Deposit LDP's content.

A key element of the Plan is founded on the need for the Plan to make appropriate provision for a sustainable and deliverable level of growth - reflecting the ambitions of the County and meeting the needs of its communities. This has been supported by a robust and updated evidence base whilst seeking to deliver on key strategic influences as identified within the written statement. This includes identifying the number of new homes required throughout the Plan period.

The first Deposit Plan identified a housing requirement of 8,835 new homes across the Plan period. This compared to the current adopted LDP which makes provision for 15,197 homes.

Revised Growth Projections

As part of the preparation of the Deposit LDP a review of the evidence base underpinning the demographic and growth requirements has been undertaken to ensure the Plan remains reflective of the most up to date information. Consequently, this report identifies a series of growth projections derived from a review of evidence.

Reference should be made to the growth options identified in Appendix 3 and the recommended option. It should be noted that the recommended option has been built into the Plan's written statement (Appendix 2) to reflect the need for timely reporting and to reflect the content based upon this option being endorsed.

The growth option will inform future versions of this report and the identification of allocations within the Plan. The changing evidence base in relation to demographic change will continually be monitored as part of the preparation of the Plan.

The Plan seeks to promote and develop the economy across Carmarthenshire and the Deposit LDP continues this process identifying appropriate land allocations and opportunities through policies to support an ambitious Carmarthenshire which attracts investment and provides opportunities for those living and working in our communities.

The Spatial approach to the distribution of land represents a Balanced Community and Sustainable Growth Strategy, which was identified in the first Deposit Revised LDP. This is continued as part of the Deposit LDP and maintains the strategic thrust and direction of the Plan as set out in previous versions.

Phosphate – Way Forward

The Impacts arising from phosphates and the NRW Guidance in relation to protected Riverine SACs is a significant strategic barrier to the future growth of communities within affected catchments. Whilst not an issue of planning's creation it has a significant impact on the local planning authority's ability to approve planning for certain developments within the affected areas and to progress a LDP through to adoption. In recognising the strategic significance of it as an issue Carmarthenshire has led the way across Wales and is widely recognised in being in the vanguard of addressing the issue – including in developing approaches aimed at enabling developments to proceed including the first and only Phosphate Calculator in Wales and Phosphate Mitigation Guidance.

As identified within this and the previous report to Council on the 9th March 2022 the NRW guidance has been a notable reason for the delay in the preparation in the Revised LDP and others across Wales. However, following the deliberations at Council on the 9th March 2022 a way forward has been developed which seeks to establish a methodology and approach which will allow the Plan to progress whilst maintaining a level of growth within the affected areas.

The Plan will contain a revised water quality policy which references work to develop Catchment Phosphorous Reduction Strategies for the Afon Tywi and Afon Teifi. This

will be supported by a number of other components to be prepared ahead of consultation and/or examination/adoption. These will include Supplementary Planning Guidance; a Statement of Common Ground with NRW; and Habitats Regulations Assessment (HRA) Addendum.

The above will seek to ensure the Plan is able to demonstrate no adverse effects in terms of the Habitat Regulations as well as Plan deliverability.

The Catchment Phosphorous Reduction Strategies will identify a range of mitigation measures, as well as wider measures that are outside of the remit of the Council and lie with other responsible bodies in relation to the wider riverine environment. These will be linked to a series of delivery milestones designed to ensure that the implementation of suitable mitigation happens in a manner that facilitates the release of development in the Plan.

This will be linked to a policy 'backstop' to ensure that development can only take place once appropriate mitigation is in place.

In advance of the adoption of the above approaches we will continue to work on identifying a range of solutions and will work with developers where they seek to propose their own phosphate mitigation.

The publication of the Deposit LDP will be accompanied by a range of documents to support its preparation and its consultation. These include the Sustainability Appraisal/ Strategic Environmental Assessment (including other integrated impact assessment requirements), Habitat Regulations Assessment, the plan's evidence base, topic papers, an Initial Consultation Report, and Soundness Self-Assessment, as well as a range of other background documents.

3. Second Deposit LDP Structure

The Deposit LDP consists of a Written Statement and Proposals and Inset maps detailing its policies and proposals on a geographical base. Its structure and format is broadly as follows:

- **Introduction:** General background information regarding the Carmarthenshire LDP including outlining the role of the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and Habitats Regulations Assessment (HRA) in the plan-making process.
- **Policy Context:** Sets out the LDP's alignment with, and regard to, National, Regional and Local policy context.
- **Key Issues and Drivers:** Outlines issues identified in relation to the LDP.

- **Vision and Objectives:** Presents the LDP's Vision and accompanying Objectives conveying the sort of place that it is envisaged Carmarthenshire should become. It is the role of the Objectives to set the context for the delivery of the vision.
- **Strategy and Strategic Policies:** Outlines the LDP's strategic direction, growth requirements which together with the spatial and settlement framework and the strategic policies provides the context for detailed, specific policies.
- **Specific Policies:** Detailed policies dealing with specific policy areas and providing general development management policies against which all development proposals within the County will be assessed. These policies set out residential, employment and other land use allocations, areas designated for specific protection, and policies (including criteria policies) guiding the use of land and development within the Plan area. They form a firm basis for the rational and consistent consideration of planning applications and appeals. Policies are aligned to the strategic policies and include a reasoned justification.
- **Implementation and Monitoring:** Identifies and incorporates key targets, details the Plan's performance and measures how it will be monitored.
- **Proposals Map on a Geographical Base** - The Proposals Map together with inset maps of specific settlements or development areas identify polices and proposals on a geographical base.

4. Supporting Documents

The publication of the Deposit LDP will be accompanied by a suite of evidential and other documents. Key amongst these is the Initial Sustainability Appraisal (SA) which incorporates the Strategic Environmental Assessment (SEA). The SA is required by Section 62 (6a) of the Planning Compulsory Purchase Act 2004, while the SEA is a requirement of the SEA Directive 2001/42/EC1. An SEA is a mandatory requirement for plans/programmes. A copy of the SA will be appended to this report for County Council. This reflects that the SA itself responds to and informs the Plan as it is prepared and as such will only be finalised once the Plan itself is substantively complete.

The SA is an integral part of the preparation of the Revised LDP, which evaluates and tests its content throughout its preparatory process. In particular the Initial SA:

- Tests the Revised LDP objectives against the Sustainability Framework.
- Predicts and evaluates the effects of the LDP options in terms of both growth and spatial distribution, as well as the strategic policies that will be put in place to implement them.
- Considers ways of mitigating adverse effects and maximising beneficial effects.
- Proposes measures to monitor the significant effects of implementing the LDP.

A further key document is the Habitat Regulations Assessment Screening (HRA) Report. The HRA in assessing the content of the Plan can only be prepared once it is finished. Consequently dispensation is sought to publish it for public consultation.

5. Supplementary Planning Guidance

As part of the preparation and implementation of the Revised LDP a series of Supplementary Planning Guidance (SPG) documents will be prepared and adopted. SPG is produced to provide further detail and clarity on certain policies and proposals contained within the Revised LDP. They help ensure certain policies and proposals are better understood and applied more effectively.

The following SPG have been prepared and were consulted in conjunction with the first Deposit LDP. The responses were considered at Council on 13 January 2021 with resolution to adopt concurrently with the Plan. Subject to non-substantive changes which ensure the content remains factual, up to date and consistent with the Revised LDP it is proposed that these proceed towards adoption.

- Caeau Mynydd Mawr SAC SPG
- Burry Inlet SPG

A list of further SPG is set out within the Appendices of the Deposit LDP along with projected dates for publications.

Note: SPG do not have the same status as adopted development plan policies, however, the Government advises that they may be taken into account as a material consideration in determining planning applications. Within the context of the Revised LDP, the SPGs seek to consolidate and elaborate upon the policies and provisions of the Plan itself as the plan making process proceeds.

6. Preparatory Considerations

Whilst the LDP plays a key role in shaping decision making and the location and nature of developments within the County, it is prepared and operated within the national framework set through legislation, by Planning Policy Wales and accompanying Technical Advice Notes. In this respect the Plan must have regard to National Planning Policy and legislation including the Well-being and Future Generations Act 2015, Planning (Wales) Act 2015 and the Environment (Wales) Act 2016.

The process for the preparation of the LDP is set within statutory regulations, with further procedural guidance contained within the LDP Manual as prepared by Welsh Government. The preparation and content of the LDP at the EIP will be assessed against three tests of soundness set out in national policy, namely:

1. Does the plan fit?
2. Is the plan appropriate?
3. Will the plan deliver?

Failure of the Revised LDP to comply with the 3 tests of soundness will result in it not being adopted. The full content of the tests of soundness are available at the end of this appendix.

It should also be noted that the Inspector's findings following the EIP is binding on the Authority.

Regard will also need to be had to the content of Future Wales: the National Plan 2040 and the requirements for LDPs to conform to its content.

It should be noted that if the Draft Revised LDP were not to be approved at the meeting of County Council on the 9th December 2022 then this may result in undue delays and slippage with the timetable.

7. Next Steps

Following the Council's deliberations, the Deposit LDP and supporting documents will be published for formal public consultation with copies of the documentation available on the Council's website and at locations as appropriate across the County. Supporting evidence and background documents will also be published as appropriate. The consultation is scheduled to commence in December 2022 / January 2023 for a minimum of 6 weeks.

All representations received as part of the consultation will along with the evidence and Plan documents be forwarded for consideration by the Inspector as part of the EIP.

The Revised LDP is scheduled for submission to the Welsh Government in August 2023 (Key Stage 5 of the LDP preparatory process).

It should be noted that representations / comments received to as part of the first Deposit LDP **will no longer be considered**. Only those submitted as part of the Second Deposit will be considered and forwarded to the Inspector. Any previous representations / comments would need to be resubmitted in light of the content of the Deposit LDP.

Whilst the Revised LDP is being prepared, the current adopted Plan remains extant and will continue to provide the planning policy framework by which planning applications will be determined.

Note: The content of the Plan including the availability of site-based information will be continually supplemented through to the reporting to full Council. This reflects the tight preparatory timetable associated with the Plan's development, the iterative nature of the process and that evidence and information is continually being gathered which may inform its content.

Tests of Soundness

Preparation Requirements:

- Has preparation of the plan complied with legal and regulatory procedural requirements? (LDP Regulations, CIS, SEA Regulations, SA, HRA etc.?)
- Is the plan in general conformity with Future Wales and/or SDP? (when published or adopted respectively)

Test 1: Does the plan fit? (Is it clear that the LDP is consistent with other plans?)

Questions

- Does it have regard to national policy (PPW) and Future Wales?
- Does it have regard to the Well-being Goals?
- Does it have regard the Welsh National Marine Plan?
- Does it have regard to the relevant Area Statement?
- Is the plan in general conformity with the NDF (when published)?
- Is the plan in general conformity with relevant SDP (when adopted)?
- Is it consistent with regional plans, strategies, and utility provider programmes?
- Is it compatible with the plans of neighbouring LPAs?
- Does it regard the Well-being Plan or the National Park Management Plan?
- Has the LPA demonstrated it has exhausted all opportunities for joint working and collaboration on both plan preparation and the evidence base?

Test 2: Is the plan appropriate? (Is the plan appropriate for the area in the light of the evidence?)

Questions

- Is it locally specific?
- Does it address the key issues?
- Is it supported by robust, proportionate and credible evidence?
- Can the rationale behind the plan's policies be demonstrated?
- Does it seek to meet assessed needs and contribute to the achievement of sustainable development?
- Are the vision and the strategy positive and sufficiently aspirational?
- Have the 'real' alternatives been properly considered?
- Is it logical, reasonable and balanced?
- Is it coherent and consistent?
- Is it clear and focused?

Test 3: Will the plan deliver? (Is it likely to be effective?)

Questions

- Will it be effective?
- Can it be implemented?
- Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?
- Will development be viable?
- Can the sites allocated be delivered?
- Is the plan sufficiently flexible? Are there appropriate contingency provisions?
- Is it monitored effectively?

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Revised Carmarthenshire
Local Development 2018 – 2033
Draft Second Deposit

Reporting for Cabinet 14th November 2022: – Written Statement
Appendix 2

carmarthenshire.gov.wales

Foreword

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Policy Index

How to View and Comment on the 2nd Deposit Revised LDP

The consultation on this 2nd Deposit Revised LDP is an important step in planning for the future of Carmarthenshire. It provides an important opportunity for anyone interested in how Carmarthenshire and its communities will develop and grow in the years to come, and to understand and comment on the Plan's policies and proposals.

It should be noted this document represents a second Deposit version of the Revised LDP and supersedes that version originally published on 29th January 2020. Any representations submitted in relation to the original Deposit Plan will not be considered or rolled over as part of this consultation. Consequently, any representations previously submitted should be resubmitted as part of this consultation. Previous representations will no longer be considered and will not be submitted to the Inspector for consideration at the examination in public.

The LDP, as part of the planning system, has a fundamental role in delivering sustainable development and in creating healthy, cohesive and economically viable and vibrant communities. It must help in the process of balancing and integrating conflicting objectives in order to meet current development needs, whilst safeguarding those of the future. The Plan recognises the needs of its area and seeks to contribute towards the achievement of sustainable development by setting out policies and proposals which reflect sustainability objectives. It also seeks to protect the environment by guiding and facilitating investment decisions and delivery of services and infrastructure.

It is important to note that the LDP does not 'plan for everything', and it is part of a broader set of strategies and investment programmes. However, there are aspects around the Plan which cannot dictate or control, including investments and long terms plans from other public bodies.

In using this Plan and commenting on its content, the preferred approach is through the LDP online consultation portal which can be accessed through the Revised LDP webpage¹. The portal is interactive and allows you to view and comment on the plan as you read it. By

¹ <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033#.XV-ruOhKiUk>

utilising the portal, respondents can ensure speedy access to their submission and will be able to view other representations submitted (as they are published).

Copies of this 2nd Deposit LDP together with the supporting consultation documents are available for inspection at the Council's customer service centres and at all public libraries during advertised opening hours.

A consultation response form is available on request for those unable to access the web portal.

Please submit your comments via the online portal. Alternatively, please send completed consultation representation forms to:

forward.planning@carmarthenshire.gov.uk

Or post them to:

Forward Planning Manager, Planning Division, Environment Department, 3 Spilman Street, Carmarthen, SA31 1LE

Representations must be received by 4:30pm on the (Date TBC). Comments submitted after this date will not be considered.

Further guidance and information is available on the LDP webpage, or from the Forward Planning Section on 01267 228818, or by emailing forward.planning@carmarthenshire.gov.uk.

1. Introduction

1.1 The Council is responsible for preparing and keeping an up-to-date Local Development Plan (LDP)². The LDP sets out planning policies and allocates sites for different types of development. The Council is also responsible for development management which involves the processing and determination of planning applications, with the LDP guiding and managing development by providing the foundation for consistent and clear decision making. In meeting the above responsibilities, we are in the process of preparing a Revised LDP. Once adopted, we will use this LDP for assessing planning applications through until 2033 but will continue to monitor and review its content to ensure it remains relevant and is working as intended.

1.2 The LDP has a direct and meaningful effect on the people and communities of Carmarthenshire and visitors alike. It will shape the future development in the County and its environmental qualities, influencing it economically and socially. The LDP will respond to the needs of a growing and regionally important economy making provision for new jobs, homes, infrastructure, and community facilities. It also ensures the well-being of its communities is maintained, and the impacts of the development and use of land are managed sustainably. It will guide funding and investment programmes, other plans and strategies, communities and landowners whilst providing for the enhancement and protection of our environment and environmental qualities. In doing so, it provides a measure of certainty and confidence about what kind of development will, and will not, be permitted and at what locations during the Plan period.

1.3 The part of Carmarthenshire which is within the Brecon Beacons National Park has its own separate development plan.

1.4 In ensuring that the adopted LDP remains up to date, a review was undertaken into its content with the outcomes published in the Review Report³. This review, whilst finding that many aspects of the adopted LDP are functioning effectively, also identified that there were issues in relation to parts of the Plan and its strategy. The Review Report showed that parts of this strategy were not being delivered as intended, with the level and spatial distribution of growth requiring further consideration. It concluded that we start the preparation of a revised

² The Planning and Compulsory Purchase Act 2004 and the Local Development Plan (LDP) Regulations 2005 sets the framework and legal context for the preparation of Local Development Plans in Wales.

³ <https://www.carmarthenshire.gov.wales/media/1213042/ldp-review-report-english-version.pdf>

LDP to replace the existing adopted Plan. The Revised LDP 2018 – 2033 will replace the current adopted Plan upon its adoption.

2. What is the Deposit Plan?

2.1 This 2nd Deposit Revised LDP is part of a set of documents which we are required to prepare in the process of producing the Revised LDP for Carmarthenshire. It represents an integral stage in preparing the Development Plan for Carmarthenshire and follows the publication of the Revised Delivery Agreement as approved by the Welsh Government on the 25th August 2022⁴, and the Pre-Deposit Preferred Strategy published for consultation in December 2018.

2.2 This 2nd Deposit LDP takes forward the evidence gathering, stakeholder engagement and Pre-Deposit work undertaken to date, including that contained within the Preferred Strategy and looks to develop on its strategic direction through more detailed land use policies and proposals (including the allocation of land for development).

2.3 The Deposit LDP consists of a written statement detailing its policies and proposals and a proposals map on a geographical base. Its structure and format is broadly as follows:

- **Introduction:** General background information regarding the Carmarthenshire LDP including outlining the role of the ISA (incorporating SA/SEA) and HRA in the plan-making process.
- **Policy Context:** Sets out the LDP's alignment with, and regard to National, Regional and Local policy context.
- **Key Issues and Drivers:** Outlines issues identified in relation to the LDP.
- **Vision and Strategic Objectives:** Presents the LDP's Vision and accompanying Strategic Objectives conveying the sort of place that it is envisaged Carmarthenshire should become. It is the role of the Strategic Objectives to set the context for the delivery of the vision.
- **Strategy and Strategic Policies:** Outlines the LDP's strategic direction, which together with the spatial and settlement framework and the strategic policies provides the context for detailed, specific policies.
- **Specific Policies:** Detailed policies dealing with specific policy areas and providing general development management policies against which all development proposals

⁴ <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/delivery-agreement/#.Y1-eC3bP2Um>

within the County will be assessed. These policies set out residential, employment and other land use allocations, areas designated for specific protection, and policies (including criteria policies) guiding the use of land and development within the Plan area. They form a firm basis for the rational and consistent consideration of planning applications and appeals. Policies are aligned to the strategic policies and include a reasoned justification.

- **Implementation and Monitoring:** Identifies and incorporates key targets, details the Plan's performance and measures how it will be monitored. Technical and background information providing detail to support the content of the Plan, or to provide information to assist in its interpretation.
- **Proposals Map on a Geographical Base** - The Proposals Map together with inset maps of specific settlements or development areas identify policies and proposals on a geographical base.

2.4 Further information on the stages in preparing the LDP is available within the Delivery Agreement or on the Council's webpages.

2.5 This 2nd Deposit Plan should be read and considered, as a whole, having regard to the provisions of Planning Policy Wales and the relevant Technical Advice Notes.

2.6 In preparing this Deposit LDP regard has been had to other spatial and thematic documents and strategies produced at a national and regional level, together with those with a local emphasis. The Plan's preparatory process recognised the importance attached to corporate compatibility and synergy, along with the need to consider the relationship between the LDP and the Well-being Plan⁵. The LDP is also integral to the Council's Corporate Strategy⁶.

2.7 An Integrated Sustainability Appraisal (ISA) of the Deposit LDP has been published as a separate document along with the Habitat Regulations Assessment Report. Both these documents are available for consultation with comments welcomed on their content. Further information on these is as follows:

⁵ Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 – 2023
<https://www.thecarmarthenshirewewant.wales/media/8331/carmarthenshire-well-being-plan-final-may-2018.pdf>

⁶ Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2023
<https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

Integrated Sustainability Appraisal

2.8 The completion of a Sustainability Appraisal (SA) is a statutory requirement for LDPs under Section 62(6) of the *Planning and Compulsory Purchase Act 2004*⁷, the *Town and Country Planning (Local Development Plan) (Wales) Regulations 2005*⁸ and associated guidance. The *European Strategic Environmental Assessment (SEA) Directive 2001/42*⁹, transposed in Wales through the *Environmental Assessment of Plans and Programmes (Wales) Regulations 2004*¹⁰, also sets out a mandatory requirement to carry out SEA on all development plans. Welsh Government Guidance on the Preparation of Local Development Plans¹¹ identifies that a SA must integrate the requirements of the SEA Regulations, and further advocates for an Integrated Sustainability Appraisal (ISA) approach.

2.9 Therefore, the combined requirements for SA/SEA were incorporated with requirements set out in the *Well-being of Future Generations Act 2015*¹² (WBFGA), *Equality Act 2010*¹³, *Environment (Wales) Act 2016*¹⁴, Technical Advice Note (TAN) 20¹⁵, and considerations under *Public Health (Wales) Act 2017*¹⁶, into a single, non-exhaustive ISA which enables a more transparent, holistic, and rounded assessment of the sustainability implications of the growth options, objectives, policies, and proposals contained in the rLDP.

2.10 The ISA has facilitated a rigorous and iterative examination of the sustainability issues, challenges, and opportunities facing Carmarthenshire. In doing so, it is interwoven into the preparation of this LDP and was central to the development of the Issues and Objectives, as well as the identification of a strategy and to the LDP. The key stages in the preparation of the ISA (incorporating SA/SEA) can be found within the ISA Report published alongside this Plan.

Habitat Regulations Assessment

2.11 In accordance with *Habitats Directive (92/43/EEC)*¹⁷, competent authorities are required to undertake an Appropriate Assessment when a land use plan, either alone, or in combination with the effects of other plans or projects, is likely to have a significant effect on one or more European designated sites.

⁷ <http://www.legislation.gov.uk/ukpga/2004/5/contents>

⁸ <http://www.legislation.gov.uk/wsi/2005/2839/contents/made>

⁹ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

¹⁰ <http://www.legislation.gov.uk/wsi/2004/1656/made>

¹¹ <https://gov.wales/sites/default/files/publications/2020-03/development-plans-manual-edition-3-march-2020.pdf>

¹² <https://www.legislation.gov.uk/anaw/2015/2>

¹³ <https://www.legislation.gov.uk/ukpga/2010/15>

¹⁴ <https://www.legislation.gov.uk/anaw/2016/3>

¹⁵ <https://gov.wales/technical-advice-note-tan-20-planning-and-welsh-language>

¹⁶ <https://www.legislation.gov.uk/anaw/2017/2>

¹⁷ <https://www.legislation.gov.uk/eudr/1992/43/>

2.12 In preparing this LDP, the Council has endeavoured to adapt the Plan to ensure that the integrity of the European Designated sites would not be adversely affected. The Habitat Regulations Assessment (HRA) covers the following:

- Determining likely significant effects of a development plan on European Sites where applicable;
- Scoping which policies/plans require Appropriate Assessment and how it will be carried out;
- Undertaking, where necessary, the Appropriate Assessment; and,
- Applying the “site integrity test” to determine whether development plans or elements within them have any alternative solutions or if there are imperative reasons for pursuing a development in the public interest.

2.13 The HRA is prepared in parallel with the LDP as an integrated and iterative process. It plays an important role in the formulation of the LDP and its policies and provisions. In this respect, the LDP presents policies and proposals which ensure that the requirements of the regulations are satisfied, and that the integrity of the European Designated sites are not adversely affected.

3. Influences on the Plan

Overview

3.1 Whilst the LDP plays a key role in shaping decision making and the location and nature of developments within the County, it is prepared and operated within the national framework set through legislation and by Planning Policy Wales¹⁸ and accompanying Technical Advice Notes¹⁹.

3.2 The process itself for the preparation of the LDP is set within statutory regulations, with further procedural guidance contained within the LDP Manual as prepared by the Welsh Government. The preparation and content of the LDP will be assessed against three tests of soundness²⁰ namely:

1. Does the plan fit?
2. Is the plan appropriate?
3. Will the plan deliver?

3.3 The preparation of the Plan will culminate with the Planning Inspector (as appointed by the Welsh Government). The Inspector will examine the LDP against these three tests to assess its soundness. The findings of the Examination will be published in the Inspector's Report, and its content and recommendations are binding on the Authority.

3.4 As the Council plans for the future, we must also work closely with, and respond to, various partners, other agencies, funding bodies and decision makers to inform, guide and implement programmes and proposals. The LDP, whilst central in informing future policies, programmes, and investment strategies across a range of agencies and bodies will have also been influenced by and reflect those which support the delivery of its policies and proposals.

¹⁸ Planning Policy Wales: Edition 11 https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

¹⁹ <https://gov.wales/technical-advice-notes>

²⁰ To be adopted, a Local Development Plan must be determined 'sound' by the examination Inspector (section 64 of the 2004 Planning and Compulsory Purchase Act). Tests of soundness and checks are identified in Planning Policy Wales Edition 11 and the Approved Revised LDP Delivery Agreement.

3.5 A number of important documents and strategies relate to Carmarthenshire. We have and will, where applicable, prepare the plan to reflect such documents and plans of other organisations, including our neighbouring planning authorities, and national and regional policies and strategies. We will work with our neighbours and others in the preparation of the LDP as appropriate.

3.6 There have been several significant contextual changes in Welsh legislation since the adoption of the current LDP. These include the publication of the Planning (Wales) Act 2015 and the Environment (Wales) Act 2016. Perhaps most significant however, is the Well-being of Future Generations (Wales) Act 2015. This represents a big change, with the Plan required to contribute to its aims of improving the economic, social, environmental, and cultural well-being of Wales as part of carrying out sustainable development. This has prompted changes in national planning policy as set out within PPW with the publication of Edition 11 in February 2021. Regard has also been had to the South-west Wales Area Statement (SWWAS). The Statement was produced in 2020 against a backdrop of the Welsh Government's declaration of a climate and a nature emergency. These two issues are interrelated and are in themselves symptoms of the unsustainable management of natural resources. They require a whole systems approach, and as such both issues feature across all the SWWAS themes of:

- Reducing health inequalities
- Ensuring sustainable land management
- Reversing the decline of, and enhancing, biodiversity
- Cross-cutting theme: Mitigating and adapting to a changing climate.

3.7 A further landmark development in the planning and development plan system in Wales is adoption of Future Wales: the national plan 2040²¹. This essentially represents the development plan for Wales, setting out the direction for development in Wales from 2020 – 2040. It represents the top tier as part of the hierarchy of development plans and during its preparation informed and following its adoption has informed the preparation of the Revised LDP.

3.8 The Revised LDP is required to conform to the content of the Future Wales.

²¹ <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

3.9 The Plan takes into consideration the national well-being goals and objectives, the content of the Carmarthenshire Well-being Plan²² as well as the Council's own well-being objectives²³ in its policies and proposals.

3.10 The Council, in preparing its New Corporate Strategy, consolidated the following plans into the one document and will underpin many aspects of the LDP in moving forward:

1. It supersedes the 2015-20 Corporate Strategy;
2. It incorporates our Improvement Objectives as required by the Local Government Measure 2009;
3. It includes our Well-being Objectives as required by the Well-being of Future Generations (Wales) Act 2015. For the first time in Wales, there is a shared vision and set of goals for all public bodies to work towards, our Well-being Objectives are set to maximise our contribution to these,
4. It includes Carmarthenshire County Council's Executive Board key projects and programmes for the next 5 years as set out in 'Moving Forward in Carmarthenshire: the next 5 years.

3.11 The Plan in recognising the diversity of Carmarthenshire also has important regard to several Council Plans and initiatives aimed specifically at the issues affecting our rural areas, notably in relations to the findings of the Councils Rural Affairs Task Group and its 55 recommendations. The Moving Rural Carmarthenshire Forward report considers the issues affecting the rural communities in Carmarthenshire and to identify actions the Council, in partnership with other public bodies and organisations, can take in addressing those issues to ensure and support rural regeneration in future years²⁴.

3.12 The Task Group identified several key areas that influence the issues facing rural communities in Carmarthenshire as follows, and are reflected in the report's findings:

- Economic Development
- Planning and Housing

²² Carmarthenshire Well-being Plan: The Carmarthenshire We Want – 2018 - 2023

²³ The 15 Well-being Objectives are defined within – Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018 – 2023 <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

²⁴ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

- Education and Skills
- Broadband and Digital Skills
- Tourism
- Transport and Highways
- Agriculture and Food
- Community Resilience, Access to Services and Third Sector
- Renewable Energy
- Environment and Waste
- The Way Forward.

3.13 A key recommendation emerging from Moving Rural Carmarthenshire Forward related to the rejuvenation of Ten Towns across rural Carmarthenshire. Part of this initiative has included working with the local communities and stakeholders in ten identified rural towns (and their surrounding communities) to develop individual plans that aim to deliver long-term strategic visions to secure their economic, cultural, social, and environmental sustainability. The ten rural towns identified are as follows:

- Llandovery
- Llandeilo
- St. Clears
- Whitland
- Newcastle Emlyn
- Laugharne
- Cwmamman
- Llanybydder
- Kidwelly
- Cross Hands

3.14 This 2nd Deposit Plan also reflects the Sustainability Appraisal (SA) Scoping Report²⁵ giving full and careful consideration of all the relevant factors it identified. As we continue the process of preparing the Plan, the SA, and the requirements for producing the Habitat Regulations Assessment (HRA) will help us in developing the LDP in a way which ensures it takes on board those sustainability and environmental values.

²⁵ <https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/sustainability-appraisal-and-habitats-regulations-assessment/#.YqM4-ajMKUK>

3.15 Such contextual changes, the findings of the Review Report and changes in evidence have proved integral in informing how the Revised Plan is prepared, and its direction both strategically through Preferred Strategy, but also at a detailed policy level within this 2nd Deposit Plan.

3.16 Extensive work and liaison has, and is, being undertaken to build and raise awareness and communication with a wide range of organisations and individuals. The information, issues and evidence emerging from such communications has been invaluable in the work undertaken to date and will continue in ensuring the preparation of the LDP is as informed and consensual as possible.

4. Carmarthenshire – Strategic Context

Overview

4.1 Carmarthenshire is positioned at the heart of South-west Wales. It enjoys strong links to wider economies both to the east and across into England, but also west to Pembrokeshire and Ireland as well mid and north Wales. Carmarthenshire boasts a dynamic economic base, reflecting its strong employment centres as well as a having an important rural economy. The County has been successful in attracting investment, and places regeneration as its number one corporate priority.

4.2 The County is characterised by its diverse towns and villages, large employment parks, regional retail centres, prominent rural economy, and attractive upland, estuarine and coastal landscapes. The Welsh language and culture are also important aspects of Carmarthenshire's identity and character with the County prominent as a heartland for Welsh speakers.

4.3 Within the County there are key economic drivers including the investments at Cross Hands in relation to the food park and the Cross Hands East employment site. The signing of the £1.24 billion city deal in 2017 and the progress in delivering the associated projects - Yr Egin Creative Cluster in Carmarthen and the Llanelli Well-being and Life Sciences project at Pentre Awel. The creation of the Swansea Bay City Region brought together a wide, diverse, and contrasting area with the focus on driving investment and job creation opportunities.

4.4 As a primarily rural County, the population density is low at 78 persons per sq. kilometre, compared with 140 persons per sq. kilometre for Wales as a whole. This sparsity of population is reflective of the largely rural communities as opposed to the south and east of the County where 65% of the population reside on 35% of the land. Carmarthenshire is a County with a diverse character with the agricultural economy and landscape of the rural areas juxtaposed with the urban and post-industrial south-eastern area.

4.5 The main urban centres of the County include Llanelli, Carmarthen, and Ammanford / Cross Hands. Carmarthen due to its central geographic location typically serves the needs of the County's rural hinterland as well as the wider region in aspects such as retailing. Both Llanelli and Ammanford / Cross Hands have a rich industrial heritage but remain important contributors to their wider communities acting a focal point for employment and homes.

4.6 The County has a large number of settlements reflecting the size and diversity of the County. These vary in size and role with many often-making notable contributions to the needs and requirements of their community and the surrounding area. A number of settlements and villages are self-sufficient in terms of facilities and services, often fulfilling a wider service role. However, other smaller settlements lack services and facilities. The needs of residents in these latter areas are typically met by main centres and in some instances the other serviced smaller settlements.

Well-being and Sustainable Development

4.7 The Plan has been prepared with full consideration of the content of the Well-being of Future Generations Act 2015 and the Council's duties to work towards Wales' seven wellbeing goals and the need to contribute to sustainable development and management of natural resources (see Figure 1).



Figure 1: Seven Well-being Goals

4.8 The Well-being of Future Generations Act also establishes 'Five Ways of Working' which public bodies need to demonstrate they have carried out in undertaking their sustainable development duty.



Figure 2: Five Ways of Working

4.9 PPW identifies that the plan-led approach is the most effective way to secure sustainable development (through the planning system) and it is essential that plans are adopted and kept under review. In this respect legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural, and environmental issues are balanced and integrated.

4.10 As referenced above, the 2nd Deposit LDP has been subject to an ISA (incorporating SA/SEA) with the purpose of improving the extent to which the Plan achieves and contributes to sustainable development, in so far as is possible through the land use planning system. The ISA has been an iterative process throughout the Plan's preparation, and this is reflected in the Plan's growth strategy, policies, and proposals.

4.11 Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs. The concept can be interpreted in many ways, but at its core is an approach to development that looks to balance different, often competing, needs against an awareness of environmental, social, economic, and cultural limitations.

4.12 Although environmental considerations are central to the principle of sustainable development, it is also about ensuring a strong, healthy, and just society, and meeting the needs of all people now and in the future. This includes promoting personal well-being, social cohesion and creating equal opportunities.

4.13 The Well-being of Future Generations Act places a duty on public bodies to carry out sustainable development and requires an improvement in the delivery of all four aspects of well-being: social, economic, environmental, and cultural.

4.14 The Carmarthenshire Well-being Assessment (March 2017) looked at the economic, social, environmental, and cultural wellbeing in Carmarthenshire through different life stages and provides a summary of the key findings. The findings of this assessment form the basis of the objectives and actions identified in the Well-being Plan for Carmarthenshire. The Assessment can be viewed via the following link: www.thecarmarthenshirewewant.wales The Carmarthenshire Well-being Plan outlines the Public Service Board's local objectives for improving the economic, social, environmental, and cultural well-being of the County and the steps it proposes to take to meet them. Carmarthenshire's Well-being Plan covers a period between 2018-2023, with objectives and actions identified to look at delivery on a longer-term basis of up to 20-years.

4.15 The Carmarthenshire Well-being Plan will focus on the delivery of four objectives:



Figure 3: Carmarthenshire Well-being Plan: Four Objectives

Strategic Planning Context

4.16 The Plan sits within the framework of other relevant National Planning Policy and Guidance, and other regional and local policies and strategies. These are set out in the Appendices to the Plan.

4.17 Of particular note is PPW Edition 11 which sets out the national land use planning policies of the Welsh Government. It is supplemented by Technical Advice Notes (TANs); procedural advice given in circulars; and policy clarification letters.

4.18 National Planning Policy and Guidance is not repeated within the policies of the plan but must be taken into account when developing proposals and in the consideration of planning applications.

Future Wales: the national plan 2040 and its content and policies at an all Wales level and within the South-west Region.

4.19 The plan has and will continue to take account of the strategic regional objectives as currently set out within Future Wales. In this respect both align with the strategic approach set out through the Swansea Bay City Region which was launched in 2013.

4.20 The creation of the Swansea Bay City Region brought together a wide, diverse and contrasting area with the focus on driving investment and job creation opportunities. This was further progressed through the signing of the £1.24 billion city deal in 2017 further reinforcing the regions ambitions and Carmarthenshire's strategic and regional importance. The Swansea Bay City Deal is led by the four regional local authorities - Carmarthenshire Council, Swansea Council, Neath Port Talbot Council and Pembrokeshire Council - together with the Swansea Bay University Health Board and Hywel Dda University Health Board, Swansea University, the University of Wales Trinity Saint David, and private sector partners.

4.21 The total investment package is made up of £235.7 million UK and Welsh Government funding, £373.7 million other public sector investment, and £629.67 million from the private sector. Over the lifetime of the City Deal's 15 years portfolio, it will seek to boost the regional economy by £1.8bn and generate over 9,000 new jobs across the region.

4.22 The City Deal projects are based on key themes of Economic Acceleration, Life Science and Well-being, Energy, and Smart Manufacturing. Each project will be supported by world class digital infrastructure and a Skills and Talent initiative that will give local people a pathway to access the jobs that will be created.

4.23 The ambitions nature within the region and of that of the City Deal are reflected within the Council's own strategic outlook. In this respect the Council's regeneration plan seeks to provide a strategic framework for the delivery of regeneration projects across the County building on the partnership led approach in creating economically vibrant communities²⁶.

²⁶ A strategic regeneration plan for Carmarthenshire 2015-2030 – Transformations - <https://www.carmarthenshire.gov.wales/media/1212060/strategic-regeneration-plan-for-carmarthenshire-2015-2030-pdf.pdf>

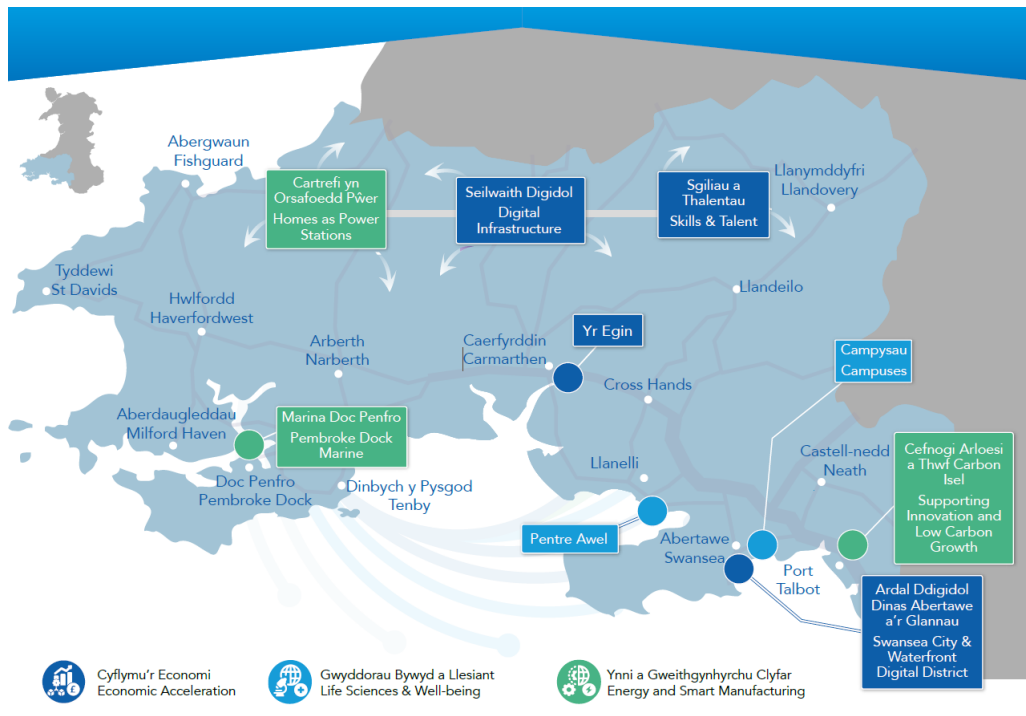


Figure 4: Swansea Bay City Deal

Social and Cultural

4.24 Carmarthenshire is home to around 6% of Wales' total population with 187,900 people. Since 2011, the County has seen its population grow by 4,100 people, a 2.2% increase in 10 years. This is higher than the overall increase for Wales (1.4%).

4.25 The main factor influencing population change in Carmarthenshire since 2001/2002 has been through inward migration, where more people have come into the County than have left. Carmarthenshire has an ageing population, with the number of deaths exceeding births each year since 2001/2002.

4.26 Historic net migration patterns for Carmarthenshire has seen a large number of the 15-19 age group leave the County. This largely reflects students leaving the County for higher education opportunities. There is an increase of people moving into the County within the 30-44 young family age group and the 0-14 year age group. There is also an increase in the over 65 age group which has contributed to Carmarthenshire's ageing population profile.

4.27 Since the inception of the Local Development Plan process in Wales, the Welsh Government has published five population and household projections. The 2006 and 2008 WG based projections have been influenced by high net migration statistics (internal and international) which identified significant growth for Carmarthenshire (as reflected in the

Adopted LDP). However, the WG 2011 and 2014-based projections reflected a post-recession phase which indicated a lower in-migration trend which has translated into a much lower anticipated household growth requirement for Carmarthenshire.

4.28 The Welsh Government 2018-based household projections estimates that average household sizes are not decreasing as quickly as early projections suggested. This higher estimate of household sizes coupled with the changes in population growth within the County has resulted in a much lower anticipated household requirement from that identified in the existing adopted LDP. This Revised LDP seeks to place these projections within a Carmarthenshire context and develop a set of projections for change and growth that reflect the needs and aspirations for Carmarthenshire and its communities.

4.29 There are significant variations across the County in terms of social indicators of deprivation, including access to health, education and community services and facilities; and housing quality as indicated by data from the Welsh Index of Multiple Deprivation (WIMD). Some communities lack a social hub and/or key facilities to act as a community focus. Others have a range of services and facilities that contribute to vibrant community life. A more equitable distribution is needed. This to some extent reflects the rural character of the County. In this context many rural communities access facilities in nearby settlement or higher order centres. This is reflective of a pattern of rural life now common across Wales. This need to reflect this pattern and recognise the need to sustain such rural communities is a key factor across the County and within this plan.

4.30 With 78,048 Welsh speakers amongst its population, Carmarthenshire is the county with the highest number of Welsh speakers in Wales and has the fourth highest proportion of Welsh speakers at 43.9% (2011 Census data). There is therefore a clear strategic focus on the central role it plays within Carmarthenshire and its communities.

4.31 The image below shows the distribution of Welsh speakers per Electoral ward as recorded in the 2011 Census data. Whilst there is no obvious concentration of Welsh speakers in any particular area, it is apparent that a number of wards with a higher proportion of Welsh speakers are located in the Amman and Gwendraeth Valleys which are located in the cluster identified as the 'Amman and Upper Gwendraeth'.

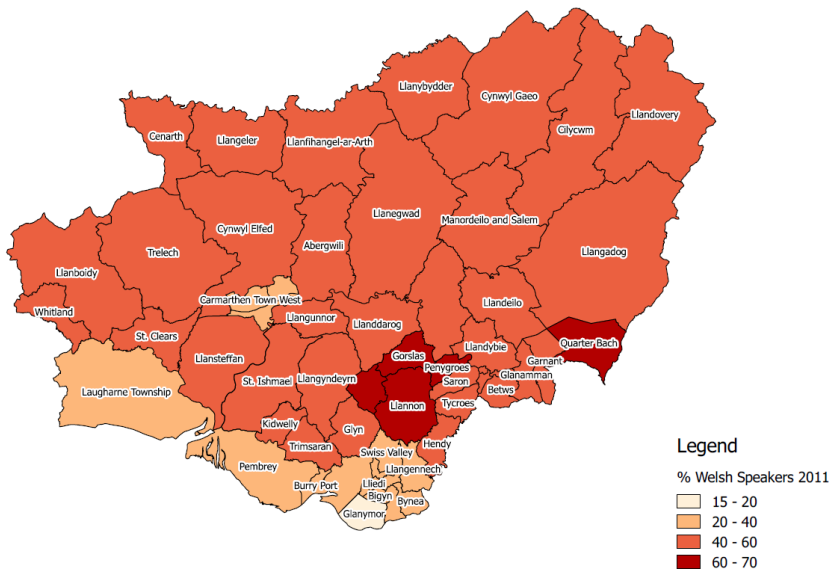


Figure 5: % of Welsh speakers in Carmarthenshire Electoral Wards (Census 2011 figures)

4.32 It is however noted that the proportion of Welsh speakers in Carmarthenshire has been steadily declining since the turn of the last century and the decline in proportion of Welsh speakers in Carmarthenshire has been recorded by every Census since 1901. More recently, during the period between the 1991 and 2011 Censuses, the percentage of Welsh speakers in Carmarthenshire has decreased from 54.9% to 43.9%. This will be updated to reflect the publication of the forthcoming 2021 Census data and changes in the percentage of Welsh language speakers within the County. Given the Welsh languages importance, including to the social fabric, across our communities it is important that it is recognised and safeguarded. In this respect the Plan recognises the whole County as linguistically sensitive.

Economic

4.33 The Council's corporate ambitions for growth and regeneration as expressed through its regeneration strategy and the Swansea City Deal indicates a potential for a minimum of 5,295 new jobs. This reflects an ambitious County strategically positioned at the gateway to West Wales and central to the City Deal.

4.34 Indeed the future economic development of the County should be viewed in the wider context. The Swansea Bay City Deal was signed in 2017, securing £1.24 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 economy, and generate almost 10,000 new jobs over the next 15 years.

4.35 This growth potential is also in part recognised within the Future Wales and the overlap into the south-west of the County of the South-west National Growth Area with its focus on Swansea Bay and the Llanelli Area as well as the Regional Growth status of Carmarthen²⁷.

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

4.37 To respond to changing circumstances, the four local authorities in South-west Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) which will replace the previous Swansea Bay City Region Economic Regeneration Strategy.

4.38 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.

4.39 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 24 months, and is in alignment with Welsh Government's reconstruction priorities.

²⁷ National Development Framework 2020 – 2040 (Consultation Draft)

4.40 The purpose of the Economic Recovery Plan is to set out the short-term priorities and immediate actions over the two years that protect jobs and safeguard businesses in Carmarthenshire in response to COVID-19 and the immediate impacts of Brexit.

4.41 A buoyant rural economy is needed to support the overall growth of the County, and to help sustain community life. Sustainable tourism provides a key means of delivering this growth and providing good quality local jobs, as do the opportunities presented through farm diversification schemes.

4.42 Employment land opportunities are required for a range of potential enterprises and investments, from small-scale local concerns to large-scale strategic development areas that may appeal to inward investors. Such opportunities can be delivered through existing employment land and through new sustainable allocations in appropriate locations.

4.43 With the over-representation of public sector jobs within the county, the additional jobs required over the *Plan period* will need to be delivered through development that promotes and diversifies growth across sectors, and re-orientates the economy towards high quality, skilled and knowledge-based sectors.

4.44 The LDP invitation for candidate sites saw the submission of over 40 sites for employment or mixed use. Whilst some of these are allocations in the first LDP and have been carried forward into the Revised LDP, others might be appropriate as unallocated 'reserve' sites which could, where they are appropriate and sustainable, potentially serve as locations for future employment and job creation.

Environment

4.45 The richness of Carmarthenshire's natural 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. Carmarthenshire is justly renowned for its magnificent coast, quiet estuaries, steep wooded valleys, and rugged uplands. Throughout much of the rest of the county there is a patchwork of woodlands and fields, bounded by the hedge-banks that are frequently of historic importance. The sea and seabed around the Carmarthenshire coast are also rich in species, some of which are of considerable economic importance. This natural beauty of the county is a major factor on which the local tourism and recreation industries depend. Biodiversity is therefore fundamental to the physical, economic, and spiritual well-being of all who live and work in Carmarthenshire.

4.46 The Plan area includes sites designated at the international level to protect and enhance important habitats and species, as well as striking landscapes and distinctive historic towns and villages. There are several designated sites for nature conservation and biodiversity importance, including 8 Special Areas of Conservation (SAC), 3 Special Protection Areas (SPA), 1 Ramsar site, 81 Sites of Special Scientific Interest (SSSI), 5 National Nature Reserves (NNR), 5 Local Nature Reserves (LNR) and 7 Landscapes of Historic Interest.

4.47 SSSI's alone cover approximately 17,088 Ha, and range in size from small fields to large areas of mountain sides and long rivers. They include habitats such as ancient woodland, flower-rich meadows, wetlands as well as disused quarries and support plant and animal species which are not often seen in the wider countryside.

4.48 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.

4.49 Agriculture in Carmarthenshire dominates the rural landscape with the agricultural industry and in particular dairy and sheep farming establishing the County as one of the most important agricultural areas in Wales. According to Agricultural Land Classification, some 203,700 ha of land within Carmarthenshire is classified as agricultural land with the majority classified as grade 3a and 4 with a small tranche of grade 2 land in the south-east of the County.

Connections

4.50 Carmarthenshire is well located on the strategic highway network with connections to the west provide links to the Irish ferry ports, which with the M4 forms part of the Trans-European Network. This east-west link is further emphasised by the West Wales railway line which extends from Swansea (and the wider rail network) through to Pembrokeshire via Carmarthen and Llanelli. The West Wales line also forms part of the Trans-European Network linking to and from the Irish Ferry Ports in Pembrokeshire. The Heart of Wales railway line extending from Swansea through eastern parts of the County through to Shrewsbury offers additional transport benefits albeit based on a limited service.

4.51 The County is also served by several A-roads as well as numerous B-classified roads each representing important components of the highway network. Our principal highway network includes the A48 trunk road leading to and from the M4 motorway with its connections through South-east Wales and beyond. Whilst the A40 and A483 trunk roads connect to Mid and North Wales as well as to the Midlands and the North of England. Access into Central and onwards into North Wales is provided via the A484 and the A485.

4.52 Carmarthenshire is and will continue to work across the region as part of collaborative approach including the development of the Regional Transport Plan as part of the functions of the Corporate Joint Committees. In this respect reference is also made to the content of Future Wales and the provisions in relation to the South-west Wales Metro.

4.53 The following illustrates the nature of the road network including the level of provision which is met through B and lower classification roads. This in part reflects of the rural extent of the County and emphasises the challenges to delivering a sustainable integrated strategy for the area.

Carmarthenshire Road Network – Road Length (Km)

Motorway (M4)	5
Class A (Trunk)	147
Class A (County)	247
Class B and C	1,579
Minor Surfaced	1,496

Table 1

4.54 The area is generally well served by public transport through the bus network, albeit with the level and frequency of service subject to variation dependent upon location and destination. In addition, a number of services operate on a ‘Hail-&-Ride’ basis in rural areas and ‘Bwcabus’ in the Teifi Valley, such services offer additional accessibility benefits to such areas.

5. Issues Identification

5.1 The Revised LDP needs to be strategic, concise, and distinctive to our County. Focusing on the key issues facing our County has helped us achieve this.²⁸ In preparing the Revised LDP we have sought to review and update our understanding of the relevant issues.

5.2 The key issues are grouped under the national well-being goals. This means that the issues are framed within the context of the Well-being of Future Generations (Wales) Act 2015²⁹. This ensures that social, economic, and environmental interests are embedded into the Plan making process.

5.3 The SA Scoping report, as well as the work undertaken by the Public Service Board as part of the “Carmarthenshire We Want”³⁰ process, has informed the issues. The Carmarthenshire Wellbeing Plan 2018 – 2033³¹ has also been a key aspect of this work.

5.4 We have engaged and researched extensively as part of the conversation around issues generation. This includes elected Members, Town and Community Councils, Key Stakeholder Forum, policy review, LDP review report, corporate objectives/strategies, online surveys and the ISA process³².

5.5 We understand where we are now as a County and where we all want to get to. This has allowed for the development of a consensus on those issues that a spatial / land use plan can seek to address up to 2033. This has however, been supplemented by a series of high-level issues which have emerged as a result of contextual changes which have arisen since the publication of the 1st Deposit version of the Plan.

5.6 The 33 summary issues are as follows. Further detail is set out within the Issues Vision and Objectives Topic Paper³³:

²⁸ Welsh Government Local Development Plan Manual – Edition 3

²⁹ Well-being of Future Generations (Wales) Act 2015

³⁰ <http://www.thecarmarthenshirewewant.wales/>

³¹ <http://www.thecarmarthenshirewewant.wales/media/8331/carmarthenshire-well-being-plan-final-may-2018.pdf>

³² Detailed information, including the engagement undertaken is set out within the Issues Vision and Objectives Topic Paper.

³³ Detailed information is set out within the Issues Vision and Objectives Topic Paper.

A Prosperous Carmarthenshire

1. The £1.24 billion Swansea Bay City Deal, with projects identified in Llanelli and Carmarthen.
2. Varying vibrancy and vitality within our retailing town centres
3. Appropriate growth is needed in rural areas (including employment opportunities)
4. A buoyant Visitor economy with potential to grow.

A Resilient Carmarthenshire

5. Risks from flooding and the challenges presented by climate change
6. Biodiversity designations ranging from the international to local level.
7. An ecological footprint that is currently exceeding sustainable levels.
8. Rich landscape or townscape qualities.

A Healthier Carmarthenshire

9. An ageing population and the out-migration of the younger population.
10. 60% of adults reported as being overweight or obese.
11. Community life, education and public services indicate wellbeing in rural areas.
12. Beauty, peace and quiet, open green spaces and fresh air are also contributors to happiness in rural areas.
13. Air Quality Management Areas in Carmarthen, Llanelli and Llandeilo.
14. “Our big NHS change” and any implications.

A More Equal Carmarthenshire

15. Rural and urban deprivation.
16. Over 1 in 3 households are living in poverty.
17. Council’s target to provide 1,000 affordable homes (To be updated to reflect the latest Council target).

A Carmarthenshire of Cohesive Communities

18. Lack of new homes being built in some Service Centres and Local Service Centres.
19. Lack of a five-year supply of housing land and the need for a housing mix Note: requirement to have a 5 year land supply replaced by the preparation of a Housing Land Trajectory as contained within this Plan).
20. Changes in population and household forecasts indicate that significantly less homes are needed through to 2033.
21. Housing sites not being brought forward and built

- 22 A predominantly rural county where 60% of the population live in rural areas.
- 23 Ensuring infrastructure capacity can support development, including highways.
- 24 The need to promote and access alternative forms of transport.
- 25 Lack of employment opportunities, broadband and public services in rural areas.
- 26 Need to appreciate the sense of place – a county of contrasts.

A Carmarthenshire of Vibrant Culture and Thriving Welsh Language

- 27 Disused buildings across the County.
- 28 Need to measure the impact of development upon the Welsh language
- 29 Need for affordable housing within our communities to retain young families
- 30 Important archaeological sites and historic features
- 31 Highest number of Welsh speakers in Wales

A Globally Responsible Carmarthenshire

- 32 Emerging national and regional considerations including Brexit, the National Development Framework (Future Wales; the National Plan 2040 – published 24th February 2021) and Strategic Development Plans. Planning Policy Wales (Edition 11) was published in December 2018.
- 33 Need to promote energy efficiency in proposed and existing developments.

Updated Contextual Issues

5.7 The following contextual issues have emerged subsequent to the publication of the 1st Deposit Plan and include matters which whilst beyond the Plan's control have impacted on its preparation and content. These will be considered through the content of this Plan and its supporting documents and evidence:

- UCI 1 Response to the publication of the NRW Guidance on Phosphate Levels in protected Riverine SACs.
- UCI 2 Recognise and reflect the impacts arising from Covid-19.
- UCI 3 Declaration by the Council of a Climate Emergency.
- UCI 4 Declaration by the Council of a Nature Emergency.
- UCI 5 Ten Towns Initiative.

6. A Vision for ‘One Carmarthenshire’

6.1 The Revised LDP needs to be underpinned by a concise, long-term vision and strategy. In order to achieve this, a clear Vision has been developed that is built on consensus. The Strategic Vision outlines how the County is planned to develop, change, or be conserved up to 2033.³⁴

6.2 The Revised LDP vision directly incorporates the vision set out in the Council's Corporate Strategy 2018 – 2023 (Updated 2021)³⁵. Whilst there is no vision to directly draw upon from the Carmarthenshire Wellbeing Plan, the Revised LDP vision reflects its four well-being objectives which are (1) *Healthy Habits* (2) *Early Intervention* (3) *Strong Connections* and (4) *Prosperous People and Places*.

6.3 The supporting text of well-being objective 4 has been incorporated into the Revised LDP vision due to this objective's emphasis on “*maximising opportunities for people and places in both urban and rural parts of our county*”. This responds to the strong emphasis on recognising rural areas within the conversations undertaken around issues identification. The Revised LDP vision acknowledges and celebrates that our county is one of contrast and engenders a sense of place.

6.4 A “*One Carmarthenshire*” approach recognises the need to balance conflicting demands and interests and provides a platform for consensus and shared ownership of the Revised LDP. The Revised LDP vision also recognises the opportunities the diversity of the County and its communities along with the regeneration ambitions identified through the Swansea Bay City Deal, and this sets the tone for Plan to be positive and deliverable whilst allowing for appropriate aspiration.

One Carmarthenshire

Carmarthenshire 2033 will be a place to start, live and age well within a healthy, safe and prosperous environment, where its rich cultural and environmental qualities (including the Welsh language) are valued and respected for residents and visitors alike.

³⁴ Planning Policy Wales, Edition 11 and Welsh Government Local Development Plan Manual – Edition 3 – March 2020

³⁵ <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/corporate-strategy-2018-2023/>

It will have prosperous, cohesive and sustainable communities providing increased opportunities, interventions and connections for people, places and organisations in both rural and urban parts of our County.

It will have a strong economy that reflects its position as a confident and ambitious driver for the Swansea Bay City Region.

7. Strategic Objectives

7.1 The current Adopted LDP's strategic objectives were utilised as a starting point for the identification of strategic objectives for the Revised LDP.

7.2 The emergence of a range of contextual and policy drivers since 2014, most notably the Well Being of Future Generations Act 2015, regional working including the signing of the Swansea Bay City Deal in 2017 and provisions of Future Wales and the emerging work of the Corporate Joint Committees mean that the Adopted LDP Strategic Objectives needed review. There was also a need to ensure to ensure that the Revised LDP strategic objectives were interwoven with the key issues and vision.

7.3 The Carmarthenshire Well Being Plan's wellbeing objectives have been utilised to group the Revised LDP's Strategic Objectives. This ensures that a local interpretation of wellbeing is interwoven into the strategic objectives and the Plan's strategy from the outset. Whilst not directly identified as Revised LDP strategic objectives in themselves, the Council's wellbeing objectives, as outlined within the Corporate Strategy 2018 – 2023 (Updated 2021) have played an informing role³⁶.

7.4 The Revised LDP strategic objectives are sufficiently aspirational and ambitious but are also deliverable within a spatial planning context. They respond and deliver upon the Plan's key issues and provide a platform for delivering its vision. They provide a platform for a Sound Plan, notably in terms of their fit, appropriateness and deliverability³⁷

7.5 The strategic objectives are cross referenced to the relevant Revised LDP issue and are also subject to an analysis in terms of whether they are SMART (Specific Measurable Attainable Relevant and Time Bound).

³⁶ The Issues Vision and Objectives Topic Paper contains compatibility assessments between the Revised LDP strategic objectives, the Revised LDP strategic objectives and the Council's wellbeing objectives and the Revised LDP strategic objectives against the Sustainability Appraisal framework.

³⁷ Welsh Government Local Development Plan Manual – Edition 3

7.6 The Revised LDP strategic objectives are below.

Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.

SO1 To ensure that the natural environment, including habitats and species, are safeguarded and enhanced.

LDP Issues addressed	6, 7, 12, 13, 26, 32, UCI 1, UCI 3, UCI 4
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

SO2 To assist with widening and promoting wellbeing opportunities through access to community, leisure and recreational facilities as well as the countryside.

LDP Issues addressed	10, 11, 12, 15, 22, 26, 32
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

SO5 To safeguard and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.

LDP Issues addressed	8, 26, 27, 30, 32, UCI 5
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

Early Intervention - To make sure that people have the right help at the right time; as and when they need it.

SO3 To assist in widening and promoting education and skills training opportunities for all.

LDP Issues addressed	11, 15, 16, 22, 25, 26, 32, UCI 5
Specific Measurable Achievable Relevant and Time Bound	✓

Aspirational and Ambitious ✓

SO4 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, as well as vibrant town centres.

LDP Issues addressed 2, 3, 9, 11, 14,16,18, 22, 25, 26, 32, UCI2

Specific Measurable Achievable Relevant and ✓
Time Bound

Aspirational and Ambitious ✓

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.

SO6 To ensure that the principles of spatial sustainability are upheld by directing development to sustainable locations with access to services and facilities and wherever possible encouraging the reuse of previously developed land.

LDP Issues addressed 5, 7,13, 22, 23, 26, 32

Specific Measurable Achievable Relevant and ✓
Time Bound

Aspirational and Ambitious ✓

SO7 To make a significant contribution towards tackling the cause and adapting to the effect of climate change, including promoting renewable energy and the efficient use and safeguarding of resources.

LDP Issues addressed 5, 7,13, 24, 26, 32, 33, UCI 3, UCI 4

Specific Measurable Achievable Relevant and ✓
Time Bound

Aspirational and Ambitious ✓

SO8 To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.

LDP Issues addressed	22 ,23 , 24, 26, 32
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

SO9 To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County’s communities by promoting a place making approach and a sense of place.

LDP Issues addressed	8, 26, 28, 31, 32, UCI 2, UCI 5
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

SO10 To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.

LDP Issues addressed	3, 17, 18,19, 20, 21, 22, 23, 26,28, 29, 32
Specific Measurable Achievable Relevant and Time Bound	✓
Aspirational and Ambitious	✓

SO11 To assist in protecting, enhancing and promoting the Welsh Language and the County’s unique cultural identity, assets and social fabric.

LDP Issues addressed	3, 17, 18, 20, 26, 28, 29, 31, 32, UCI 5
Specific Measurable Achievable Relevant and Time Bound	✓

Aspirational and Ambitious ✓

SO12 To encourage investment & innovation in rural and urban areas by making adequate provision to meet employment need and to contribute at a regional level to the delivery of the Swansea Bay City Deal.

LDP Issues addressed 1, 2, 3, 4, 15, 16, 23, 25, 26, 32

Specific Measurable Achievable Relevant and ✓
Time Bound

Aspirational and Ambitious ✓

SO13 To make provision for sustainable & high quality all year round tourism related initiatives.

LDP Issues addressed 4, 25, 26, 32, UCI 2

Specific Measurable Achievable Relevant and ✓
Time Bound

Aspirational and Ambitious ✓

SO14 To reflect the requirements associated with the delivery of new development, both in terms of hard and soft infrastructure (including broadband).

LDP Issues addressed 23, 24, 25, 26, 32

Specific Measurable Achievable Relevant and ✓
Time Bound

Aspirational and Ambitious ✓

Table 2

THE REVISED LDP - DRAFT VISION AND PROCESS

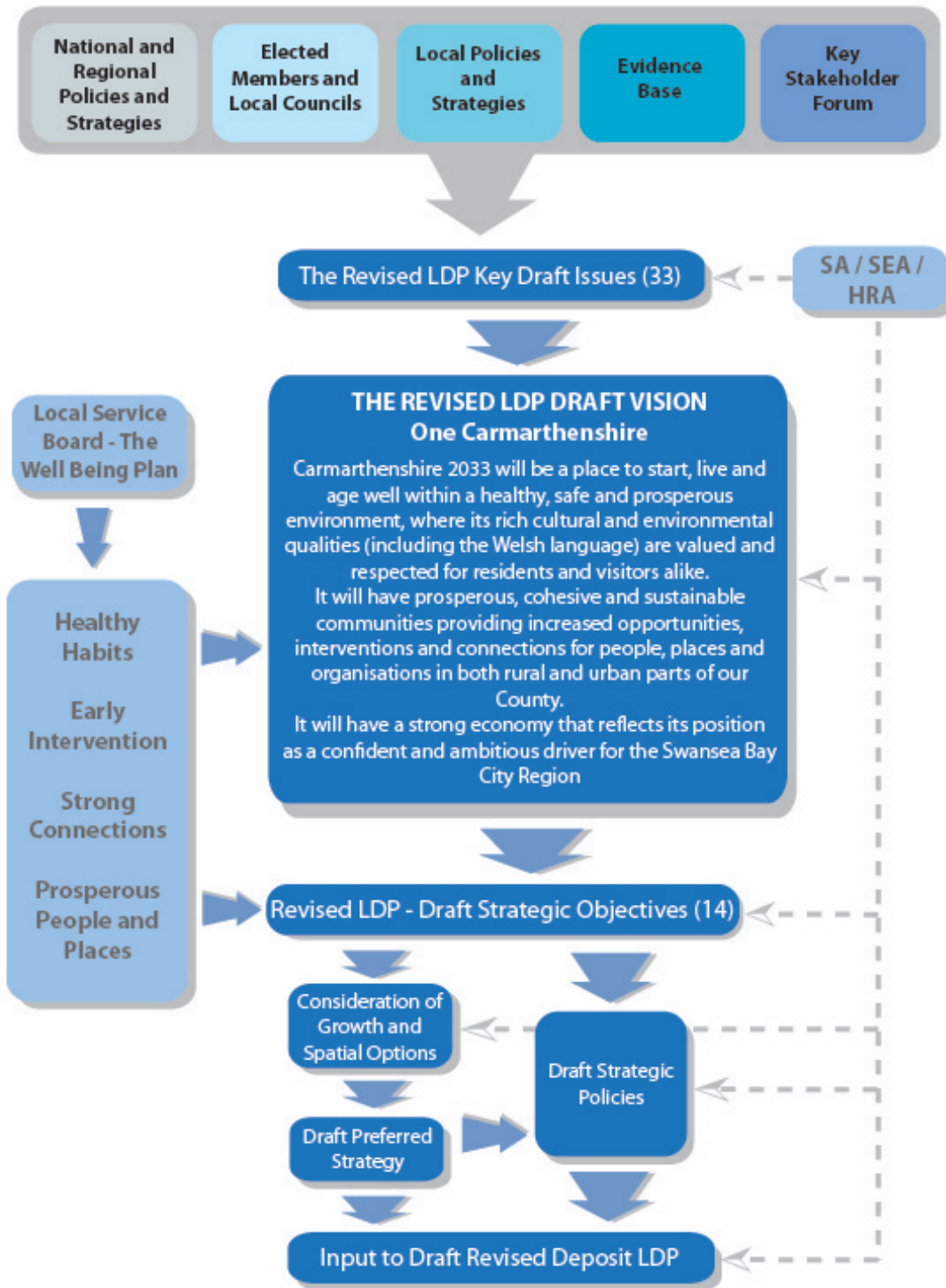


Figure 6

8. Strategic Growth and Spatial Options

Growth Options

8.1 To inform the future direction of population and household growth within Carmarthenshire for the revised LDP period 2018-2033, the Council has undertaken a review of demographic and household formation patterns for the Plan area. A Population and Household Forecast Paper (2018) was published as part of the evidence base for the Preferred Strategy, and a further addendum (2019) was published with the 1st Deposit LDP. These papers identified a growth requirement of 8,835 dwellings during the Plan period. This was based on an alternative 10yr projection scenario and utilised a vacancy rate of 3.4%.

The 2nd Deposit LDP utilises the WG 2018-based subnational projections as the principle set of projections, and evidential work has been prepared to further understand demographic scenario outcomes of population-led and employment-led growth options in light of changing circumstances. Each scenario is considered against a vacancy rate of 3.8% in light of Council Tax records published by Welsh Government, 2011 Census vacancy rate, in addition to a variant vacancy rate calculated from Carmarthenshire's council tax records, which is calculated as 3.4%.

8.2 The 2022 Population and Economic Growth Paper places a significant emphasis on the links between population growth and estimated employment growth. This is correlated by identifying how population growth and variances in the labour force and demographics supports job opportunities and economic growth. The headlines of the entire collection of demographic growth options are considered below.

1st Deposit LDP Preferred Scenario

The headline figures for the PG10 yr scenario which was used as the preferred growth option for the 1st Deposit is identified in the table below.

PG 10yr (2019 Addendum Report)

Projected population change between 2018-2033: **+15,115.**

Projected Household change between 2018-2033: **+8,538.**

New Homes requirement: **8,835 homes.**

Jobs Creation Value: **354 jobs per year.**

Conclusion

This scenario is now based on dated information which utilised the WG-2014 based projections as a starting point.

2nd Deposit LDP

The following tables provide a summary of the household growth options considered as part of the updated evidence using the WG 2018-based projections

WG 2018-based Projection

Projected population change between 2018-2033: **+6,197.**

New homes requirement: **+ 291 per year.**

New Homes requirement during the plan period: **4,359 homes.**

Jobs creation value per annum: **+201.**

Conclusion:

Using this growth trend for Carmarthenshire's Revised LDP would adversely impact upon the Council's strategic ambitions from both an economic and social perspective. The homes and jobs growth scenario from the principal 2018-based projection would result in significantly less growth than identified in the historic trends since 2001. Given the potential negative impacts highlighted above, it is not considered prudent to utilise the principal WG 2018-based projection for the Revised LDP.

Using this scenario would not deliver the Plan's Vision and Strategic Objectives.

WG 2018-based "High Population" Variant

Projected population change between 2018-2033: **+9,460.**

New homes requirement: **+ 378 per year.**

New Homes requirement during the plan period: **5,670 homes.**

Jobs creation value per annum: **+257.**

Conclusion:

This scenario utilises the principal WG 2018-based projection but additionally inputs high fertility, life expectancy and migration assumptions into the model. The new homes requirement significantly falls below the rate of provision recorded in the historic trends. The job creation figure (although greater than the principal Projection) would still show weaker economic growth.

Given the potential negative impacts highlighted above, it is not considered prudent to utilise the High Projection scenario as the growth option for the revised LDP. It would not deliver the Plan's Vision and Strategic Objectives.

Ten-year trend-based projection

Projected population change between 2018-2033: **+14,468.**

New homes requirement: **+ 588 per year**

New Homes requirement during the plan period: **8,822 homes.**

Jobs creation value per annum: **+276.**

Conclusion:

This scenario rebases the principal Welsh Government projection to take into account two further years of known data and increases the length of the trend period to 10 years.

On balance, utilising this scenario would provide a positive outlook and provide an appropriate provision for housing delivery within the county. It would allow the flexibility to

drive sustainable housing growth and contribute to supporting the economic ambitions of the county.

Fifteen-year trend-based projection

Projected population change between 2018-2033: **+15,854.**

New homes requirement: **+ 618 per year.**

New Homes requirement during the plan period: **9,272 homes.**

Jobs creation value per annum: **+353.**

Conclusion:

This scenario rebases the principal Welsh Government projection to take into account two further years of known data and increases the length of the trend period to 15 years.

On balance, utilising this scenario would provide a positive outlook for housing growth and job creation, however it is considered that the requirement of 618 new homes per year is slightly in excess of the Plan's housing growth potential.

Using this scenario would assist in delivering the Plan's Vision and Strategic Objectives

Baseline employment-led scenario

Projected population change between 2018-2033: **+16,407.**

New homes requirement: **+ 662 per year.**

New Homes requirement during the plan period: **9,933 homes.**

Jobs creation value per annum: **+337.**

Conclusion:

This scenario utilises the baseline Experian data and the principal projection to correlate job creation to household growth.

Whilst this scenario would be ambitious in driving economic aspirations, setting such a high growth requirement through the Baseline employment-led scenario would result in an undeliverable and unsustainable growth strategy.

This scenario would not deliver the Plan's Vision and Strategic Objectives.

Rebased principal projection

Projected population change between 2018-2033: **+17,635**.

New homes requirement: **+ 697 per year**.

New Homes requirement during the plan period: **10,461 homes**.

Jobs creation value per annum: **+401**.

Conclusion:

This scenario rebases the principal Welsh Government projection to take into account two further years of known data but keeps the duration of the trend to 5 years.

Whilst this scenario would be ambitious in driving economic aspirations, setting such a high growth requirement would result in an undeliverable growth strategy particularly given that it would result in the annual homes requirement being 40% higher than the historic trend on completions

Identifying the Preferred Strategic Growth Option

8.6 The identification of the strategic growth option has emerged from the consideration of the above population and household projections, as a consequence of pre-deposit engagement and the need to reach a balanced outcome including other strategies and plans such as, but not limited to:

- Welsh Government - Planning Policy Wales;
- The Council's Strategic Regeneration Plan 2015 – 2030 – Transformations;
- Swansea Bay City Deal;
- The Council's New Corporate Strategy 2018 – 2023;
- The Carmarthenshire Well-being Plan: the Carmarthenshire we want 2018-2033;
- The Council's Well-being Objectives;
- The Council's Affordable Housing Delivery Plan; and
- Local Housing Market Assessment³⁸;
- The Council's Moving Forward in Carmarthenshire: the next 5 years;
- Moving Rural Carmarthenshire Forward; and,
- Carmarthenshire Economic Recovery Plan (April 2021).

8.7 It is proposed to use the ten-year based projection from Turley's Housing and Economic Growth Report PG and utilise the Council Tax vacancy rate of 3.8% to underpin the future growth requirements for this revised LDP. This projects an overall population increase of 17,635 with the requirement for 8,822 new homes over the revised LDP period 2018-2033. This equates to 588 new homes per year. This scenario will assist in the delivery of the Swansea Bay City Region Deal and the Council's Corporate Strategy, regeneration and job creation objectives.

8.8 Utilising this preferred option would positively progress the Council's ambitions in delivering affordable homes across the County.

Spatial Options

8.9 The following outlines a number of possible Spatial Options which have been identified to inform the selection of our future spatial framework and how future growth may then be distributed across the County for the Plan period.

³⁸ Regional Local Housing Market Assessment was undertaken which will inform the revised LDP as it progresses through the preparatory process.

8.10 The consideration of strategic options is an important part in the preparation of the LDP is a requirement of the SA/SEA process.

8.11 Each spatial option has been subject to engagement to assess and evaluate their appropriateness with a view to establishing or developing a preferred option. Their content reflects the need to have regard to legislation, national planning policy, local and regional strategies whilst recognising the specific characteristics, assets and issues which are prevalent in Carmarthenshire and form a strategic approach which delivers on the vision and which promotes and guides development for the County.

8.12 In developing the options regard has also been had to the Well-Being of Future Generations (Wales) Act 2015 and the wellbeing objectives developed by Carmarthenshire County Council and the Public Service Board.

8.13 It should be noted that option generation is an important requirement of the SEA directive. The strategic options have been assessed against the SA/SEA within the Initial Sustainability Appraisal – Strategic Environmental Assessment Report. This forms an important component in the process of selecting the most suitable strategic option for Carmarthenshire.

8.14 The options identified assume that housing development without employment opportunities in the same broad location, and vice versa, is less sustainable and is to be avoided. Similarly, infrastructure improvements need to be aligned with new development, including improvements to transport networks, utilities, green and blue infrastructure, health, education and social facilities. Consequently, the term 'development' is used in the Spatial Options for Growth to refer to the balance of housing, employment opportunities and the accompanying infrastructure.

8.15 No single option is necessarily considered preferable in their preparation and discussion and there is scope and flexibility for the options to be adapted to take account of additional factors. It is acknowledged that the preferred option could combine elements from more than one option.

8.16 The tables below provide an explanation of each of the spatial options as considered. This is followed by an identified Preferred Spatial Option.

Option 1 – Current LDP Option

Description

Utilising the settlement hierarchy to allow for a proportional distribution of development based on sustainability principles

Spatial Expression / Settlements Affected

This Option is based on the 4-tier settlement hierarchy.

Summary Assessment

This option focusses growth proportionally across a hierarchy underpinned by the principles of sustainability. In doing so, this option:

- Encourages the dispersal of employment, housing and other types of development to identified settlements and village groups or clusters in a manner reflective of their existing scale, population and of the availability of facilities and services.
- Reflects the diversity of the County and growth is apportioned appropriately to urban and rural areas.
- Focusses the majority of employment growth in the larger towns and villages.

Conclusion

This option represents a continuation of the existing LDP strategy and as such reference is had to the results of annual monitoring and the review report. Whilst both indicate successes in the application of the strategy they also identify weaknesses in the delivery of growth in aspects of the settlement hierarchy.

It is recognised that elements of the strategy have been successful however, it is also clear that a review and revised approach may be needed to address not only its shortcomings but contextual changes.

Option 2 – Infrastructure and Transport Network Option

Description

Basing the majority of growth in the areas in the locality of the main highway and rail network and where there is infrastructure available to support the proposed development.

Spatial Expression / Settlements Affected

This Option identifies key settlements and corridors along the main transport routes and areas where there is infrastructure in place or planned to be in place to accommodate the levels of growth required.

Summary Assessment

This option looks at the existing provision of utility infrastructure and the highway network across the County and aims to focus the majority of growth in areas with the capacity for growth. This option seeks to encourage growth in the areas which it can most feasibly be accommodated by:

- Encouraging growth along the key transport routes and junctions of the M4, A40, A48, A484, A474 and A485 as well as in locations accessible to other modes of transport including the rail network, cycle network and pedestrian linkages.
- Encouraging growth in areas where there is either current or planned capacity for the supply and treatment of water and waste-water.
- Encouraging growth in areas where there are sufficient services and facilities to support the communities.

Conclusion

This option links growth and the settlement strategy directly to the availability of infrastructure. Whilst this would restrict the potential for growth in rural areas, it is recognised that the relationship between development and appropriate infrastructure provision is a component necessary as part of any selected option.

Option 3 – Dispersal Option

Description

No rationale or structure for the distribution of growth; development would be dispersed across the County.

Spatial Expression / Settlements Affected

All settlements could be affected equally under this Option as there is no strategy to identify the distribution of growth. However, this would be likely to result in levels of growth at a fairly equal level across the County's settlements.

Summary Assessment

This option distributes housing, employment and other forms of development on a broad basis between settlements within the County, both urban and rural. It allows settlements to grow incrementally without necessarily taking account of the availability of services or facilities nor the impact which growth could have upon the existing communities and their capacity to accommodate and absorb growth.

Compared to the strategy of the current adopted LDP, this option would see a higher proportion of the County's growth being directed to the rural areas and a lower proportion to the existing urban areas.

Conclusion

This represents a largely unsustainable option and undeliverable option - and one which as a consequence would be unlikely to pass the necessary measures as part of the SA/SEA assessment process. This option does however through its broad brush approach to distribution of growth focus additional growth in rural areas.

It is recognised that the chosen preferred option will be required to have appropriate regard to rural considerations.

Option 4 – Community Led Option

Description

Development would be dispersed within community areas in a manner which reflects the role which settlements play within those areas and the wider geographical area.

Spatial Expression / Settlements Affected

The majority of the growth would be focussed in the following three areas: Carmarthen and surrounding area; Llanelli Coastal Belt; and Ammanford / Cross Hands area.

Summary Assessment

This option focusses on the role of settlements within their wider locality and community which acknowledges the relationships and interdependency between settlements and considers how the local communities work and live.

This option will encourage growth in those areas which play a significant role in the wider community; this is most likely to be through the provision of facilities and services rather than the existing scale of the settlement or the existing population numbers. This option would also seek to reflect the needs of the communities, including their demand for housing. This acknowledges the individual characteristics of each settlement and seeks to identify the role which settlements play within their locality and on a county-wide basis.

This option should reflect an understanding of the needs of local communities and focus growth in areas where it is needed to support communities and their aspirations for future growth and ongoing sustainability of facilities and services. This is likely to result in the allocation of smaller sites and a higher proportion of growth being directed to smaller settlements.

Conclusion

This option seeks to be more responsive to individual aspects of the County and their communities. Whilst the perceived focus of growth would be in established centres it affords opportunity to reflect a wider distribution.

Feedback indicates that the option would need to be appropriately balanced to ensure growth is distributed in an appropriate and deliverable manner.

Option 5 – Swansea Bay City Region Influence Option

Description

Focusses growth to align with the areas identified for Swansea Bay City Deal projects.

Spatial Expression / Settlements Affected

The majority of the growth would be focussed in the Llanelli and Carmarthen areas with those adjoining and adjacent areas also receiving a proportion of the growth.

Summary Assessment

This option is focussed on the projects and investment planned as part of the Swansea Bay City Deal and channels growth to align with these geographical areas. The projects proposed for Carmarthenshire are:

- Pentre Awel, Llanelli. This facility is a village providing facilities and services which promote and improve well-being. It is proposed to be a multi-faceted facility integrating business development, education, healthcare, leisure, tourism, wellness support and research in life-sciences in one location; and,
- Yr Egin, Carmarthen. This facility would be a new creative, digital and media hub to be based at the University of Wales Trinity St David

This Option is likely to see the majority of growth being focussed in Carmarthen and Llanelli and the surrounding areas, however, the settlements further away from Carmarthen and Llanelli may potentially see very little growth. It may provide opportunities

for spin-off investments and entrepreneurship-based activities by building on the City Deal priorities.

Conclusion

This option embraces and is driven by the opportunities presented through the City Deal. It focuses on the locations of the 2 main projects within Carmarthenshire and as such would be less inclusive of the remainder of the County.

It should however be recognised that reflecting the potential of the City Deal to effect real change is essential in any preferred option.

Option 6 – Market Led Option

Description

Focusses growth in the areas which have proven most popular with the housing market over recent years.

Spatial Expression / Settlements Affected

Growth would be focussed in the top tier of the adopted LDP's settlement hierarchy comprising Carmarthen, Llanelli and Ammanford / Cross Hands areas.

Summary Assessment

This option will aim to meet the aspirations and requirements of the development industry by identifying sites and areas which are the most economically attractive to develop. This option looks at the market success of settlements within the County since 2008 and apportions growth in accordance with past delivery rates.

The past delivery rates indicate that the majority of growth took place in the Llanelli area with a significant amount of development also being directed to the Carmarthen growth area and parts of the Ammanford/Cross Hands growth area.

This approach could be construed as 'planning based on numbers'. It would seek to direct growth in accordance with the highest delivery rates of the past and apply this trend to identify the location for future development. Future employment provision would reflect current take-up of employment land and would relate closely to the distribution of housing.

Conclusion

This option through its focus on the market would, whilst deliverable in a simplistic interpretation, be vulnerable to other considerations and constraints and would remove substantively any local influence. It is not considered a deliverable option in practicable terms but points clearly to the role of the market and development industry in contributing to a sound and deliverable plan.

The role of the market will inevitably be a contributing to the development of the preferred option.

The Preferred Spatial Option

8.17. The development of the preferred option has emerged from the consideration of the spatial options and other considerations, including but not limited to:

- the well-being objectives;
- the content of the Annual Monitoring Reports and Review Report; and,
- the engagement processes notably through the Key Stakeholder Forum.

8.18 In developing the preferred spatial option there was always an acceptance that there would be potential variations on the strategic options identified, including an option which would consider a mix of the positive outcomes from a number of those options. In considering the above, and having reference to the Issues, Objectives and Vision discussed earlier in the Preferred Strategy, a hybrid option emerged as the most appropriate approach in delivering a balanced and sustainable spatial strategy for all the communities across the County.

8.19 The following hybrid option has consequently emerged which reflects a number of characteristics from the identified options above. This emergence is in part, built from comments received as part of the engagement process.

Preferred Option - Balanced Community and Sustainable Growth Strategy

8.20 This hybrid option builds on the approach highlighted through 'Strategic Option 4 - Community Led' but removes the prescriptive approach in assigning character areas within the County. The strategy will however retain an approach which reflects the role and function of settlements and will seek to be responsive in how it assigns growth, to urban and rural areas of the County.

- The option will recognise and reflect investment and economic benefits to the County and its communities through the City Deal, and other economic opportunities.
- It will seek to provide opportunities for rural areas ensuring the diversity of the County and communities is recognised;
- It will acknowledge that in delivering sustainable growth that it needs to be supported by the availability of a range of appropriate infrastructure;

- It will recognise that growth should be deliverable and orientated to a community's needs and market demand.

9. A New Strategy

9.1 The Strategy sets out to deliver the vision and strategic objectives and addressing the key issues that was identified within the LDP Preferred Strategy. The Revised LDP will, as it progresses through to adoption, set out how the changes within Carmarthenshire over the Plan period will be managed and planned for. Through its policies and proposals, the Revised LDP will seek to provide for these changes and the respective levels of growth and identify where such growth will be acceptable. This is achieved through identifying sites for specific land uses whilst protecting and enhancing the County's rich environmental, landscape and built historic interests.

9.2 The preparation of this 2nd Deposit LDP has been informed by national and regional guidance with plans and strategies at all levels contributing, where appropriate, to the development of an emerging evidence and knowledge base. Engagement has also played a central role in preparing the Revised LDP.

A New Spatial Approach

9.3 The Revised LDP recognises the diversity that exists within the County and the need to reflect this in its strategic approach. The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement framework grouped under six clusters. These clusters, and the distribution of growth will focus on sustainable principles, but will also recognise the respective role, function and contribution each settlement has within its particular clusters. Growth will be distributed accordingly to identified centres, whilst the role of smaller settlements within Carmarthenshire to deliver local and sustainable growth is also noted.

9.4 The strategic growth areas reflect the current urban form in the shape of Llanelli, Ammanford/Cross Hands and Carmarthen with their respective sustainability credentials and strong economic drivers from a market demand and delivery perspective. These three growth areas are designated as principal centres and whilst they will receive an appropriate proportion of the anticipated growth, there will be a balanced approach to distribution.

9.5 Other areas will include a focus on Local Growth and Diversification. These areas are those where growth will reflect the community, whilst understanding those wider delivery expectations associated with Plan making (e.g., national policy and guidance). Often incorporating areas which are more rural in character such areas play an integral role not

only for the everyday life of their communities but are essential to a vibrant and thriving Carmarthenshire.

9.6 Regeneration and job creation are important components across the County. Allocated sites and the use of policies will provide a framework for the provision of employment and job creation opportunities. This will seek to provide a positive approach to help these areas meet their full potential and build on the opportunities within all of Carmarthenshire's communities. The Strategy is therefore firmly rooted within the "One Carmarthenshire" ethos as set out within the Vision.

9.7 The Plan will use allocations and development limits where appropriate, as well as using policies and criteria to ensure that the right development is in the right place, in addition to preventing unacceptable developments within Carmarthenshire's communities.

9.8 Across the Plan area there will be commonality of policies, however there may be specific variations to allow for a responsive policy approach.

Deliverable Growth

9.9 The new strategy seeks to provide balanced growth centred on the delivery of our communities' needs and the delivery of the region and the Council's strategic and regeneration objectives.

9.10 This LDP will provide the opportunity to deliver 8,822 homes over the Plan period. This is the equivalent of 588 homes per year from 2018 to 2033. This would allow for new homes to be provided in a sustainable manner which supports the aspirations of our communities and provides appropriate flexibility to respond to the Council's affordable housing objectives. This ambitious but deliverable agenda for Carmarthenshire will allow the Plan to build upon the approximately 588 homes being provided per year under the current adopted LDP³⁹.

9.11 In delivering the number of homes set above, this Preferred Strategy includes an additional flexibility as part of its supply (uplift) to ensure the delivery of sustainable growth and to overcome any potential unforeseen deliverability issues. A 10% flexibility through a further 882 homes, is included. This equates to a housing supply of 9,704 dwellings to deliver the 8,822 homes.

³⁹ Completions data 2015 – 2018 (Adopted LDP Annual Monitoring Report 2017 -2018)

9.12 The new strategy ensures that sufficient opportunity exists to maximise affordable housing provision to support both rural and urban housing needs, whilst providing a strong basis for the provision of a deliverable market housing provision.

9.13 The new strategy provides an opportunity to balance the demographics of the County through the retention of, and migration of younger adults into the County, and address some of the issues which could be perceived from an aging population.

9.14 Such an approach will be supported through a strong economic environment with the delivery of a minimum of 4,140 jobs over the Plan period an important component. This reflects the Council's, as well as the region's, strategic ambitions in regard to growth and job creation. .

9.15 Furthermore, supporting a positive approach to growth within Carmarthenshire will provide the younger demographic a further opportunity to live and work within the County.

Rural Communities

9.16 The rural aspects and settlements of the County have an important role to play in improving the sustainability of the wider geographical area of the county. The Plan's strategy and settlement framework reflects the significant role which the rural communities play by supporting growth of a proportionate scale which can make a positive contribution towards the long-term sustainability and cohesiveness of rural communities and the rural economy.

9.17 The Plan does, however, recognise that the location and level of growth in rural areas and communities needs to be proportionate and appropriate, and that an excessive level of development would be to the detriment of such areas. In addressing some of these impacts within the Revised LDP, the Council has undertaken a Rural Housing Needs Assessment which seeks to balance growth against some of the key issues which rural settlements face. The Plan therefore seeks to provide a level of growth required to retain and enhance the services and facilities provided in the County's rural settlements and to provide a suitable level and choice of housing options for the local population in the face of local challenges such as a challenging housing market and the prevalence of second homes and holiday homes.

9.18 The Plan also recognises that development can, if sited and delivered at the appropriate scale, also promote the Welsh language, and enhance rural employment opportunities.

9.19 The plan will seek to control the scale, or rate of growth to ensure the impacts on the local infrastructure and the vitality of the Welsh language are satisfactorily absorbed and mitigated. The Plan will also seek to protect and enhance the countryside and the natural environment.

Rural Economy

9.20 There is a clear recognition that a strong rural economy is essential to support sustainable and vibrant rural communities.

9.21 New enterprises and the expansion of existing business are important in contributing to the growth and stability of rural areas. Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. However, the scale of such uses must also be appropriate. The Plan seeks to recognise these values.

9.22 'Moving Rural Carmarthenshire Forward' represents a significant milestone for the Authority, setting out a strategy for the regeneration of our rural communities. A direct outcome of its recommendations is the The Ten Towns initiative which supports the economic recovery and growth of rural towns across the County, including 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.

Regeneration and the Economy

9.23 Carmarthenshire places regeneration and economic growth as an integral part of its strategic ambitions. Its track record in driving and attracting investment has enabled a series of significant developments to be attracted to the County, not least the most recent in the form of Pentre Awel, Llanelli and Yr Egin S4C development in Carmarthen.

9.24 These opportunities have not just driven enhancements within the traditional centres of employment, they have also contributed to significant commercial developments, new placemaking opportunities, building enhancements and new infrastructure, improving the offer and fabric of the County's communities.

9.25 Whilst many of these interventions have had positive outcomes delivering an economically diverse and sustainable County, it means there are no opportunities for the County to rest on its laurels, indeed the effects of Covid and its impacts has required the authority to reflect and respond. The Council subsequently published its Economic Recovery Plan in April 2021. This identified 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 setting out the support needed to ensure the economy recovers as quickly as possible to become one which is more productive than before, more equal, greener, healthier, and with more sustainable communities.

9.26 The challenging environment in retail affecting some of our town centres requires a variation in approach which reflects a move to 'living' and diverse centres. Those post Covid-19 challenges are reflected clearly in WG's Building Better Places was published on 16th July 2020 which sets out the planning policy priorities in the post Covid-19 recovery phases – a key component of which related to the revitalisation of town centres. The document outlines the need for good, high-quality developments which are guided by placemaking principles. It acknowledges that delivery of good places currently requires Planners to be creative and dynamic.

9.27 This is encapsulated by the proactive approach taken originally within Llanelli Town Centre where the work of the Task Force as part of a broader regeneration centred approach saw the introduction of a Local Development Order (LDO). Whilst this Llanelli example has now expired the approach has been replicated in Carmarthen and Ammanford Town Centres reflecting the broader regeneration ambitions. These ambitions are captured in the Council's Town Centre Regeneration Strategies for Ammanford, Carmarthen and Llanelli.

9.28 The Plan will reflect the important contribution of larger established retail centres but also the important function performed by smaller convenience and comparison provision across what is a diverse set of settlements and communities.

9.29 The Plan will seek to maximise investment, and job creation across a range of sectors, including traditional employment, as well as tourism and service sectors. In this respect the Plan seeks to provide a positive framework for the creation of an enhanced economic base with appropriate opportunities for employment and commercial growth.

9.30 The Council is committed to using positive tools such as LDO's where appropriate, to facilitate and enable regeneration and economic development opportunities.

Sustainable Development, Well-being and Climate Change

9.31 The Plan seeks to reflect and promote the principles of Sustainable Development (SD) and to embed the duties set through the Well-being of Future Generations Act 2015. The planning system has a long-standing track record in the promotion of SD and in this respect, the LDP will seek to enhance the economic, social and environmental well-being of communities. Following the WG's target of becoming a carbon neutral public sector by 2030, Carmarthenshire County Council declared a climate emergency in 2019 and committed to meeting these targets by 2030. As part of this agenda the Plan will play its part in tackling the causes and effects of climate change reflecting the contribution of the planning system as a whole.

9.32 The LDP seeks to put a policy framework in place which tackles the causes and effects of climate change within our communities through the adoption of sustainable principles and development.

9.33 The LDP will promote the principles of sustainability by:

- Protecting and enhancing biodiversity, townscapes and landscapes;
- Minimising energy demand and consumption by facilitating the delivery of carbon neutral buildings and homes, including the promotion of the efficient use of resources including directing development to previously developed land wherever possible;
- Distributing and locating development in accordance with the settlement framework with a view to reducing unwarranted reliance of the private motor car. It will promote sustainable and 'green' travel alternatives building on advances in technology and promotes accessibility to alternative means of travel;
- The promotion of sustainable waste management;
- The promotion of sustainable water management (including ensuring a sustainable supply of water resources and water quality, promoting sustainable

drainage modes and addressing flooding issues). This includes reducing the vulnerability of communities by ensuring that development is not located in flood risk areas;

- Promote the enhancement of wellbeing and social inclusion by supporting healthy, accessible and cohesive communities;
- Supporting the development of a resilient economy and facilitating appropriate future growth; and,
- The promoting and safeguarding the Welsh language and culture.
- Decarbonising society, developing a circular economy and making development resilient to climate change.

Placemaking, Infrastructure and Cohesive Communities

9.34 The growth of our communities provides a positive opportunity to develop and deliver a planned and coherent set of developments centred on the needs of communities and providing places where people will ultimately live, work and spend their leisure time.

9.35 The LDP seeks to sustain and enhance existing communities whilst also creating new and sustainable developments. This concept of placemaking is as embedded in PPW and will form a key guiding principle in the future growth of our county and its communities. In this respect placemaking should be seen as part of a sustainable agenda involving all of those with a professional or personal interest in the built and natural environment, which focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable places⁴⁰.

9.36 The Plan recognises the following:



What is Placemaking?

“Placemaking” is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense.

Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.

Placemaking should not add additional cost to a development, but will require smart, multi-dimensional and innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.

Figure 7⁴¹

⁴⁰ Planning Policy Wales: Edition 11

⁴¹ Source: Planning Policy Wales: Edition 11

9.37 Carmarthenshire is a signatory of the Placemaking Charter. This recognises the Council's commitment to support placemaking in all relevant areas of our work and promote the six placemaking principles in the planning, design and management of new and existing places.



**Creu Lleodedd Cymru
Placemaking Wales**

Llofnodydd y Siarter

Charter Signatory

9.38 The County supports an extensive *green space network*, which is vital to economic, environmental and community well-being. Green and Blue infrastructure refers to utilising elements of the natural environment, such as ecological features, green space, open space, and water management systems to the benefit of the social, economic, and environmental health of an area. Whilst the Green and Blue Infrastructure approach identifies the natural environment as an asset which developers can utilise to bring about economic growth, it also provides the means whereby these 'assets' can be protected and enhanced. The plan seeks to set a positive agenda through which the value of green and blue infrastructure to the County and its communities can be recognised. In this respect green and blue infrastructure systems are seen as a key element in delivering sustainable development.

9.39 Examples of green and blue infrastructure 'assets' include, for example, parks and gardens, amenity green space (e.g. play areas and sports fields), community growing spaces, allotments, cemeteries, urban green space, green and blue corridors (e.g. rivers, canals, cycle paths), sites of ecological, geological and landscape value, and functional green space such as sustainable urban drainage systems and flood storage areas.

9.40 The Environment (Wales) Act 2016, provides a context for the delivery of multi-functional green and blue infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources, and in particular to maintaining and enhancing biodiversity and the resilience of ecosystems.

9.41 PPW Ed.11 emphasises that the planning system should protect and enhance green and blue infrastructure assets and networks. The plan adopts a strategic and proactive approach to green and blue infrastructure and biodiversity by producing up to date

inventories, as well as maps of existing green and blue infrastructure and ecological assets and networks. Relevant policies are also integrated into the Plan.

9.42 The Plan seeks to recognise the rich diversity of Carmarthenshire recognising that this can also pose challenges given the rural characteristics of the County. The Plan will take a balanced view with appropriate regard to the sustainability merits or otherwise of the settlement as well as the respective availability of suitable infrastructure including open space and leisure provision. Where infrastructure is currently inadequate, or the quality is poor, this is not always a justification for resisting development. In the current economic climate, new development can be the most realistic means of addressing such deficiencies or inequalities.

9.43 The council will utilise planning obligations along with a close co-operative arrangement with infrastructure providers, to work with developers to ensure a co-ordinated approach in the delivery of necessary supporting infrastructure.

9.44 The impact of transport accessibility and constraints in the road transport network is an important consideration in creating cohesive and sustainable communities. Accessibility to sustainable transport modes including public transport, cycle paths, and footpaths provide communities with a choice of more sustainable and Active Travel modes. This can help ensure connectivity is available but is considered within the backdrop of a predominately rural and spatially diverse county. The recognition that such areas will maintain a high dependency on the private motor car is noted, however it is recognised that this Plan can provide interventions to help enable a transition to a more sustainable approach to transport. In this respect the improvements in technology for Ultra Low Emission Vehicles is noted and reflected within this Plan.

9.45 The relationship between transport and peak time pollution issues in certain areas have been recognised through the designation of Air Quality Management Areas (AQMA). Such considerations and wider pollution aspects will be considered through the provisions of this Plan and will be considerations in development proposals.

9.46 The availability of modern, fast, secure and affordable telecommunications is an increasingly essential component of modern life. In particular, the impact that poor access to fast and secure broadband can have on inclusivity and on the creation of prosperous and economically viable communities is noted and recognised in this Plan. Indeed, this is recognised within the Swansea Bay City Region.

9.47 Dŵr Cymru Welsh Water (DCWW) are responsible for the supply and treatment of water within the County. DCWW are content with the level of growth set out within this Plan but have requested that larger developments in the Llanelli area be subject to a requirement to undertake compensatory surface water removal from the sewer system, as part of the granting of planning permission. As a result, this Plan includes a specific policy intervention to this effect. Further information on the Policy's implementation is set out within Supplementary Planning Guidance.

9.48 The Plan recognised the propensity and impacts associated with flood risk across the County and the need to adopt a sustainable approach to flood risk management and avoidance. Consequently, the Plan's policies and proposals appropriately considers and provides a framework for the consideration of such matters alongside those set out in national planning policy.

Environmental Qualities and Areas for Protection

9.49 This LDP focuses development within established settlements, recognising the need to protect the countryside, whilst also making appropriate provision for certain uses (including exceptions proposals) where a rural location is considered essential.

9.50 It seeks to protect and enhance the nature conservation and biodiversity value of Carmarthenshire, including its rich tapestry of habitats and species. It also seeks to protect and enhance the built and historic environment of the County; those features which contribute to its character and the area's high-quality landscapes.

9.51 In this respect the Plan recognises the importance of protecting and enhancing the environment, be it the natural environment or the historic built environment. The value of national and international designations is recognised as are those areas of local value. The need to balance the requirements for growth against the need to protect and enhance the environmental qualities is a central challenge and one which the Strategy seeks to address.

9.52 In January 2021, Natural Resources Wales issued 'interim planning advice' to avoid further deterioration in environmental capacity. This 'advice' relates to all Riverine Special Area of Conservation (SACs) whose catchments extend into Carmarthenshire including, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau. It is currently on the third iteration of the guidance.

9.53 As a Local Planning Authority, the Council is required to have regard to the advice given by NRW when making planning decisions (for both individual planning applications and for this LDP). The Council is taking as proactive an approach as possible to this issue and has put in place a series of tools including a nutrient calculator and mitigation guidance.

9.54 The calculator enables developers/applicants etc to work out the level of phosphate generated by a development and therefore devise appropriate mitigation schemes. This is in turn supported by detailed mitigation guidance to support them identifying potential approaches. We were also the first to establish and hold a Nutrient Management Board (NMB) in Wales (for the Afon Tywi) and are members of the also recently formed Afon Cleddau and Afon Teifi NMBs.

9.55 The Plan will be supported by a range of approaches including Catchment Phosphorous Reduction Strategies will identify a range of mitigation measures, as well as wider measures that are outside of the remit of the Council and lie with other responsible bodies in relation to the wider riverine environment. These will be linked to a series of delivery milestones designed to ensure that the implementation of suitable mitigation happens in as manner that facilitates the release of development in the Plan.

9.56 The Plan also reflects the need to safeguard the distinctiveness and character of areas within the County. In this respect the role of placemaking and how developments relate to their surroundings is a strong feature of this Plan.

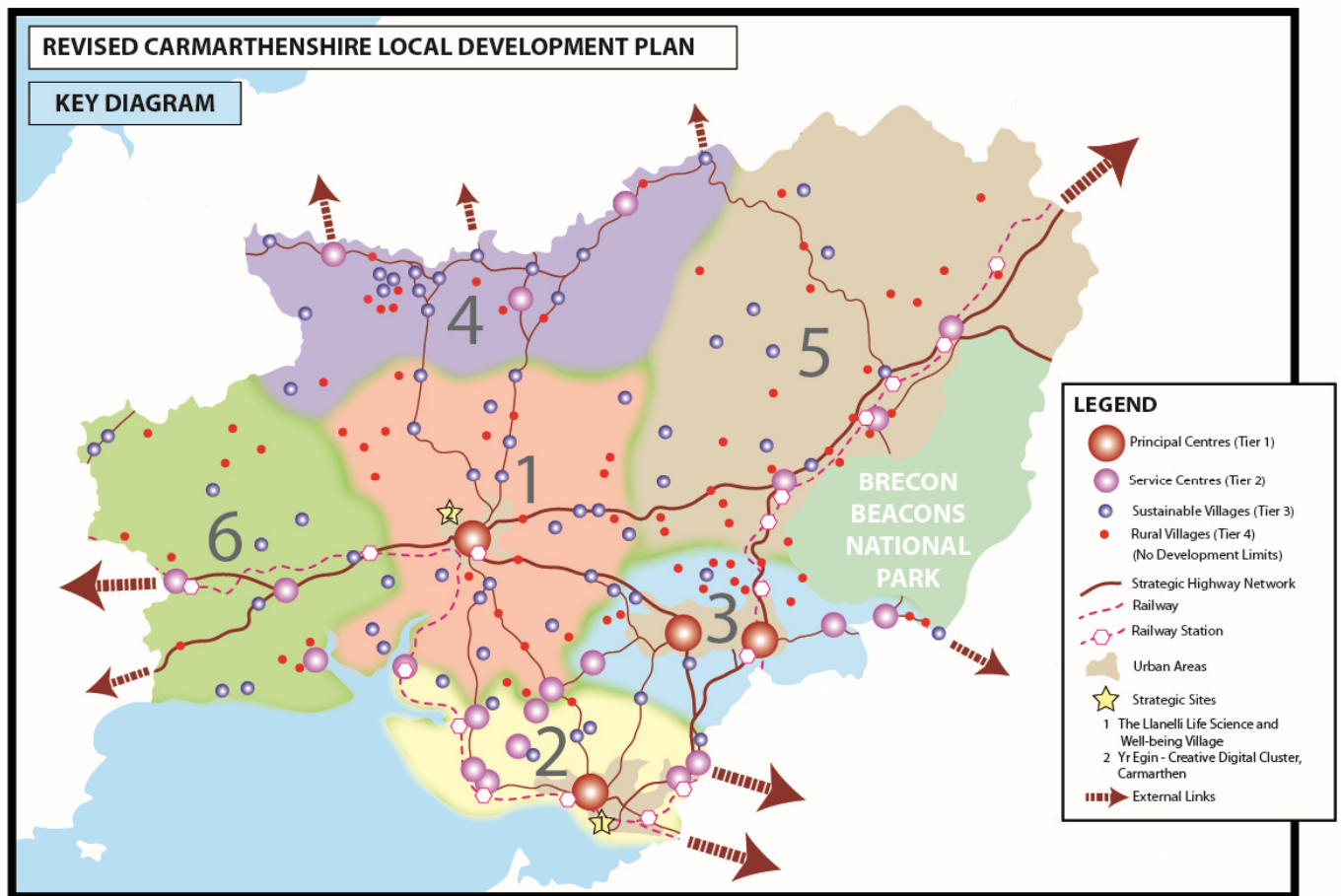
A New Strategy – Key Components

9.57 The key components of the strategy are as follows:

- Provide for 9,704 new homes to deliver a housing requirement of 8,822 homes ;
- Provide opportunities to deliver a minimum of 4,140 jobs new jobs in the County contributing to the Regeneration and strategic economic and employment ambitions within the County and region as well the Councils regeneration objectives to deliver 5,295 jobs;
- Provide sufficient employment land to support economic growth and job creation;
- Promotes a settlement framework which supports cohesion between settlements and communities;
- Distribute development in accordance with the settlement hierarchy, reflecting the sustainability and functional attributes of settlements, their services and facilities as well as their ability to accommodate growth;

- To respect and enhance the rich and diverse environmental qualities of the County;
- To reflect the needs of rural areas and the rural economy;
- Recognise the cultural and linguistic character of the County;
- Contribute to the delivery of physical and social regeneration opportunities and provides for a diverse and cohesive range of settlements and communities;
- Reflect the diversity across the County, and within its settlements and communities;
- Provide for employment both through allocated sites and through policy provisions across the County recognising the need to sustain and enhance rural economies;
- Focus retail change in established centres whilst providing opportunities for provision throughout the hierarchy in a way which will assist in improving accessibility to services and facilities and help in achieving viable, self-supporting settlements and sustainable communities;
- Provide and implement a strategic Plan level mitigation strategy to tackle the challenges associated with Phosphate pollution in protected Riverine SACs. Integrate with solution focused approaches including the provision of mitigation, credit trading approaches and the work of the Nutrient Management Boards;
- Recognise the contribution of 'previously developed land' and utilises it as appropriate whilst recognising the County's largely rural context;
- To provide opportunities to cater for the County's visitor economy;
- Protect and enhances the natural, historic, and built conservation qualities of Carmarthenshire and its high value landscapes;
- Contribute to the declarations of Climate and Nature and National and Local level; and,
- Contribute to an integrated transport network both within the County and region. Seeks to make efficient use of the existing road and rail network by reflecting that the public transport network can afford the opportunity for consolidation and improvement of service thus maintaining and improving accessibility. Promote opportunities for active travel – through access alternative means of transport including walking and cycling.

Figure 8



10. The Clusters

10.1 Figure 8 above sets out both the key diagram and identifies the subdivision of the Plan areas into identified clusters with each containing component settlements as defined within the settlement framework set out within Strategic Policy SP3. The clusters subdivided the Plan area into six geographical areas, each with a principle or service centre supporting or supported by a network of other settlements.

10.2 The defined clusters, in order, are as follows:

1. Carmarthen and its Rural Areas
2. Llanelli and the Southern Gwendraeth Area
3. Amman and Upper Gwendraeth
4. Teifi
5. Upper Tywi Valley
6. Western Carmarthenshire

Carmarthen and its Rural Areas

10.3 The Carmarthen and its Rural Areas cluster is characterised by a rural theme with settlements ranging from the regional centre of Carmarthen through market towns to small and large villages within a rural backdrop. The settlements are located within rural landscapes which are predominately dominated by the agricultural economy.

10.4 Siting at the heart of both the County and the region, it is located on a series of strategic highway and rail routes centred on the historic market town of Carmarthen. As a regional centre with its associated functions, Carmarthen remains a focus for the delivery of new homes and jobs, and also serves as a vibrant retail centre, with public sector as a core employer. Future opportunities for growth will focus on providing a wider range and mix of development sites. It is anticipated that Carmarthen will receive a large portion of the cluster's development.

10.5 The role of Carmarthen across the region and in relation to its hinterland is reflected through its identification as a 'regional growth area' within Future Wales⁴².

10.6 Surrounding the town are several rural and well-connected villages which relate to Carmarthen as the larger settlement, by virtue of road linkages, public transport, and access

⁴² Future Wales: the National Plan 2040 <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

to services and facilities. These make an important contribution to the wider cluster often acting as places where people live and work.

10.7 The area is widely visited and has a number of tourist attractions including the National Botanic Gardens of Wales in Llanarthne, Brechfa Forest which offers mountain biking and walking trails, The Gwili Steam Railway, and Llansteffan beach and castle.

Llanelli and the Southern Gwendraeth Area

10.8 This cluster along the Llanelli coastline retains a strong developmental focus, with its regeneration potential recognised within the Transformations Strategy, City Deal and current Adopted LDP as well as Future Wales which has identified Llanelli and a broader interconnected area as part of a 'national growth area'.

10.9 It is located in the south-east of the County, which is predominantly urbanised in nature. It has direct accessibility to the M4 and with strong connections by rail. Its location on key infrastructure routes, geographical position and its proximity to Swansea ensures its strategic importance not only to Carmarthenshire but also regionally and nationally.

10.10 Llanelli remains the focus for delivery within this area, along with villages within its urban outskirts. The service centres which fall within this cluster are key components in the delivery of new homes and jobs given their overarching relationship to the rest of the cluster. This cluster has the highest population density within the county.

10.11 Despite the urban and post-industrial character often associated with this area the area is set within a rural backdrop with many of the larger settlements providing a focus for jobs, services and homes as well as supporting those rural settlements and communities. In this respect 'Moving Rural Carmarthenshire Forward'⁴³ identifies Kidwelly as one of the Ten identified rural towns referenced in Chapter 3. This reflects not only the role of the settlement but the diversity that characterises the cluster area.

10.12 The area is a strong contributor in terms of retail, with varying scales of retail offer within the settlements and within the cluster. Its tourism potential is also noted, with key

⁴³ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

contributors such as the Ffos Las Racecourse in Trimsaran, the Millennium Coastal Path and Pembrey Country Park.

10.13 Llanelli sees the majority of major employment opportunities. It retains an ongoing reputation as a base for the traditional manufacturing sector, however the area's broadening sectoral base is reflected in the contrasting employment offers at Bynea, Dafen and areas within South Llanelli.

Amman and Upper Gwendraeth

10.14 Whilst predominantly urban and post-industrial in nature, the area can in part be characterised by a series of interrelated settlements. The delivery of new homes and jobs has been focused upon the A48 corridor, with Cross Hands and nearby settlements a key focus. This reflects its position on a key part of the strategic network connecting Carmarthenshire to the rest of West Wales, and critically, Cardiff, Swansea, and Mid Wales. It has grown as a centre with a focus for investment in jobs, homes, and services.

10.15 Ammanford is an established centre having been established as an industrial base. Following the decline in its employment base its role in supporting the surrounding communities has evolved. It now plays an important service centre role by providing localised retail, employment, education, and leisure facilities.

10.16 . Other larger and well-connected settlements are identified in the 'Moving Rural Carmarthenshire Forward'⁴⁴ paper, which identifies Cwmamman (consisting of the settlements of Glanaman and Garnant) and Cross Hands as two of the ten identified 'rural towns' referenced in Chapter 3.

10.17 Glanaman/Garnant evolved around the industrial activities associated with the tinsplate works and the coal mining in the area. The settlement however sits in a largely rural context flanked on one side by the Black Mountain and the other by Betws Mountain.

10.18 Cross Hands, as a former mining community, has developed over recent decades through its position on the A48 strategic transport route. Nevertheless, its origin is a rural

⁴⁴ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

one, and along with other settlements within the Ammanford/Cross Hands Principal Centre (Strategic Policy SP3) and those across the cluster, there is a functional interaction with the wider rural communities and settlements.

10.19 The post-industrial Amman and Gwendraeth Valleys (upper) are seen as key linguistic heartlands of the Welsh language and are key components in defining the sense of place and cultural identity. These Valley settlements play a localised service centre function rather than being a primary focus for new development. The area's natural environment also contributes to its character, with the Caeau Mynydd Mawr project an integral component in mediating and balancing conflicting demands.

Teifi Valley

10.20 The area's predominately rural character and lower population base is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. It is recognised that such rural areas and their settlements play an important role in delivering homes and jobs and providing services for their communities.

10.21 Newcastle Emlyn performs an important service centre role for the area (particularly in terms of education, employment, and localised retail) as opposed to being a focus for new development. The close cross border relationship of the area to those communities in Ceredigion is noted, as is the role that settlements such as Llandysul, Lampeter and Cardigan play to the communities in this area. This relationship is recognised in various policy documents, and is a key consideration in the distribution and supply of homes within the 2nd Deposit LDP. It is recognised that many of the settlements within this cluster look to Carmarthen as the principal centre for retail, administrative, health, and job opportunities outside of those often associated with rural areas. This does not however detract from its potential to develop to serve its community's needs.

10.22 The area's spatial position, developmental constraints, and housing needs, reflect the diversity of the County as a whole. In this respect the rural character requires a different approach in the provision of homes and jobs that those predominately more urban areas. The Plan seeks to respond to this difference and the areas' role in accommodating growth.

10.23 Newcastle Emlyn and Llanybydder are two of the Ten 'rural towns'⁴⁵ reflecting the role and function of the settlements and their contribution within the wider community and cluster area. Newcastle Emlyn and Llanybydder are recognised as Urban and Rural Service Centres in the Ceredigion Local Development Plan 2007-2022.

10.24 The Afon Teifi is a designated Riverine SAC is affected directly by the NRW Guidance on phosphate levels within the river. This has had consequential impacts on the planning systems ability to grant permission for certain developments within the river catchment and has consequential impacts on the content of the Revised LDP. In response the Plan sets out a positive strategic and integrated Plan level response (reference should be had to CCH4: Water Quality and Protection of Water Resources).

Upper Tywi Valley

10.24 The area's predominately rural character and lower population base is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. In this respect it is recognised that such rural areas and their settlements play an important role in delivering homes and jobs and providing services for their communities.

10.25 Llandeilo, Llandovery and Llangadog perform the key service centre roles within this cluster, and supports the social, employment, education, and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A476 and Heart of Wales Railway.

10.26 Consideration of the area's spatial position, developmental constraints (e.g., flood risk and landscape quality), and housing need may assist in understanding and guiding any future role that the area could play in development terms. The area's attractive setting is shaped and influenced by the river valley.

10.27 Whilst many of the settlements within this cluster looks to Carmarthen or Ammanford / Cross Hands as the major centres for larger retail and employment offers, the role and

⁴⁵ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

function of Llandeilo and Llandovery within 'Moving Rural Carmarthenshire Forward'⁴⁶ as two of the Ten identified 'rural towns' referenced in Chapter 3 reflects their contribution in providing services, homes, and jobs in serving the wider community and cluster area.

10.28 The Afon Tywi is a designated Riverine SAC is affected directly by the NRW Guidance on phosphate levels within the river. This has had consequential impacts on the planning systems ability to grant permission for certain developments within the river catchment and has consequential impacts on the content of the Revised LDP. In response the Plan sets out a positive strategic and integrated Plan level response (reference should be had to CCH4: Water Quality and Protection of Water Resources).

Western Carmarthenshire

10.29 The area's predominately rural character and lower population base is reflected in the classification of the settlements within the area. Whilst not containing a tier 1 Principal Centre the important contribution within the County is reflected in the identification of a cluster across the area. In this respect it is recognised that such rural areas and their settlements play an important role in delivering homes and jobs and providing services for their communities.

10.30 With its links to West Wales, this cluster has traditionally seen development focused on the settlements of St. Clears and Whitland. These settlements predominately perform the key service centre roles within this cluster and support the social, employment, education, and localised retail offer for the smaller settlements. The area is well connected to the wider transport network via the A40, A477 and the London - Fishguard railway route. The north-western area of the cluster also enjoys good road links on the A478 to Ceredigion and Pembrokeshire, integrating with the wider region.

10.31 Its relationship to Pembrokeshire has seen a strong tourism offer develop within settlements, with Laugharne and Pendine making an important contribution to the visitor economy. In terms of tourism, the offer in this character area (coastal based) is generally distinct from activity-based tourism in the rural north of the County and those larger scale attractions in the Llanelli and the Southern Gwendraeth Area.

⁴⁶ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

10.32 Whilst many of the settlements within this cluster look to Carmarthen, or cross border into Pembrokeshire for larger retail and employment offers, the role and function of St. Clears and Whitland is reflected within 'Moving Rural Carmarthenshire Forward'⁴⁷ as two of the Ten identified 'rural towns' identified. This recognises their contribution in providing services, homes, and jobs in serving the wider community and cluster area.

⁴⁷ Moving Rural Carmarthenshire Forward (June 2019): Report and Recommendations of the Carmarthenshire Rural Affairs Task Group. <https://www.carmarthenshire.gov.wales/home/council-democracy/strategies-and-plans/moving-rural-carmarthenshire-forward/>

11. Policies

11.1 The following sections set out the Strategic Policies which form the framework for implementing and delivering the LDP. The format and structure reflect the core elements of sustainability and sustainable development, and the four well-being objectives or themes as identified within the Carmarthenshire Well-being Plan. This allows the Strategic Policies to cross reference to the strategic objectives set out in this document as well as the relevant Well-being goals. The strategic policies will therefore be set within the following themes:

- **Early Intervention – To make sure that people have the right help at the right time; as and when they need it.**
- **Prosperous People and Places – To maximise opportunities for people and places in both urban and rural parts of our county.**
- **Healthy Habits – People have a good quality of life, and make healthy choices about their lives and environment.**
- **Strong Connections – Strongly connected people, places and organisations that are able to adapt to change.**

11.2 It is recognised that there will be some overlap between the respective themes and their policies and as such they should be read in conjunction with one another. Each strategic policy is accompanied by an explanatory text.

Early Intervention – To make sure that people have the right help at the right time; as and when they need it.

11.3 The implications for the well-being of individuals, their families and communities are recognised within the Plan through a focus on creating sustainable and inclusive places. This connected approach across all the themes allows long term solutions to ensure opportunities are available to maintain and enhance well-being.

11.4 It recognises that sustainable places are created from a balance of environmentally friendly, economically vibrant, and socially inclusive characteristics, that aim to benefit not only current inhabitants but also future generations.

11.5 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under the Early Intervention theme:

- **Strategic Policy – SP 1: Strategic Growth**
- **Strategic Policy – SP 2: Retail and Town Centres**

11.6 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

Strategic Policy – SP1: Strategic Growth

The LDP will provide for the future growth of a sustainable economy and housing requirement through the provision of:

- 9,702 new homes to meet the identified housing requirement of 8,822**
- A minimum of 70.93ha of allocated employment land.**

The focus on regeneration and growth reflects the Council's core strategic ambitions with development distributed in a sustainable manner consistent with the spatial strategy and settlement framework.

11.7 This Revised LDP puts at its heart the creation of a balanced and cohesive County. It recognises that to deliver this the County's role as a strong and economic driver for growth locally, regionally and nationally places Carmarthenshire at the centre of a prosperous and sustainable Wales. The Plan's strategy for growth is formulated on the basis of sustainable development principles and in accordance with the goals and

aspirations of the Well-being of Future Generations Act. The Plan's strategy also reflects Llanelli's significance as part of the Swansea Bay and Llanelli National Growth Area identified in Policy 28 of the National Development Framework and Carmarthen as an area for regional growth as identified in Policy 29 – Regional Growth Areas – Carmarthen and the Haven Towns.

11.8 The strategic approach builds on the corporate emphasis on regeneration and the opportunities presented through the City Deal and other regeneration and investment opportunities, whilst also recognising the opportunities presented through the rural economy and diverse needs of communities across the County. The strategy recognises the role employment plays in creating a prosperous County – with appropriate growth of housing with jobs and employment opportunities.

11.9 The Council, as part of its corporate policy, places regeneration as its number one objective. This is reflected through:

- Cabinet Vision Statement 2022–2027;
- Carmarthenshire Economic Recovery & Delivery Plan (2021);
- Moving Forward in Carmarthenshire: The Council's New Corporate Strategy 2018–2033;
- Moving Rural Carmarthenshire Forward (2019);
- South West Wales Regional Economic Delivery Plan (2021);
- South West Wales Regional Plan for Regeneration;
- The Swansea Bay City Deal (2017);
- Swansea Bay City Region Economic Regeneration Strategy 2013–2030; and
- Transformations: A Strategic Regeneration Plan for Carmarthenshire 2015–2030.

11.10 This focus on job creation and investment is based on Carmarthenshire's strategic location and its regional economic role. This strategy seeks to recognise and reflect this, and the corporate objectives, by supporting and creating an attractive place for workers and investors.

11.11 By ensuring that our housing growth requirements are reflective of, and are in support of our economic ambitions, it allows for a co-ordinated and integrated approach to

ensure that the shared role for economic growth is not in isolation of housing and vice versa.

11.12 This approach requires the development of a balanced set of population and household projections that develop on the principles of Welsh Government's 2018-based projections. This is to ensure there is a sufficient supply of homes to support the delivery of our economic ambitions and the needs of our communities.

11.13 The population and household trends set through the Welsh Government's 2018-based projections follow similar lower growth demographic patterns of previous WG projections. They do not however reflect the positive ambitions of the County and the Region over the plan period. Consideration must also be given to the rates of housing completions over the preceding years, which are far above the WG 2018 projection requirements. This strategy, and its growth levels are intended to be ambitious but deliverable and reflect wider objectives than this Revised LDP alone.

11.14 This Strategy will seek to distribute growth through a sustainable settlement hierarchy derived from the preferred spatial option. It recognises the diversity across the County and its rich environmental, biodiversity, natural, and built landscape credentials. In delivering this strategy, it also recognises the role Carmarthenshire's rural areas and its urban areas contribute to delivering its vision for 'One Carmarthenshire'.

11.15 We will work closely with partners, infrastructure providers, developers, investors, and communities in delivering the Revised LDP and its strategy, policies, and proposals.

SG1: Regeneration and Mixed-Use Sites

Provision is made for mixed use allocations for the following sites:

Site Ref.	Location and Proposed Uses
PrC1/MU1	West Carmarthen, Carmarthen
	Mix of uses consisting of residential (an allowance for 700 new homes within this plan period), employment, community facilities and amenity. A key deliverability indicator is the Carmarthen West Link Road which is now completed and open.

PrC1/MU2 Pibwrlwyd, Carmarthen

Includes a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gâr and residential (an allowance is made for 249 new homes).

PrC2/MU1 Former Old Castle Works, Llanelli

Mix of uses focused on the visitor economy, heritage and leisure. No residential allowance made.

PrC2/MU2 Trostre Gateway, Llanelli

Mix of uses reflecting its prominent location and planning history.

PrC2/MU3 YMCA Building, Stepney Street, Llanelli Town Centre

A mix of uses at a town centre location, with an allowance for 8 residential units

PrC3/MU1 Emlyn Brickworks, Penygroes

Provides for the regeneration of a previously developed site. A key deliverability indicator is the Cross Hands Economic Link Road which is under construction. Provision is made for the delivery of community focused development along with 177 new homes.

SeC4/MU1 Burry Port Waterfront

Mix of uses focused on appropriate retail provision along with commercial / tourism related uses. No residential allowance made.

SeC16/MU1 Beechwood, Llandeilo

Includes a mix of uses reflecting its strategic location and contribution to Llandeilo. Uses include a mix of appropriate employment, commercial and retail. Site forms part of a larger area which has been identified as a C2 flood risk zone. Applications will need to satisfy all requirements in this respect.

SeC20/MU1 Laugharne Holiday Park

Mix of uses focused on tourism and leisure proposals and associated with the re-development of Laugharne Holiday Park.

PrC1/MU3 Nant y Caws Regeneration and Mixed-Use Site

A strategically positioned site already utilised for the sustainable management of waste. It offers the future opportunity to potentially harness energy from waste, and related employment-based activities. Future opportunities could be set out through the development of a masterplan for the site.

Table 3: Regeneration and Mixed Use

11.16 The above and their identified uses will, where appropriate, be further considered through SPG in the form of development briefs. These briefs will address the development of the sites in greater detail in a comprehensive and coordinated way ensuring that proposals are integrated in terms of the phasing of different elements and the provision of key deliverability drivers such as infrastructure provision.

SG2: Reserve Sites

Reserve Sites will be released for development if the allocated sites (identified under policies HOM1, EME1 and SG1) fail to contribute as expected to the delivery of the Plan’s strategy, or where there is a requirement to react to a material and significant contextual change, including but not exclusively related to changes in National Planning Policy.

The decision to release a site or remove an existing allocated site arising from non-delivery will be made by the Local Planning Authority in accordance with the monitoring framework and a future LDP Review Report.

Site Ref:	Description
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- SG2/1 **Former Morlais Colliery, Llangennech**
- The site's potential strategic contribution incorporating employment and residential based proposals is within the context of Swansea Bay and Llanelli's position within the emerging National Development Framework.
- SG2/2 **Land adjacent to Silver Terrace, Burry Port**
- The site offers potential for the provision of employment floor space with a live / work element.
- SG2/3 **Cross Hands Employment Zone**
- A strategically positioned site adjacent to an established employment hub that can accommodate any future demand for large units more than 10,000 sqm. The site is close to the facilities within the Cross Hands and the strategic highway network.
- SG2/4 **Former Ennis Caravans, Cross Hands**
- Located in the Principal Centre in Cross Hands, this previously developed site presents opportunities for future residential development. Its non-inclusion as an allocation reflects doubts over immediate delivery, however it will be monitored and reviewed with its future contribution considered in line with this policy.

Table 4: Reserve Sites

Proposals for development on Reserve Sites, including as part of mixed-use development must:

- i. Be brought forward in line with an agreed masterplan, in accordance with the provisions of this Plan, and cover the whole of the Reserve Site, and**
- ii. The site does not lead to over provision which would jeopardise the delivery of allocated and deliverable sites.**

11.17 The purpose of this Policy is to establish the principle of mixed-use development (including housing) on these sites and stimulate the market to resolve issues and bring forward the sites when necessary.

11.18 Specific evidence should be provided that clearly shows, to the satisfaction of the Local Planning Authority, that development proposals accord with the following LDP policies:

- PSD1: Effective Design Solutions: Sustainability and Placemaking
- PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods
- PSD3: Green and Blue Infrastructure Network
- PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows
- TRA1: Transport and Highways Infrastructural Improvements
- TRA2: Active Travel
- SP9: Infrastructure
- INF1: Planning Obligations
- CCH6: Renewable and Low Carbon Energy in New Developments

11.19 The need for reserve sites will be closely monitored through take-up of allocated sites as part of the monitoring framework of this Plan and reported through the Annual Monitoring Report. In the event that the allocated sites (identified under policies HOM1, EME1 and SG1) fail to contribute as expected to the delivery of the Plan's strategy, then the decision to utilise a Reserve Site will be made as part of a formal plan review.

11.20 The need to identify an alternative range of reserve sites is necessary to ensure that the LDP strategy provides sufficient flexibility if development on allocated and existing commitments stalls. Regard will be had to the requirements of Future Wales and the upcoming preparation of a Strategic Development Plan (SDP) for the region.

SG3: Pembrey Peninsula

Proposals that contribute towards unlocking the potential of the Peninsula as a destination to stay, play, and work will be supported where they respect the area's role, function and sense of place.

Proposals should build upon established uses and features within this expansive coastal location in recognition of the area's natural and built historic qualities.

11.21 The Peninsula consists of some 1,780 hectares along the A484 road and London to Fishguard Rail Line transportation corridor. It extends from the outskirts of the historic town of Kidwelly on the mouth of the Gwendraeth Fach to its north. The east is bordered by the

A484, London to Fishguard Rail line and the Pinged flats. The south / south-east is bordered by the Millennium Coastal Park.

11.22 Whilst the Peninsula is well placed to attract an integrated and strategic package of regeneration and investment, it is also an ecologically sensitive area that is subject to a range of developmental considerations. The sense of place is framed by a contrasting range of uses and features. These include Pembrey Country Park to the south, with the motor racing circuit and airport to the north. The area continues to function as a key resource for residents, visitors, and biodiversity alike. In this regard, development proposals that would unduly compromise the ongoing resource for our future generations would not be supported.

11.23 The Council will prepare Supplementary Planning Guidance to provide further elaboration upon the provisions of this policy and the future opportunities within the Peninsula.

Strategic Policy – SP 2: Retail and Town Centres

Proposals for retail development will be considered in accordance with the following retail hierarchy and the provisions below:

Sub Regional - High Order Town Centre	Carmarthen
Mid Order Town Centres	Llanelli Ammanford
Lower Order Town Centres	Burry Port Llandeilo Llandovery Newcastle Emlyn St. Clears Whitland

a) Proposals for retail and other appropriate town centre uses, (including leisure, civic, cultural, education, business, health and residential (on upper floors)) which support the growth of Carmarthen as a sub-regional retail town centre will be permitted where they maintain and enhance the vitality, viability and attractiveness of Carmarthen Town Centre. Proposals should not:

- 1) undermine the retail function of the centre, or have a detrimental effect upon the vitality or viability of the area; and
- 2) create a concentration of non-retail ground floor frontage detrimental to the retail character and function of the area.

b) The vitality, viability and attractiveness of our retail centres will be maintained and enhanced along with the range of their existing uses, including local markets. Proposals which widen the range of use and encourage convenient and accessible shopping, services, public service and facilities, and employment/business opportunities will be supported.

c) Proposals for convenience stores of an appropriate scale will be permitted in the designated Mid and Lower Order Town Centres where they are located within the defined town centre boundary. An impact assessment may be required to demonstrate that the proposal would not have an adverse effect on the vitality and viability of the existing retail centre.

d) Proposals for convenience stores outside of the defined town centre boundary will be subject to:

- 1) The submission of an impact assessment to demonstrate that the proposal would not have an adverse effect on the vitality and viability of the existing retail centre, and
 - 2) Evidence of a sequential test having been applied to the site selection.
 - 3) Evidence of quantitative and qualitative need for the development; and,
 - 4) Evidence of the site's accessibility to sustainable modes of transport.
- e) Proposals will be supported which, where applicable:
- 1) Provide opportunities for independent retail and commercial sectors;
 - 2) Support and do not undermine the continued retail function of the high and mid order town centres;
 - 3) Promote and diversify the education, leisure, cultural facilities, and the night-time economy;
 - 4) Provide for the creation of quality public spaces and environmental improvements including the preservation and enhancement of the distinctive local character of the historic built and natural environment, and a commitment to high quality design;
 - 5) Improve places for pedestrians, cyclists and disabled including enhancing public transport, accessibility, access to public facilities and conveniences, car parking, signage, and the street scene;
 - 6) Protect, enhance, and integrate with the Green and Blue Infrastructure network.

Outside of the above town centres the following forms of retail and shopping provision will be permitted:

- 1) New non-food retail warehouse units (including garden centres, car showrooms and drive-thru coffee shops) and appropriate leisure facilities on designated retail parks where supported by:
 - i. an impact assessment demonstrating that the proposal would not cause harm to established town centres;
 - ii. evidence that a sequential approach has been undertaken indicating that there is no suitable available and sustainable sites in locations within or immediately adjoining defined town centres;
 - iii. evidence of quantitative, qualitative and/or other relevant need for the development;
 - iv. evidence of the site's accessibility to sustainable modes of transport.
- 2) Specialist retail and trade centre proposals within employment sites;

3) Proposals for small local convenience shopping facilities in rural and urban areas within the development limits where they are of a scale appropriate to that settlement. Rural retail proposals will be considered in accordance with policy RTC2.

11.26 The policy seeks to recognise the general pattern of provision in a traditional hierarchy of centres ranging from the small, localised provision through to the larger centres providing a greater choice over a wider product range. The larger centres also act as locations for related activities in the leisure and entertainment sphere including cinemas and restaurants etc. and for commercial office uses including solicitors, accountants, and estate agents etc.

11.27 In general, local provision represents goods and services required on a day-to-day basis (convenience items) and for which residents may make short journeys frequently, whilst the larger centres not only provide such facilities, but also more specialised items (comparison goods) sought less frequently and for which shoppers are prepared to travel further. Traditionally, shopping provision has evolved in a hierarchy of centres with overlapping catchments reflecting their size and importance.

11.28 It is this pattern of retail provision which characterises Carmarthenshire with the traditionally larger centres of Carmarthen, Llanelli and Ammanford historically serving larger catchment areas with a broad and specialised range of goods and items.

11.29 In defining a retail hierarchy, regard has been given to the respective roles and functions of the larger towns and small villages. In this respect it is acknowledged that whilst the range of shopping provision throughout the hierarchy plays an essential role, the Principal Centres of Carmarthen, Llanelli and Ammanford, provide the focus of town centre-based retail activity. However, it is also recognised that each of these centres perform different roles within the context of their communities and wider geographical functions. In this respect, Carmarthen town centre fulfils a sub-regional function whilst Ammanford and Llanelli town centres are more focused on serving its surrounding communities. The policy, however, also seeks to recognise the impact of Covid-19 and change shopping patterns has had on our high streets and town centres. In this respect, the policy seeks to reflect their intrinsic retail function whilst recognising a new multifunctional role for such centres.

11.30 It is acknowledged however, that despite their inherent differences each centre has, and is experiencing different challenges as the future role of the high street changes in response to different retail pressures. In this respect TAN4 makes provision for the application of appropriate policies to those centres based on their characteristics and sustainability. In responding to this locally driven approach, variations in respect of what constitutes a higher and lower order centre allows for a more focused but flexible response based on their different scales and characteristics. It also enables the Plan to respond to changing economic circumstances and to seek to address variations in retail activity.

11.31 In characterising higher order retail and commercial centres, TAN4 identifies them as being accessible to a large number of people, and the scale and diverse range of uses present will reflect the needs of a population – this is normally greater than the local community. With such centres typically characterised by combinations of shops, offices, financial & professional services, food and drink establishments, hotels, education facilities, entertainment and leisure, non-residential institutions as well as residential (TAN4 para. 4.2).

11.32 Alternatively, lower order centres are characterised by smaller scale provision and fewer uses, with the intention of primarily serving the needs of a local community. These would typically include shops, financial and professional services, food and drink, and non-residential institutions of an appropriate scale, but depending on the centre may include other uses (TAN4 para 4.3).

11.33 In relation to the previous status of both Llanelli and Ammanford, their high streets have experienced challenging times with both retaining important, albeit slightly diminished retail roles. In further considering where their future along with that of Carmarthen may lie in terms of the retail hierarchy, it is important to consider how they will develop and their future role as well as how the Plan seeks to respond to a potential decline in that centre.

11.34 Carmarthen has a longstanding sub-regional role and has traditionally had a strong national presence on its high street as well as a variety of local stores. The nature of its retail offer has however been notably impacted by Covid-19 with a number of national operators having withdrawn in light of the financial challenges and realignment within the retail sector. Consequently, whilst the centre does and will continue to serve a range of needs for the population beyond its local community the nature of its offer and the range of uses within the traditional retail core must be adaptive whilst retaining that traditional retail base. The centre continues to be readily characterised as a higher order retail centre by the provisions above.

11.35 In relation to both Llanelli and Ammanford, the occupation of the town centre by national operators remains at a reduced level and with the town centre offer increasingly reflective of one that serves a more localised community. This coupled with the challenges around turnover of retail units, and issues around vacancy rates, requires a re-evaluation of their previous high order centre status. Both Ammanford and the Llanelli town centres have attracted significant interventions in regeneration terms, with Task Forces established to face some of the challenges prevalent in both centres, with the latter having also been subject to a now expired focused Local Development Order (LDO). Further time limited LDO's have been adopted for Carmarthen and Ammanford Town Centres as part of regeneration initiatives to aid in the Covid-19 recovery and town centre regeneration. The future role of these and the potential for a further Llanelli Town Centre LDO will be further reviewed as tools to assist in the implementation of this Revised LDP.

11.36 The changing dynamics within the retail offer for both these centres brings added focus on the need for the hierarchy and the retail policies to provide a locally driven response to their issues. Consequently, the hierarchy has been established with appropriate policies to allow for different types of retail and commercial context between the Plan's three Principal Centres. These will allow a more flexible approach in relation to how these centres develop in the future.

11.37 The smaller towns or market towns of, for example, Newcastle Emlyn, Llandeilo, and St Clears with their smaller local catchments typically meet local needs with some specialised provision. This is supplemented by often larger villages which may provide essential items required to meet day to day needs. Regard will be had to the implications of proposals for new convenience stores outside of the identified High, Mid and Lower Order centres (defined within the Policy) on defined retail centres within neighbouring authorities. Proposals which may have an adverse impact should be accompanied by a robust retail impact assessment.

11.38 Similarly to many areas, out-of-centre shopping with large retail warehouses (including bulky goods) has participated in changing retail trends and have in certain instances challenged the vibrancy and role of existing and established town centres. Whilst these challenges are recognised it is also noted that they can present opportunities in broadening the retail offer.

11.39 The retail strategy of the LDP reflects the social, economic, and environmental principles of sustainable development which underpins the Plan. It also seeks to reflect the changing nature of retailing and the need for traditional town centres to adapt to such changes. The Strategy seeks to:

1. Protect and enhance the roles of the retail centres to ensure their continued attractiveness as town centres, shopping, commercial and leisure destinations and to protect local retail provision established in the county as well as the local businesses behind them. The challenge will be to maintain their competitiveness and market share whilst understanding the needs of each centre and their respective role and contribution in retail terms;
2. Locate and guide retail provision to sustainable locations which are accessible by public transport or active travel routes in order to minimise the need for travel;
3. In smaller lower order centres, ensure that local communities have reasonable access to a satisfactory range of high street facilities and services, particularly convenience goods (food and other essential day-to-day requirements); and,
4. In the larger villages, maintain the viability of the village shop and other local facilities.

11.40 *This will be updated once updated evidence has been completed.* The Updated Retail Study (20215) for Carmarthenshire examines retail issues across the County and assessed the capacity for growth across the retail sectors. It is prepared to provide evidence in respect of policy formulation and to inform the identification of a retail hierarchy for the Plan area to guide decision making, as required by PPW. Consequently, the "town centres first" principle in tandem with a sequential approach to the selection of sites will be used to promote town centres as the principal locations for new retail, office, leisure and health facilities. In doing so, the aim will be to create more reasons why people should visit such centres with a resultant increase in social and economic activity thereby retaining its viability.

11.41 Allowing for the variations in the hierarchy, retail will be expected to continue as the principal activity in all three sub-regional and mid order centres. However, this is only one of the factors which contribute to their wellbeing. Retail policies cannot be divorced from the broader functions of the larger towns as centres for other services and facilities, including food and drink establishments (cafes, restaurants, public houses, etc.) and commercial leisure developments. This diversity of uses in town centres assists in promoting their

continued viability and - particularly with regard to leisure and residential uses - contributes to the vitality of a successful evening economy and their role as living town centres.

11.42 The Revised LDP seeks to strike a balance between protecting the overall retail character of the town centres and providing for an appropriate diversity of uses which reflects their position within the hierarchy. In so doing, it is recognised that its character and identity is augmented by the presence of independent traders traditionally operating from the

11.43 more peripheral streets and in locations and that can be susceptible to competition. It is however recognised that diversification enables other beneficial, economic uses to complement the retailing presence and to maintain the physical fabric and appearance of streets and buildings which may otherwise be susceptible to decline.

11.44 The potential for appropriate diversification within the town centres enabled through this policy, recognises their contribution to increasing its overall attractiveness. The introduction of complementary retail, leisure and business offers etc can contribute to a broader appeal, nevertheless, the policy recognises the importance of a strong retail element and seeks to maintain the vitality and viability of the towns retail offer.

11.45 Provision outside the sub-regional and mid order centres, including local village shops, make an important contribution to the retail function of Carmarthenshire. In this respect, those centres fulfilling a convenience retail need and smaller scale day to day shopping need provide diversity consistent with the objectives of sustaining communities and minimising the need to travel. These settlements and their retail offer can complement the established retail function of those higher up the hierarchy as well as contributing to the implementation of the Plan's Strategy. Proposals for convenience retail outside of the town centre boundary in such centres will be required to appropriately evidence the retail need so as to ensure the retailing activities within the town centres are not undermined.

11.46 The LDP policies also seek to ensure that retail, non-retail, and leisure developments are located in the most appropriate locations. Generally, the most appropriate locations are within existing centres, which are accessible by a range of means of transport and can promote linked trips to other uses in the centre. Developers will be required to search thoroughly for sites within centres before considering less centrally located ones.

11.47 Further guidance in respect of national planning policy is contained within PPW: Edition 11 - Chapter 4 Active and Social Places and within TAN4 Retailing and Town Centres.

11.48 PPW Ed. 11 gives specific recognition for the role local and village shops and public houses play within communities and the potential impact of their loss. Consequently, reference should therefore be made to policy RTC2 below.

11.49 Proposals for retail activity within rural Carmarthenshire should be considered in accordance with policy RTC2.

11.50 Town Centres are not always capable of accommodating particular types of retailing such as bulky goods owing to the requirements for large sites and buildings and the implications for traffic generation and parking. Consequently, such outlets have been permitted in out-of-centre locations in accordance with national guidance, either in the form of individual units or collectively on retail parks. In view of the increasing pressures for such outlets, the Revised LDP seeks to address the issue of retail parks and defines the criteria to be applied to prospective developments. In this respect, the policies relating to retail parks promote the co-location of appropriate retail facilities and reducing the proliferation of separate retail destinations within the County. Such a strategy is more sustainable in transport terms and will allow retail businesses to benefit from the collective attraction of co-location.

11.51 The Plan recognises that certain types of retail and leisure facilities cannot be suitably accommodated within town centre locations and that Regional Centres (Retail Parks) can play a role in accommodating this need. However, the scale, type and location of retail development should not undermine the attractiveness, vitality, and viability of existing town centres.

11.52 A sequential approach should be adopted which means that first preference should be for existing town centre locations as listed in the retail hierarchy, and then for sites immediately adjoining town centres. If there are no suitable available sites in these locations, only then may development in other non-town centre and edge of centre locations including but not exclusive to the following existing regional centres (retail parks) will be considered:

11.53 Regional Centres: (Retail Parks)

- Stephens Way and Parc Pensarn, Carmarthen;
- Parc Trostre and Parc Pemberton, Llanelli;
- Cross Hands Retail Park.
- Maes Yr Eithin Retail Park, Cross Hands

11.54 Carmarthen and Llanelli have significant retail provision on retail parks located outside of the respective town centres. The principal retail parks in Carmarthen are at Stephens Way and Parc Pensarn which provide for a range of bulky and non-bulky goods.

11.55 Llanelli is served by Parc Trostre and Parc Pemberton with the former exhibiting a large number of units predominantly occupied by 'high street multiples'. Parc Pemberton is by contrast mainly focused around DIY, electrical and furniture reflecting a bulky goods restriction which does not apply to Parc Trostre.

11.56 The retail park at Cross Hands, whilst smaller in scale to those in Carmarthen and Llanelli, provides an important complementary role to the town centre provisions in Ammanford through its predominantly DIY, electrical and furniture offer.

11.57 The applicant will be required to submit an impact assessment to demonstrate that the proposal would not cause harm to established town centres. The assessment should also take into consideration the cumulative effects of recently completed development and outstanding planning permissions. The assessment should outline the type of retail offer proposed by the applicant and how this could impact upon competing retail provision which exists in the nearby town centres and whether it could result in the diversion of trade from the town centre.

11.58 New proposals will be required to clearly demonstrate that there is additional need for new retail warehouse units offering the range of goods anticipated.

RTC1: Protection of Local Shops and Facilities

Proposals which would result in the loss of a local shop or service (including Public Houses) outside of the Town Centres identified within Strategic Policy SP2 will only be permitted where:

- a) Its loss would not be detrimental to the social and economic fabric of the community;**

b) There is another shop or service of a similar compatible use available for customers within the settlement or within a convenient walking distance.

In the absence of an alternative provision, proposals resulting in the loss of the local shop, or service will only be permitted where all reasonable attempts have been made to market the business for sale or let over a 12 month period and have failed.

11.59 In seeking to define and create sustainable communities the Plan identifies and recognises the contribution of local services. These include such facilities as shops, post offices, public houses, petrol filling stations, which will contribute to the future viability of settlements and communities, both in terms of providing a service but also in offering 'meeting places' where community interaction can occur and community spirit can be enhanced. Moreover, the LDP supports local retail provision and the economic benefits which they present within the communities.

11.60 The Council also recognises the importance of community facilities and services where there is a strong local dependence on them. Such services are vital to the economic wellbeing of the communities and also promote social inclusion, particularly amongst the less mobile members of a community.

11.61 It is acknowledged that the rural settlements are the most vulnerable to the loss of such facilities. Factors such as demand and the high value of residential land in the rural areas, often results in pressure from property owners to change the use or redevelop such facilities for residential purposes, even where the business is thriving. The income from a shop or other activity may be less than can be gained from an alternative development. This policy seeks to moderate pressures for change by ensuring that unless there are reasonable alternative facilities, and if the shop or facility is viable at appropriate rent levels, then its loss will not be allowed.

11.62 Whilst the policy seeks to protect against the loss of facilities, provision is made for those circumstances where it can be demonstrated that such facilities are no longer needed or are not viable.

11.68 A walkable distance for the purposes of this policy is as contained within the Manual for Streets: Department for Transport/Communities and Local Government/WAG – 2007⁴⁸.

⁴⁸ Manual for Streets: Paragraph 4.4

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

This identifies that 'Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot'.

11.63 Marketing of premises for the purposes of this policy can be defined as advertised within an appropriate industry publication or where appropriate, through local estate agents over a reasonable period and for a reasonable price.

RTC2: Retail in Rural Areas

Proposals for ancillary small-scale shops or extensions to existing shops outside development boundaries will be permitted where they conform to the following:

- a) It represents a subordinate element of an existing business activity on the site;**
- b) It will not result in significant harm to the viability of nearby village shops;**
- c) It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape;**
- d) It is accessible via sustainable means of transport;**
- e) Access and parking arrangements are satisfactory, and the development will not significantly harm highway safety.**

11.64 Proposals for new shops in rural areas which are ancillary to other uses can often provide an important contribution to the rural economy. Such provision, be they in the form of farm shops (that will help to meet the demand for fresh produce), craft shops and shops linked to petrol stations, not only service a local requirement but are also a source of employment.

11.65 Whilst such provision has the potential to provide a service to rural communities it must be reflective of its rural context. In this regard, the shop should be related to and subordinate to an existing business.

11.66 It is recognised that shops in rural areas can create additional employment opportunities and aid rural economic diversification as well as providing a service to local communities.

11.67 The Council may seek to use planning conditions to limit the range of goods sold or restrict the amount of floor space where appropriate, to prevent any significant harm to

nearby retail activity. Regard will also be had to the potential for the proposal to operate on a seasonal basis where it is not desirable for it to operate throughout the year.

11.68 Shops ancillary to other uses, such as farm shops that will help to meet the demand for fresh produce, craft shops and shops linked to petrol stations, can as identified play an important role in rural areas by providing new sources of jobs and services. However, in assessing such proposals the regard will be had to the potential impact on nearby retail and commercial centres and notably village shops⁴⁹. Consideration will be given to the use of planning conditions to limit the range of goods sold or restrict the amount of floor space if this allows the development to proceed.

⁴⁹ Planning Policy Wales: Edition 11

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

11.69 Socio-economic issues including poverty and deprivation facing both rural and urban parts of our County is recognised within this Plan's "One Carmarthenshire" vision. To this end, this Plan seeks to tackle these issues by maximising opportunities for everyone to maintain or increase their prosperity and sense of wellbeing.

11.70 These opportunities include the provision for new homes including affordable homes and jobs, as well as steering new investment and infrastructural priorities, whilst also respecting the County's social fabric, including the Welsh language, culture and its sense of place.

11.71 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP3:** Sustainable Distribution – Settlement Framework
- **Strategic Policy – SP 4:** Providing New Homes
- **Strategic Policy – SP 5:** Affordable Homes
- **Strategic Policy – SP 6:** Strategic Sites
- **Strategic Policy – SP 7:** Employment and the Economy
- **Strategic Policy – SP 8:** Welsh Language and Culture
- **Strategic Policy – SP 9:** Infrastructure
- **Strategic Policy – SP 10:** Gypsy and Traveller Provision
- **Strategic Policy – SP 11:** The Visitor Economy
- **Strategic Policy – SP 12:** Placemaking, Sustainability and High-Quality Design

11.72 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

Strategic Policy – SP3: Sustainable Distribution – Settlement Framework

The provision of growth and development will be directed to sustainable locations in accordance with the following spatial framework.

	Cluster 1	Cluster 2	Cluster 3	Cluster 4	Cluster 5	Cluster 6
Tier 1 – Principal Centre	Carmarthen	<ul style="list-style-type: none"> ▪ Llanelli 	<ul style="list-style-type: none"> ▪ Ammanford/ Crosshands 			
Tier 2 – Service Centre	<ul style="list-style-type: none"> ▪ Pontyates / Meinciau / Ponthenri ▪ Ferryside 	<ul style="list-style-type: none"> ▪ Kidwelly ▪ Burry Port ▪ Pembrey ▪ Hendy / Fforest ▪ Llangennech ▪ Trimsaran/ Carway 	<ul style="list-style-type: none"> • Brynamman • Glanamman / Garnant • Pontyberem / Bancffosfelen 	<ul style="list-style-type: none"> ▪ Newcastle Emlyn ▪ Llanybydder ▪ Pencader 	<ul style="list-style-type: none"> ▪ Llandovery ▪ Llandeilo / Rhosmaen / Ffairfach ▪ Llangadog 	<ul style="list-style-type: none"> ▪ St Clears/ Pwll Trap ▪ Whitland ▪ Laugharne

Tier 3 – Sustainable Villages	▪ Cynwyl Elfed	▪ Mynyddygarreg	▪ Carmel	▪ Drefach / Felindre	▪ Caio	▪ Llanboidy
	▪ Llanybri	▪ Five Roads / Horeb	▪ Cwmgwili	▪ Waungilwen	▪ Ffarmers	▪ Glandy Cross
	▪ Llansteffan	▪ Llansaint / Broadway	▪ Foelgastell	▪ Llangeler	▪ Llansawel	▪ Efailwen
	▪ Bronwydd		▪ Ystradowen	▪ Pentrecwrt	▪ Talley	▪ Llangynin
	▪ Cwmdwyfran		▪ Llannon	▪ Saron/Rhos	▪ Cwrt Henri	▪ Meidrim
	▪ Cwmfrwd		▪ Llanedi	▪ Llanllwni	▪ Llanfynydd	▪ Bancyfelin
	▪ Llangyndeyrn			▪ Cwmann	▪ Llanwrda	▪ Llangynog
	▪ Brechfa			▪ Capel Iwan	▪ Cwmifor	▪ Pendine
	▪ Llangain			▪ Capel Iwan	▪ Salem	▪ Llanddowror
	▪ Idole / Pentrepoeth			▪ Llanfihangel ar arth	▪ Abergorlech	▪ Llanmiloe
	▪ Peniel			▪ Trelech		
	▪ Alltwalis			▪ Pontyweli		
	▪ Llanpumsaint			▪ Cenarth		
	▪ Llandyfaelog			▪ New Inn		
	▪ Rhydargaeau					
	▪ Llanarthne					
	▪ Capel Dewi					
	▪ Nantgaredig					
	▪ Pontargothi					
	▪ Llanddarog					
	▪ Porthyrhyd					
	▪ Cwmduad					

	Cluster 1	Cluster 2	Cluster 3	Cluster 4	Cluster 5	Cluster 6
Tier 4 – Rural Villages (No development limits)	▪ Hermon	▪ Cynheidre	▪ Capel Seion	▪ Penboyr	▪ Ffaldybrenin	▪ Cwmfelin Mynach
	▪ Abernant	▪ Four Roads	▪ Derwydd	▪ Drefelin	▪ Crugybar	▪ Cwmbach
	▪ Blaenycloed	▪ Penymynydd	▪ Heol Ddu	▪ Cwmpengraig	▪ Cwm-du	▪ Blaenwaun
	▪ Bancycapel		▪ Maesybont	▪ Cwmhiraeth	▪ Ashfield Row	▪ Llanglydwen
	▪ Nantycaws		▪ Milo	▪ Pentrecagal	▪ Felindre (Llangadog)	▪ Cwmfelin Boeth
	▪ Croesyceiliog		▪ Pantllyn	▪ Gwyddgrug	▪ Cynghordy	▪ Cross Inn
	▪ Crwbin		▪ Pentregwenlais	▪ Dolgran	▪ Golden Grove	▪ Llansadurnen
	▪ Felingwm Uchaf		▪ Temple Bar	▪ Bancyffordd	▪ Broad Oak	▪ Broadway
	▪ Felingwm Isaf		▪ Cefnbrynbrain	▪ Bryn Iwan	▪ Trapp	▪ Red Roses
	▪ Llanegwad		▪ Rhosamman	▪ Pencarreg	▪ Manordeilo	▪ Llanfallteg
	▪ Pontantwn					

<ul style="list-style-type: none">▪ Nebo▪ Talog▪ Penybont▪ Whitemill▪ Pont-newydd▪ Pontarsais	<ul style="list-style-type: none">▪ Drefach (Llandyfan)▪ Stag and Pheasant▪ Mynyddcerrig	<ul style="list-style-type: none">▪ Penybanc▪ Felindre, (Dryslwyn)▪ Dryslwyn▪ Rhydcymerau▪ Waunystrad Meurig▪ Bethlehem▪ Capel Isaac▪ Llangathen▪ Llansadwrn▪ Rhandirmwyn▪ Porthyrhyd▪ Pumsaint▪ Cilycwm
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Table 11: Settlement hierarchy

11.73 The Plan seeks to distribute growth and development spatially across the County, with settlements allocated to one of 6 clusters within the hierarchy. The cluster based approach is flexible in apportioning new growth and avoids any assumption that every settlement in every tier must contribute towards growth. Regard has also been given to cross boundary settlements, and how they impact on the role and function of Carmarthenshire's border settlements. These include: Pontarddulais, Lampeter, Adpar, Narberth and Llandysul. Reference is made to the evidence base in relation to housing distribution.

11.74 Whilst the majority of development will be directed to the top tiers of the settlement hierarchy, the diversity of the County is recognised and regard will be given to housing in rural areas, and the value such areas play within the County. Within rural villages (Tier 4) and non-defined settlements, new housing development will be limited to small scale opportunities. Reference is made to Policy HOM3 and HOM4 of this Plan.

11.75 Whilst the above refers specifically to residential growth, the settlement framework will, in conjunction with specific policies, also guide the consideration of appropriate sustainable locations - with access to services and facilities - and scale of other developments (including employment).

11.76 The following sets out an indicative outline on the nature of development likely by tier including their scale and type:

Principal Centres

Strategic Sites
Large and small scale Employment Areas
Housing Allocations
Small housing sites (under 5 homes);
Affordable Housing Provision on sites of 5 or more units
Windfall housing opportunities

Service Centres:

Small Scale Employment Areas
Housing Allocations
Affordable Housing Provision on sites of 5 or more units
Small housing sites (under 5 homes);
Windfall housing opportunities

Sustainable Villages:

Housing Allocations
Affordable housing on sites of 5 or more units
Small housing sites (under 5 homes);
Windfall housing opportunities

Small Scale Rural Exceptions Schemes for Affordable Housing adjoining settlement boundaries

Rural Villages (No Development Limits):

Small sites – housing through infill or logical extensions/rounding off.
Small Scale Rural Exceptions Schemes for Affordable Housing

Non Defined Rural Settlements:

Local needs affordable housing and Small Scale Rural Exceptions Schemes for Affordable Housing.

SD1: Development Limits

Development Limits are defined for those settlements identified as Principal Centres, Service Centres and Sustainable Villages within Strategic Policy SP3.

Proposals within defined Development Limits will be permitted, subject to policies and proposals of this Plan, national policies, and other material planning considerations.

11.77 In preparing this Plan, development limits have been defined across all settlements within Tiers 1, 2 and 3 in order to:

- Prevent inappropriate development in the countryside and provide certainty and clarity as to where exceptions proposals (adjacent to limits) may be considered appropriate;
- Prevent coalescence of settlements (or separate parts of the same settlement), unacceptable ribbon development or a fragmented development.
- Identify those areas within which development proposals would be permitted (see above); and,
- Promote effective and appropriate use of land concentrating growth within defined settlements.

11.78 Not all land on a Proposals Map and Inset Maps is identified for a particular development, or the subject of a specific policy. Significant areas of land can appear as un-annotated land in the Plan. Proposals for development will be considered on their individual merits against the provisions of this LDP, and other material considerations.

Strategic Policy – SP 4: A Sustainable Approach to Providing New Homes

In order to ensure the overall housing requirement of 8,822 homes for the plan period is met, provision is made for 9,702 new homes in accordance with the settlement framework in order to promote the creation and enhancement of sustainable communities.

The sustainable approach to the provision of new homes reflects the following principles:

- a) Creating places through the identified settlement framework reflecting the character and context of that cluster or settlement;**
- b) Allocating sites for new homes in established settlements;**
- c) Supporting windfall residential development on appropriate sites within settlements, with a focus on the re-use of previously developed land;**
- d) Provision of appropriate affordable housing opportunities to meet identified local need.**

Proposals within the defined development limits will be permitted subject to the policies and proposals of this Plan. There will be a presumption against inappropriate housing development outside of the defined limits except where they are subject to other policies of this Plan.

11.79 It is an aim of the Plan to facilitate the delivery of the required number and choice of new homes. These will meet the identified housing needs and promote cohesive communities that are attractive, accessible, safe, well connected, and provide accessibility to cultural and leisure facilities, community services and employment opportunities.

11.80 The Plan's Strategy and its sustainable approach to the provision of new homes has been formulated on the basis of sustainable development principles. This accords with the goals and aspirations of the Well-Being and Future Generations Act and national planning policy⁵⁰. It is focussed on meeting housing needs across the County's diverse communities in a way which is sustainable, respects the environmental qualities of the County, and its cultural and Welsh language characteristics.

11.81 This Plan factors in a number of housing supply components to meet this housing need, together with flexibility (uplift) to ensure that the overall aim of the strategic policy to provide new homes is met. The housing supply is made up of the following components:

- Housing Allocations (5+ homes)

⁵⁰ Planning Policy Wales: Edition 11
Version for Cabinet 14th November 2022

- Land bank Commitments
- Completed Dwellings
- Windfall Allowance
 - Small Site Component (less than 5 homes)
 - Windfall Component (5+ Homes)
- Flexibility (+10%)

Housing Allocations

11.82 The largest component of housing supply is sites allocated for residential development. Housing allocations will be identified within the specific housing policies or included as part of mixed-use allocations.

11.83 The specific policies will consider the developments which have been commenced or committed since the base date of the revised LDP, and they will be continually monitored through the Housing Trajectory (Appendix 7).

Windfall

11.84 The windfall allowance is made up of the following factors:

1. Potential contributions of sites of less than five dwellings (small sites)
2. Windfall allowance through sites of five or more dwellings which have traditionally made an important contribution to housing delivery within Carmarthenshire.

11.85 Windfall developments will be considered on their individual merits and against the policies and proposals of this Plan. It is recognised that it is not always practicable or appropriate to allocate every site for development. There will often be sites suitable for development which are not identified as allocations with their contribution to housing land supply identified through the windfall allowance.

HOM1: Housing Allocations

Land is allocated for residential development on the following sites.

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Cluster 1						
Carmarthen						
PrC1/h2	Springfield Road	29	8.7	Year 6 - 10		
PrC1/h3	*113 Priory Street	37	37	Year 1 - 5		
PrC1/h4	Land off Parc y Delyn	17	1.7	Year 11 15		
PrC1/h5	East of Devereaux Drive	10	5	Year 6 - 10		
PrC1/h7	Penybont Farm, Llysonnen Road	9	0	Year 1 - 5		
PrC1/h8	Llansteffan Road*	50	50	Year 6 - 10		
PrC1/h9	Mounthill	5	0	Year 1 - 5		
PrC1/h10	Brynhyfryd	20	3.4	Year 6 - 10		
PrC1/h11	Rhiw Babell extension	12	0	Year 1 - 5		
PrC1/h12	Castell Pigyn Road, Abergwili	35	5.95	Year 6 - 10 Year 11 - 15		
PrC1/h14	Bronwydd Road (south)	44	2	Year 1 - 5 Year 6 - 10		
PrC1/h15	Adj Tyle Teg, Llysonnen Road	7	2	Year 1 - 5 Year 6 - 10		
PrC1/h16	Rhiw Babell	9	1.5	Year 6 - 10		
PrC1/h17	4-5 Quay Street	5	0	Year 6 - 10		

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
PrC1/h18	Castell Howell	7	2.1		Year 6 - 10	
PrC1/h19	Land adjacent Ty Gwynfa	10	10		Year 1 - 5	
PrC1/h20	5-8 Spilman Street	12	12		Year 6 - 10	
PrC1/MU1	West Carmarthen	700	84		Year 1 - 5 Year 6 - 10	291
PrC1/MU2	Pibwrlwyd	265	53		Year 11 - 15	
Pontyates / Meinciau / Ponthenri						
SeC1/h1	Lime Grove	19	3.8		Year 6 - 10	
SeC1/h3	Land adjoining Tabernacle Chapel	11	1		Year 1 - 5 Year 6 - 10	
SeC1/h4	Cae Canfas, Heol Llanelli	8	Commuted Sum Contribution		Year 6 - 10	
SeC1/h5	Land at 8 Heol Llanelli	6	Commuted Sum Contribution		Year 6 - 10	
SeC1/h6	Land off Heol Llanelli	10	2		Year 6 - 10 Year 11 - 15	
SeC1/h7	Land off Heol Glyndwr	9	2		Year 6 - 10	
Ferryside						
Sec2/h1	Caradog Court	12	Commuted Sum Contribution		Year 1 - 5 Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Sec2/h2	Land to the rear of Parc y Ffynnon	12	1.2	Year 6 - 10	Year 11 - 15	
Cynwyl Elfed						
SuV1/h1	Adjacent Fron Heulog	8	Commuted Sum Contribution	Year 1 - 5	Year 6 - 10	Year 11 - 15
SuV1/h2	Land adj. Lleine	13	1.3	Year 6 - 10	Year 11 - 15	
Llansteffan						
SuV3/h1	Land to the rear of Maesgriffith	16	5	Year 6 - 10		
Bronwydd						
SuV4/h1	Land at Troed Rhiw Farm	6	1.8	Year 6 - 10		
Cwmffrwd						
SuV5/h1	Land at Maesglasnant	20	4	Year 1 - 5	Year 6 - 10	
Llangain						
SuV8/h1	South of Dol y Dderwen	36	10.8	Year 6 - 10		

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Peniel						
SuV10/h1	South of Pentre	9	1	Year 1 - 5	Year 6 - 10	
SuV10/h2	Aberdeuddwr / Pantyfedwen	38	6.46	Year 6 - 10	Year 11 - 15	
Alltwalis						
SuV11/h1	Land at Alltwalis School	12	12	Year 6 - 10		
Llanpumsaint						
SuV12/h1	Adj. Gwyn Villa	20	3.4	Year 6 - 10	Year 11 - 15	
SuV12/h2	Llandre	8	Commuted Sum Contribution	Year 1 - 5	Year 6 - 10	Year 11 - 15
Rhydargaeau						
SuV14/h1	Cefn Farm	36	3.7	Year 1 - 5	Year 6 - 10	Year 11 - 15
Llanarthne						
SuV15/h1	Llanarthne School	8	Commuted Sum Contribution	Year 1 - 5		

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Capel Dewi						
SuV16/h1	Llwynddewi Road	8	Commuted Sum Contributions	Year 1 - 5	Year 6 - 10	
Nantgaredig						
SuV17/h1	Rear of former joinery, Station Road	35	5.95	Year 6 - 10	Year 11 - 15	
Pontargothi						
SuV18/h1	Land off A40, Pontargothi	15	1	Year 6 - 10		
Llanddarog						
SuV19/h1	Land Opp. Village Hall	16	3.2	Year 6 - 10		
SuV19/h2	Land adj. and the r/o Haulfan	10	1	Year 6 - 10	Year 11 - 15	
Porthyrhyd						
SuV20/h1	Land adjacent to Llwynhenry Farm	6	Commuted Sum Contribution	Year 6 - 10	Year 11 - 15	
Cluster 1 Total		1690				

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Cluster 2						
Llanelli						
PrC2/h1	Beech Grove, Pwll	10	1	Year 6 - 10		
PrC2/h2	Former Laboratory Pen y Fai Lane	13	2	Year 1 - 5 Year 6 - 10		
PrC2/h3	Parc y Strade, Llanelli West	94	0	Year 1 - 5		
PrC2/h4	North Dock	210	42	Year 6 - 10 Year 11 - 15		
PrC2/h6	107 Station Road	7	0	Year 1 - 5		
PrC2/h7	13-15 Station Road	9	0	Year 1 - 5		
PrC2/h9	*3-5 Goring Road	8	8	Year 1 - 5		
PrC2/h10	Land adjacent The Dell, Furnace	13	1.3	Year 6 - 10		
PrC2/h12	*Llys yr Hen Felin, Town Centre	26	26	Year 1 - 5		
PrC2/h13	*Land off Frondeg Terrace	29	29	Year 1 - 5		
PrC2/h14	Rear of 22c,22d and 22e Llwynhendy Road	6	0	Year 1 - 5		
PrC2/h15	Maesarddafen Road / Erw Las, Llwynhendy	94	18.8	Year 6 - 10		
PrC2/h16	Ynys Las, Llwynhendy	33	6.6	Year 6 - 10 Year 11 - 15		
PrC2/h18	*Dylan, Trallwm	32	32	Year 1 - 5		
PrC2/h19	Genwen, Bryn	240	48	Year 1 - 5		

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		
				Year 1-5	Year 6-10	Year 11-15
PrC2/h20	Harddfán	6	6		Year 6 - 10	
PrC2/h21	*Maes Y Bryn, Bryn	34	34		Year 1 - 5	
PrC2/h22	Cwm y Nant, Dafen	202	40.4		Year 6 - 10 Year 11 - 15	
PrC2/h23	Dafen East Gateway	150	30		Year 6 - 10	
PrC2/h24	Clos Ffordd Fach	13	0		Year 1 - 5 Year 6 - 10	
PrC2/h25	Land off Clos-y-Berllan	20	20		Year 6 - 10	
PrC2/h26	YMCA MU SITE	8	8		Year 1 - 5	
PrC2/h27	42 Stepney Street	8	0		Year 1 - 5	
PrC2/h28	Heol Y Graig, Llwynhendy	5	Commuted Sum Contributions		Year 1 - 5 Year 6 - 10	
PrC2/h29	Adjacent to No 19 Llwynhendy Road	6	1		Year 6 - 10	
PrC2/SS1	Pentre Awel	240	48		Year 6 - 10 Year 11 - 15	
Kidwelly						
SeC3/h2	Land off Priory Street	20	3.4		Year 11 - 15	
SeC3/h3	Llys Felin	24	1.5 + Commuted Sum Contribution		Year 1 - 5 Year 6 - 10	
SeC3/h4	Land at Former Dinas Yard	71	5		Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale	
				Year 1-5	Year 6-10
Burry Port					
SeC4/h1	Gwdig Farm	105	21	Year 1 - 5	
SeC4/h2	Burry Port Harbourside	364	72.8	Year 6 - 10 Year 11 - 15	
SeC4/h3	*Glanmor Terrace	32	32	Year 1 - 5	
Pembrey					
Sec5/h1	*Garreglwyd	14	14	Year 1 - 5	
Sec5/h2	Awel y Mynydd	100	20	Year 1 - 5 Year 6 - 10	
Hendy / Fforest					
SeC6/h1	Llwyngwern	20	5	Year 1 - 5	
SeC6/h2	Land between Clayton Road and East of Bronallt Road	20	2.2	Year 1 - 5 Year 6 - 10	
SeC6/h3	Coed y Bronallt	6	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
SeC6/h4	Adjacent to Clos Benallt Fawr, Fforest	35	4	Year 1 - 5	
Llangennech					
SeC7/h1	Box Farm	7	1.4	Year 6 - 10	
SeC7/h3	Golwg Yr Afon	50	25	Year 6 - 10	
SeC7/h4	Opposite Parc Morlais	32	5.4	Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
SeC7/h5	Maesydderwen	5	5	Year 6 - 10		
Trimsaran / Carway						
SeC8/h1	Ffos Las	159	10	Year 1 - 5		
SeC8/h2	Cae Linda	45	6.25	Year 1 - 5 Year 6 - 10 Year 11 - 15		
SeC8/h3	Golwg Gwendraeth	141	14	Year 6 - 10		
Mynyddygarreg						
SuV22/h1	Gwenllian Gardens	25	5	Year 1 - 5 Year 6 - 10		
SuV22/h2	Land adjacent to Ty Newydd, Meinciau Road	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15		
Five Roads / Horeb						
SuV23/h1	Clos y Parc	16	Commuted Sum Contribution	Year 1 - 5		
SuV23/h2	Adjacent Little Croft	25	4.25	year 11 - 15		
Cluster 2 Total		2840				

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Cluster 3						
Ammanford (inc Betws and Penybanc)						
PrC3/h1	Land at r/o No 16-20 & 24-30 Betws Road	9	3		Year 11 - 15	
PrC3/h2	Former Petrol Station, Wind Street	6	6		Year 1 - 5	
PrC3/h3	*Land at Gwynfryn Fawr	28	28		Year 1 - 5	
PrC3/h4	Tirychen Farm	150	30		Year 6 - 10 Year 11 - 15	
PrC3/h5	Yr Hen Felin, Pontamman Road	6	Commuted Sum Contribution		Year 1 - 5	
PrC3/h6	Land Adjoining Maes Ifan, Maesquarre Road	18	1.8		Year 6 - 10 Year 11 - 15	
PrC3/h33	Llys Dolgader	9	0		Year 1 - 5	
PrC3/h36	Betws Colliery	66	0		Year 11 - 15	
Castell yr Rhingyll						
PrC3/h34	Clos y Gât	5	0		Year 1 - 5	
Cefneithin						
PrC3/h8	Land off Heol y Parc	18	1.8		Year 6 - 10 Year 11 - 15	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale	
				Year 1-5	Year 6-10
Cross Hands					
PrC3/h9	Land adjacent to Maesyrfhaf	5	Commuted Sum Contribution	Year 6 - 10	
PrC3/h11	Ffordd y Neuadd and Clos yr Eithin	60	60	Year 1 - 5	
PrC3/h12	Land adjoining A48 and Heol y Parc	9	0	Year 6 - 10	
PrC3/h13	Land at Heol Cae Pownd	135	4	Year 1 - 5 Year 6 - 10	
Drefach (Tumble)					
PrC3/h14	Nantydderwen	33	33	Year 6 - 10 Year 11 - 15	
PrC3/h15	Land off Heol Caegwyn	7	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
PrC3/h16	Uwch Gwendraeth	6	1	Year 1 - 5	
Gorslas					
PrC3/h18	Land adjoining Brynlluan	29	4.93	Year 11 - 15	
Llandybie					
PrC3/h19	Land off Llys y Nant	9	Commuted Sum Contribution	Year 1 - 5	
PrC3/h20	Land north of Maespiode	45	7.65	Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale	
				Year 1-5	Year 6-10
				Year 11-15	Units beyond the Plan Period
PrC3/h21	*Maespiode*	8	8	Year 1 - 5	
PrC3/h37	Clos Felingloed*	24	24	Year 6 - 10	
Penygroes					
PrC3/h22	Adj to Pany y Blodau	79	8	Year 6 - 10 Year 11 - 15	
PrC3/h23	Land at Waterloo Road	13	0	Year 1 - 5 Year 6 - 10	
PrC3/h24	Land between 123 and 137 Waterloo Road	7	0	Year 1 - 5	
PrC3/h25	*Land off Gate Road	8	8	Year 1 - 5	
PrC3/h35	Clos Penpont	9	0	Year 1 - 5 Year 6 - 10	
PrC3/MU1	Emlyn Brickworks	177	35.4	Year 11 - 15	
Saron					
PrC3/h26	Land off Parc-y-Mynydd	15	1.5	Year 6 - 10 Year 11 - 15	
PrC3/h27	Land off Nant-y-Ci Road	18	1.8	Year 11 - 15	
Tumble					

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
PrC3/h28	Land at Factory site between No. 22 & 28 Bethesda Road	30	5.1	Year 6 - 10		
PrC3/h29	Central Garage	24	5	Year 1 - 5		
Tycroes						
PrC3/h31	Land at Fforestfach	17	1	Year 1 - 5		
PrC3/h32	Land south of Tycroes Road	37	37	Year 1 - 5		
Brynamman						
SeC9/h2	Heol Gelynen	8	8	Year 11 - 15		
Glanamman / Garnant						
SeC10/h1	Garnant CP School, New School Road	12	Commuted Sum Contribution	Year 1 - 5		
SeC10/h2	Land adj. No 13 Bishop Road	8	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10		
Pontyberem / Bancffosfelen						
SeC11/h1	Land off Heol Llannon	15	1.5	Year 11- 15		
SeC11/h2	Land at Ffynnon Fach	19	2	Year 1 - 5		

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Llannon						
SuV25/h1	Land north of Clos Rebecca	47	3	Year 1 - 5	Year 6 - 10	
Llanedi						
SuV26/h1	Rear of 16 Y Garreg Llwyd	11	1.1	Year 6 - 10		
Carmel						
SuV27/h1	Land adjacent to Tŷ Newydd	5	Commuted Sum Contribution	Year 6 - 10		
Cwmgwili						
SuV28/h1	Adjacent to Coed y Cadno	18	2	Year 1 - 5		
Ystradowen						
SuV30/h1	Land off Pant y Brwyn	5	5	Year 6 - 10		
Cluster 3 Total		1267				
Cluster 4						
Newcastle Emlyn						

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale	
				Year 1-5	Year 6-10 Year 11-15
SeC12/h1	Trem y Ddol	17	1.7	Year 6 - 10 Year 11 - 15	
SeC12/h2	Heol Dewi	14	0	Year 1 - 5	
SeC12/h3	Land to r/o Dolcoed	20	3.4	Year 6 - 10 Year 11 - 15	
Llanybydder					
SeC13/h1	Adj. Y Neuadd	10	1	Year 6 - 10 Year 11 - 15	
SeC13/h4	Bro Einon	9	2	Year 6 - 10	
Pencader					
SeC14/h1	Blossom Garage	20	3.4	Year 6 - 10	
SeC14/h2	Land adj Maescader	24	4.08	Year 6 - 10 Year 11 - 15	
Waungilwen					
SuV32/h1	Opposite Springfield	6	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
Llangel					
SuV33/h1	Land opp Brogeler	5	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Saron/Rhos						
SuV35/h1	Land adj. Arwynfa	6	Commuted Sum Contribution	Year 6 - 10		
Llanllwni						
SuV36/h1	Cae Pensarn Helen	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15		
SuV36/h2	Land at Bryndulais	16	16	Year 6 - 10		
Cwmann						
SuV37/h2	Land south of Cae Coedmor	20	3.4	Year 6 - 10 Year 11 - 15		
SuV37/h3	Land adjacent to Lleinau	10	1	Year 6 - 10		
Capel Iwan						
SuV38/h1	Maes y Bryn	6	Commuted Sum Contribution	Year 6 - 10		
Llanfihangel ar arth						
SuV39/h1	Adj Yr Hendre	7	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15		

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Pontyweli						
SuV41/h2	Cilgwyn Bach	14	2	Year 1 - 5	Year 6 - 10	
New Inn						
SuV43/h1	Blossom Inn	8	Commuted Sum Contribution	Year 1 - 5	Year 6 - 10	
Cluster 4 Total		218				
Cluster 5						
Llandovery						
SeC15/h1	Land to north of Dan y Crug	61	12	Year 6 - 10	Year 11 - 15	
SeC15/h2	Land adjacent to Bryndeilog, Tywi Avenue	8	Commuted Sum Contribution	Year 11 - 15		
Llandeilo						
SeC16/h1	Llandeilo Northern Quarter	27	4.59	Year 6 - 10	Year 11 - 15	
Llangadog						

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
Land opp. Llangadog C.P School	SeC17/h1	16	1.6	Year 6 - 10	Year 11 - 15	
Land off Heol Pendref	SeC17/h2	8	Commuted Sum Contribution	Year 6 - 10	Year 11 - 15	
Ger yr Ysgol	SeC17/h3	21	21	Year 1 - 5		
Llanfynydd						
Awel y Mynydd	SuV49/h1	13	2	Year 1 - 5	Year 6 - 10	
Cwmifor						
SuV51/h1	Opp. Village Hall	8	Commuted Sum Contribution	Year 11 - 15		
Cluster 5 Total		162				
Cluster 6						
St Clears / Pwll Trap						
SeC18/h1	Adjacent to Britannia Terrace	60	12	Year 11- 15		
SeC18/h2	Former Butter Factory	45	45	Year 1 - 5	Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
SeC18/h3	Land adjacent to Cefn Maes	100	20		Year 6 - 10 Year 11 - 15	
SeC18/h4	Land at Heol Llaindelyn	6	Commuted Sum Contribution		Year 6 - 10 Year 11 - 15	
SeC18/h5	Land adjacent to Gwynfa, Station Road	8	Commuted Sum Contribution		Year 6 - 10 Year 11 - 15	
SeC18/h6	Land to the rear of Station Road	25	4.25		Year 11- 15	
SeC18/h7	Land adjacent to Gardde Fields	8	Commuted Sum Contribution		Year 6 - 10 Year 11 - 15	
SeC18/h8	Land at Cae Glas	5	Commuted Sum Contribution		Year 11- 15	
SeC18/h9	Land to the west of High Street	64	5		Year 6 - 10	
Whitland						
SeC19/h1	Land at Park View, Trevaughan	8	Commuted Sum Contribution		Year 6 - 10 Year 11 - 15	
SeC19/h2	Land at Whitland Creamery	48	11.4		Year 6 - 10 Year 11 - 15	
SeC19/h3	Gerddi Lingfield	57	Commuted Sum Contribution		Year 1 - 5 Year 6 - 10	
SeC19/h4	Parc y Dressig	15	15		Year 1 - 5	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale	
				Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
Laugharne					
SeC20/h1	Pludds Meadow	24	2	Year 1 - 5	
SeC20/h2	Adj. Laugharne School	42	12.6	Year 11- 15	
SeC20/h3	Land off Clifton Street	6	Commuted Sum Contribution	Year 11- 15	
Glandy Cross					
SuV55/h1	Land to the r/o Maesglas	9	Commuted Sum Contribution	Year 6 - 10	
SuV55/h2	Land to the north of Cross Inn P.H	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Efailwen					
SuV56/h1	Land to the r/o Talar Wen	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Meidrim					
SuV58/h1	*Land adj. to Lon Dewi	10	10	Year 6 - 10	
SuV58/h2	Land off Drefach Road	15	1.5	Year 6 - 10 Year 11 - 15	
Bancyfelin					

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale		Units beyond the Plan Period
				Year 1-5	Year 6-10	
SuV59/h1	Maes y Llewod	17	4	Year 1 - 5		
SuV59/h2	North of Maes y Llewod	19	1.9	Year 6 - 10		
Llangynog						
SuV60/h1	Land at College Bach	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15		
Pendine						
SuV61/h1	Land at Nieuport Farm	10	1	Year 6 - 10		
Llanmiloe						
SuV63/h1	Land at Woodend	28	4	Year 1 - 5 Year 6 - 10		
Cluster 6 Total		647				

11.86 The housing land allocations identified through this policy and other provisions of this Plan seek to satisfy the housing land requirements for the County, with their distribution directing them to those settlements in a manner consistent with the overall strategy of the Plan. The Plan however seeks to achieve this through a structured hierarchy and distribution of growth, in a manner which sees the majority of the housing land requirement focused on the sustainable centres of Carmarthen, Llanelli and Ammanford/Cross Hands. Further allocations are distributed across the remainder of the hierarchy.

11.87 Site numbers highlighted within the Policy HOM1 are intended to be indicative and been considered on a site by site basis. They will be subject to further consideration at application stage. Regard will also be had to the policies and provisions of this plan and other relevant design principles.

11.88 Proposals for the development of allocated housing sites submitted in applications for Full Planning or Reserved Matters permissions should be accompanied by a layout of the allocated site in its entirety to ensure the site is developed to its full potential provide a mix of housing types, sizes and tenure, and meet the needs of the local population. Reference should also be made to policy PSD2 in relation to masterplanning requirements.

11.89 The Plan will be supported by an Infrastructure Delivery Plan which provides further detail of the phasing, funding and delivery of infrastructure required for each key site. In this respect, proposals will be also be required to mitigate against any potential policy impacts associated with its development.

HOM2: Housing within Development Limits

Proposals for housing developments on unallocated sites within the development limits of a defined settlement in Tiers 1, 2 and 3 will be permitted, provided they are in accordance with the principles of the Plan's strategy, policies and proposals.

11.90 Sites capable of accommodating five or more dwellings feature as allocated housing sites in the Plan (refer to Policy HOM1). However, within the development limits of defined settlements there may be opportunities for development on unallocated sites. Within the settlement hierarchy, land that has not been allocated is referred to as a windfall site in relation to housing development. Proposals should reflect the character of the area and be compatible with the provisions of the Plan.

HOM3: Homes in Rural Villages

In those settlements identified as rural villages under Policy SP3, proposals for 1 to 4 dwellings will be permitted for the following:

- **minor infill of a small gap between the existing built form; or,**
- **logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape; or**
- **conversion or the sub-division of large dwellings.**

Such proposals will be subject to other detailed planning considerations set out within LDP policies.

Reference made to the guidance on acceptable plots in the County's rural villages (see below).

Proposals which exceed the 10% cap above the number of existing homes in the settlement, as at the LDP base date, will not be permitted except where they conform to Policy AHOM1 in relation to the provision of affordable homes.

11.91 The settlement framework for the Plan area identified in Strategic Policy SP3 recognises and reflects the area's diversity and that of its communities. In identifying the Rural Villages, the Plan seeks to make provision for those settlements which make an important contribution within their community and offer opportunities for small scale and appropriate new homes within rural settings.

11.92 This part of the Plan's rural policy framework seeks to establish a flexible but controlled approach to the delivery of new homes within those settlements. The Plan utilises a criteria-based assessment to define small scale housing opportunities in rural villages and to meet the need for new homes in rural parts of Carmarthenshire at a scale and at locations which maintain the essential character of the countryside.

11.93 In order to reflect the rural character and to prevent unacceptable and potentially detrimental levels of growth, a cap of 10% over and above the number of existing homes, as of the base date of the Plan in the settlement will be allowed.

11.94 Further guidance in the form of SPG will be published to support the interpretation and application of the above and the policy. The guidance will form part of a suite of SPG to support with the design and siting considerations in general and will enable proposals to

effectively integrate with and contribute to the development of cohesive and sustainable communities.

Guidance on Acceptable Plots

1. Infill sites within these rural villages will take priority over other locations;
2. Where appropriate, sites adjoining a rural village are also acceptable. Such sites will be required to adjoin the boundary of one property which forms part of the rural village group. All proposals which adjoin a group (as opposed to infill sites) will be required to demonstrate the following:
 - there is an existing physical or visual feature which provides a boundary for the group - reducing pressure for unacceptable ribbon development or rural sprawl;
 - where such a feature does not exist, there should be potential for such a feature to be provided so long as it is in character with the scale and appearance of the group;
3. Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be considered acceptable;
4. Proposals which are located beyond clear physical features which form strong boundaries for a group (e.g. main roads, substantial tree belts, rivers etc.) will not be considered acceptable.

HOM4 - Homes in Non-Defined Rural Settlements

Proposals for new single homes in settlements, hamlets and groups of dwellings (as defined within the glossary) which are not identified under Strategic Policy SP3 will be permitted where they meet a local need for affordable housing and conform to the following:

- a) **It represents sensitive infill development of a small gap within an otherwise continuous built-up frontage; or, is an appropriate rounding off of the development pattern;**
- b) **The development is of a scale that is consistent with the character of the area;**
- c) **The proposal will not result in an intrusive development in the landscape, and will not introduce a fragmented development pattern,**
- d) **The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house and the number of bedrooms;**

e) That the occupancy of the dwelling is restricted both on first occupation and in perpetuity to those who have a need for an affordable dwelling.

11.95 There are a notable number of 'small settlements or groups of dwellings throughout the County which have not been defined within the settlement framework, and as such do not have development limits.

11.96 It is also noted that such provision needs to be delivered within the backdrop of a national agenda centred on sustainability with placemaking at its heart. In this respect reference is made to the provisions of PPW Ed.11 which requires that all residential development away from existing settlements or centres be strictly controlled. The policy therefore in reflecting the provisions of national policy restricts local affordable need dwellings in rural areas to established groups of dwellings.

11.97 Whilst the Revised LDP is supported by a robust evidence base it is acknowledged that details of housing need changes over time. Affordable housing proposals will be required to submit evidence demonstrating the specific local need and ensure that the proposal provides for the size, type and tenure of houses required. Proposals to meet speculative local need application will not be considered, rather they should relate to an identified need from individuals/families within the specific area.

11.98 Where available, local housing needs surveys should be utilised in providing this evidence. Alternatively, other forms of evidence may be considered appropriate including Strategic Housing Market Area Assessments and local needs/Lettings registers.

11.99 Occupancy controls will be imposed to ensure that the benefits of affordability are preserved in perpetuity for subsequent occupiers. The definition for non-defined rural settlements and Local Needs Housing is set out in the Glossary of Terms.

HOM5: Conversion or Subdivision of Existing Dwellings

Proposals for the conversion or sub-division of appropriate dwellings into flats or dwellings of multiple occupation, will be permitted where:

- a) It would not result in an over-intensification of use;**
- b) Suitable parking provision is available, or made available;**
- c) The architectural quality, character and appearance of the building is, where applicable, safeguarded and its setting not unacceptably harmed.**

11.100 This policy seeks to reflect the potential of conversion opportunities in appropriate existing dwellings as alternatives to new build. Such opportunities can often provide additional range and choice to the housing stock and offer alternatives for property owners, where single occupancy of larger dwellings is no longer appropriate.

11.101 Extensions should be subordinate to, and compatible with the size, type and character of the existing dwelling and not result in over development (reference should be made to policy PSD10: Extensions). Proposals will where appropriate be encouraged to incorporate the re-use of materials as part of any development.

11.102 As part of any development proposal, reference should be drawn to Policy PSD1 of this Plan relating to Effective Design Solutions: Sustainability and Placemaking.

HOM6: Specialist Housing

Proposals for new care home developments and extensions to established specialist housing facilities will be permitted within or adjoining the development limits of defined existing settlements (Policy SP3) where:

- a) It reflects the needs of the proposed occupants in respect of their safe and convenient access to shops, services, community facilities and public transport or active travel routes; and,**
- b) It provides a suitable and appropriate quality, design, and type of accommodation as well as the level of support and care for the intended occupiers**

Proposals for specialist housing outside and not adjoining the defined development limits will only be permitted if it can be demonstrated that they are viable and sustainable and where:

- c) It is ancillary to an existing care home and not disproportionate to it in scale; or,**
- d) It represents the appropriate conversion of an existing property, which is suitable to the needs of the proposed occupants and accords with both criterion a) and b) above.**

11.106 The changing age profile of the county with its continued projected move towards an ageing population over the plan period has the potential to result in an increased requirement in respect of Specialist Housing. Whilst certain requirements for assisted living or support needs will be addressed through adaptation of existing homes or through existing facilities, the need for the Plan to provide for the consideration for new care homes is

recognised. Consequently, this policy seeks to provide a framework for considering proposals to make appropriate allowances for the needs of those requiring care.

11.107 For the purposes of this policy, the definition of Specialist Housing relates to nursing homes, sheltered housing, extra or close care housing (wardened), retirement facilities reflecting continuing care needs, and other facilities where care is provided. Where a care home is proposed on a site allocated for residential use in the Plan, consideration will be given to the nature of the proposal and its suitability for the proposed location. The level of independence of residents will be an important consideration with 'closed door' homes not generally being considered appropriate.

11.108 The inclusion of care homes within or adjoining the development limits ensures that residents have opportunities to integrate into the community with the developments forming part of the urban or built form. The accessibility of such infrastructure and facilities represents an important element of residents' needs.

HOM7: Renovation of Derelict or Abandoned Dwellings

Proposals for the renovation of derelict or abandoned dwellings outside the Development Limits of a defined settlement (Policy SP3) will be permitted where:

- a. It can be demonstrated that a significant part of the original structure is physically sound and substantially intact requiring only a limited amount of structural remedial works;**
- b. The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure;**
- c. There are no adverse effects on the setting or integrity of the historic environment.**

In exceptional instances where it can be demonstrated that the original dwelling played a recognised and significant role in the history, culture, and development of Carmarthenshire, the use of photographic or documentary evidence may be accepted as a means to illustrate the original details of the dwelling.

11.109 The renovation of abandoned dwellings can make a small but important contribution to the needs of an area. The architectural value of a number of derelict or abandoned dwellings often reflects the traditional vernacular and should be recognised in the submission of such proposals. Extensions, access requirements or other aspects associated with the proposal should be sympathetic to the character of the original building and the

landscape. Proposals which seek to make a positive contribution to the landscape qualities of the area will be encouraged.

11.110 Proposals which fail to satisfy the above (including re-build) will be considered as development in the open countryside and determined accordingly.

HOM8: Residential Caravans

Proposals for temporary residential caravans will be permitted where:

- a. The caravan is required to house an essential worker, in agriculture, forestry or other appropriate employment undertaking who must live on site rather than in a nearby settlement; or,**
- b. The caravan is required in conjunction with the construction of a single dwelling on a self-build plot, or during the construction of a replacement dwelling; and,**
- c. The caravan or mobile home will be located close to other buildings where possible and will not cause significant access, parking, infrastructural or amenity problems; and,**
- d. They will not have an unacceptable adverse impact on wider landscape or nature conservation objectives.**

11.111 The siting of a caravan/mobile home required in conjunction with the above will be conditioned to ensure its removal once its operational requirements have ceased. The period of any temporary consent will be assessed against the particulars of each application. In the case of deciding the timescale required for the siting of caravans/mobile homes in connection with the construction of a self-build dwelling, the duration of expected construction work will be the determining factor.

HOM9: Ancillary Residential Development

Proposals for ancillary residential accommodation in the form of an annexe will be supported where:

- a) It is to be used solely either by an independent relative or an individual with a reliance on the household, where an element of independence is to be provided; reliant in part on the main dwelling for facilities;**
- b) Complementary to the main dwelling and strictly limited in terms of size, scale and floor area to reflect the needs of the user;**
- c) Located within the existing curtilage of the main dwelling with no separate garden area, vehicle access, or segregated car parking;**
- d) Designed to be subordinate to, and respects and enhances the character of the main dwelling and would not represent an overdevelopment of the garden and/or curtilage.**

The accommodation will only be permitted where it is in the same ownership as the main dwelling. Future occupancy will be tied to the beneficial ownership of the main dwelling by means of a Section 106 agreement.

11.112 Ancillary residential accommodation can provide a valuable function enabling a relative to live with their family whilst maintaining a degree of independence. Such accommodation however requires a level of control to ensure that it serves an ancillary function and does not result in the creation of a separate self-contained dwelling.

11.113 Any proposal should reflect its ancillary function and not include the full range of facilities associated with an independent dwelling nor should it be designed in a way that would make it capable of being converted or occupied as an independent dwelling. Proposals should be designed to reflect the occupant's identified essential needs, with basic provisions reflective of its ancillary purpose. In respect of a single occupant this would normally consist of one en-suite bedroom and a living area with small kitchenette.

11.114 The annexe will be required to be in the same ownership as the main dwelling with any application accompanied by details of its occupants, including their relationship and/or dependency with the main dwelling occupants, and ownership details of the annexe.

11.115 Regard will be had to the need of the occupant in respect of the size of any outbuilding proposed for conversion. In this regard it may only be acceptable to convert part of the building to ensure the conversion provides only limited facilities commensurate with its ancillary purpose.

11.116 The annexe should not displace an existing use which would require the construction of a further alternative building to enable that use to continue. New build detached annexes will only be considered where it is satisfactorily demonstrated that an extension or conversion is not appropriate or possible and will not be permitted at locations outside of the defined settlement limits.

Strategic Policy – SP 5: Affordable Homes Strategy

The Plan will maximise the delivery of affordable homes up to 2033 through the provision of a minimum of 1,700 affordable homes. This will support the development and enhancement of sustainable, balanced communities.

11.117 Affordable housing represents a key issue to be considered in the preparation of the Revised LDP particularly in contributing to the development of sustainable, balanced and cohesive communities.

11.118 This policy seeks to reflect the requirements set out in TAN 2 – Planning and Affordable Housing (2006) which seeks to put ‘secure mechanisms in place to ensure that affordable housing is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupants.’

11.119 There are two main types of affordable housing as defined in TAN2:

- Social Rented Housing: provided by local authorities and registered social landlords; and
- Intermediate Housing: where prices or rents are above those of social rented housing but below market housing prices or rents⁵¹.

11.120 In assessing the need for affordable dwellings, regard is given to the most up to date Carmarthenshire Local Housing Market Assessment (LHMA) The 2019 LHMA identifies a 76% / 24% split in the requirement of households requiring market housing and those households requiring affordable housing. For the benefit of the LHMA, the County has been split into 4 Affordable Housing Action Areas, and a significant proportion of the number of the households requiring affordable housing fall within the Llanelli Action Area (47%). The LHMA also identifies the type and size of the housing required throughout the County, with Llanelli having a consistent spread of need across 1, 2 and 3 bedroom homes. In general, across the other Action Areas, the county requires the development of 2-bed and 3-bed housing to meet the affordable need. In analysing the data, there is a strong correlation between the location of affordable housing need and the distribution of proposed housing growth set out within the LDP strategy and settlement framework (see policy SP3).

⁵¹ Technical Advice Note (TAN) 2: Planning and Affordable Housing 2006 – Paragraph 5.2
Version for Cabinet 14th November 2022

11.121 Whilst the LDP and planning system seeks to support the delivery of affordable homes, it is only one of few mechanisms used to meet this need. This is reflected in the Council's Affordable Housing Delivery Plan which sets out a five-year vision for delivering affordable housing. The LDP's contribution to the target is set out in SP5 through:

- On-site provision of affordable housing as a percentage of the overall development, or on sites acquired by social housing providers;
- Off-site affordable housing in lieu of on-site provision;
- Commuted sum contributions to support the delivery of affordable housing; and
- Local Need housing.

11.122 Reference is also made to the Carmarthenshire Rural Needs Study 2019 which identifies a higher proportion of larger dwellings within the rural areas that contribute to higher house prices.⁵² The LDP looks to support the growth of more affordable units within the rural communities to promote development for first time buyers or those in low-income households.

AHOM1: Provision of Affordable Homes

*****Will be updated subject to work undertaking on Development Viability.**

An on-site contribution towards affordable housing will be required on all market housing allocations and windfall sites of 10 or more homes to meet the affordable housing target set out in Policy SP5. The percentage target level for affordable housing is based on the scale of development:

- **sites comprising (tbc) homes will be required to provide an affordable housing contribution of tbc%**
- **sites comprising (tbc) homes will be required to provide an affordable housing contribution tbc%**
- **sites of (tbc) homes or more will be required to provide an affordable housing contribution of tbc%**

The higher percentage in each range applies to sites in the Council's Affordable Housing Action Area with the highest median household income; and the lower percentage to the Affordable Housing Action Area with the median average household income.

Where adjacent and related residential proposals result in combined numbers meeting or exceeding the above thresholds, the Council will seek an element of affordable housing based on applying the above target percentages to the aggregate number of dwellings.

⁵² Carmarthenshire Rural Needs Study 2019
Version for Cabinet 14th November 2022

Proposals will be required to ensure that the dwelling remains affordable for all subsequent occupants in perpetuity.

Commuted Sums

A commuted sum towards affordable housing will be required from proposals comprising 1 – 9 dwellings. Commuted sum charges will be based on floor space (cost per sq.m).

Proposals for single dwellings categorised as 3-bed, 4-person dwellings or smaller, and less than 84 square metres will be exempt.

Only in exceptional circumstances, where the above requirements cannot be achieved due to their impacts upon a proposal's financial viability, a variation may be agreed on a case-by-case basis.

11.123 Policies AHOM1 and AHOM2 aim to assist the Council to meet its housing need and in particular to deliver the affordable housing need identified in Policy SP5.

11.124 The policy sets out the affordable housing contributions to be provided which varies according to the scale of the proposed development. The requirements of the policy reflect the findings of the Revised LDP's Viability Study and takes into consideration other factors such as the LHMA, past delivery rates and the need for flexibility to allow for variances between sites.

11.125 The Policy's requirements for on-site contributions apply to all proposed housing developments located within settlement boundaries with a capacity to deliver a net increase of 10 dwellings or more new homes. Those sites which fall outside of the settlement boundaries will be subject to the requirements of Policy AHOM2.

11.126 The policy's requirements for commuted sums apply to all proposed open market proposals resulting in a net increase of 1 – 9 new dwellings, with the exception on single dwellings which are categorised as 3-bed, 4-person homes and not exceeding 84 square metres in internal, habitable floor space.

11.127 The mix of dwelling sizes, types and tenure required to be provided on each site will vary according to the specific needs of the locality at the time of application. This will need to take into consideration the latest information on housing need from the LHMA, alongside any relevant local information such as the Council's waiting list and any recently delivered affordable housing units within the area.

AHOM2: Affordable Housing- Exceptions Sites

Proposals for 100% affordable housing development on sites adjoining the Development Limits of defined settlements (Tiers 1-3 in Policy SP3), will, in exceptional circumstances be permitted where it is to meet a genuine identified local need (as defined within the Glossary of Terms) and where:

- a) The site represents a logical extension to the development limits and is of a scale appropriate, and in keeping with the character of the settlement;**
- b) The benefits of the initial affordability will be retained for all subsequent occupants;**
- c) It is of a size, scale and design compatible with an affordable dwelling and available to low or moderate income groups;**
- d) There are no market housing schemes within the settlement, or projected to be available which include a requirement for affordable housing.**

11.128 The granting of planning permission will be subject to conditions or planning obligations which ensure the affordable housing remains available to meet future local affordable housing needs. For clarity, development sites which include 100% affordable housing must accord with the criteria of this policy. Exceptions sites will only be permitted where satisfactory evidence is available which supports the provision. Proposals to meet speculative local need application will not be considered, rather they should relate to an identified need from individuals/families within the specific area.

11.129 Exceptions sites should not generally be considered in a settlement where existing allocations are being brought forward and an element of affordability is being provided as part of that development. Evidence will be required to demonstrate that no schemes on allocated sites are projected to commence within a reasonable time period.

11.130 Further information is provided through national policy in the form of PPW, TAN2: Planning and Affordable Housing and TAN6: Planning for Sustainable Rural Communities. Further elaboration and guidance on the implementation and interpretation of affordable housing will be set out in forthcoming SPG.

Strategic Policy – SP 6: Strategic Sites

In reflecting their contribution to the future growth requirements for Carmarthenshire and as key components of the Swansea Bay City Deal, two Strategic Sites have been identified as making an important contribution to the overall provision for growth during the Plan period:

Pentre Awel, Llanelli (PrC2/SS1); and Yr Egin – Creative Digital Cluster, Carmarthen (PrC1/SS1)

Pentre Awel, Llanelli

11.131 Pentre Awel will provide facilities and services which promote and improve well-being, integrate business development, education, healthcare, leisure, tourism, wellness support and research in life-sciences in one location, and deliver transformational social and economic benefits.

11.132 Pentre Awel will include an institute of life science providing space for research and development into new medical devices and healthcare technologies. The institute will also offer large office, laboratory and clinical spaces for growing new regional companies as well as opportunities for business start-ups.

11.133 There will be a wellness hub which will include a leisure centre, outdoor sports facilities, recreation opportunities and well-being promotion activities. There will be assisted living, a care home and dedicated housing (under C3 use class) for people with cognitive impairment or in medical rehabilitation.

11.134 There will be a life science and well-being centre where a range of wellness services from health, public, private and third sectors will be available in one location. The centre will also include training opportunities which will be developed to meet skills shortages.⁵³

11.135 This world leading development will be situated along the Llanelli coastline. It will be the largest ever regeneration project in South West Wales and aims to improve the health and wellbeing of people across the region, creating up to 2,000 high quality, well paid jobs and boosting the economy by £467 million over 15 years. It will be interlinked and

⁵³ <https://www.swanseabaycitydeal.wales/projects/life-science-and-well-being-village/> /
Version for Cabinet 14th November 2022

integrated within the natural landscape, set around a freshwater lake and located within walking distance of the Millennium Coastal Park.⁵⁴

11.136 In noting the strategic context, this project remains firmly rooted in the promotion of wellness at a local level.

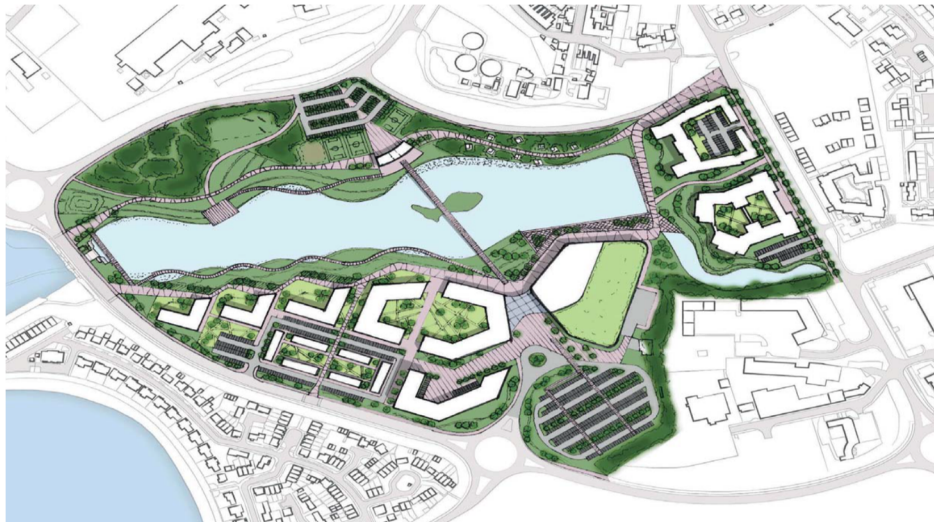


Figure 9: Carmarthenshire County Council – extract from indicative masterplan for Pentre Awel, Llanelli

Yr Egin – Creative Digital Cluster, Carmarthen

11.137 Canolfan S4C Yr Egin is a digital and creative cluster at the University of Wales Trinity Saint David campus in Carmarthen.

11.138 Welsh language broadcaster S4C is the anchor tenant and many start-up and small businesses within the digital and creative sector co-locate in the flexible office spaces that is available in the building.

11.139 Yr Egin aims to be a catalyst for creating a vibrant creative cluster in the region by inspiring collaboration and developing talent, as well as enhancing the Welsh language.

11.140 The opportunities offered by this project are varied as the iconic building boasts an auditorium, superfast connectivity, state-of-the-art office space and post-production facilities for professional and community activities. It is envisaged that it will uphold the role of Carmarthen as a key hub for the creative sector in South West Wales.⁵⁵

⁵⁴ <https://www.carmarthenshire.gov.wales/home/business/development-and-investment/delta-lakes/#.XX-L4uaou70>

⁵⁵ [Canolfan S4C Yr Egin | Swansea Bay City Deal](#)

11.141 A further project (Egin Phase 2) is currently in the development stage. The project will supplement and support the success of Egin Phase 1 and will be based on the outcomes of the Phase 1 Lessons Learned exercise as well as a creative sector demand analysis



Figure 10: Carmarthenshire County Council – Yr Egin Site Masterplan

Strategic Policy – SP 7: Employment and the Economy

Sufficient land has been allocated for the provision of 70.93 hectares of employment provision for the Plan period in accordance with the Plan’s Settlement Framework (Policy SP3) and sustainability principles.

The sustainable approach to the provision of employment land reflects the following:

- 1) The allocation and delivery of:**
 - **Pentre Awel, Llanelli and**
 - **Yr Egin – Creative Digital Cluster, Carmarthen;**
- 2) Allocating employment land in sustainable location which accords with the sustainability principles of the Plan;**
- 3) Safeguard existing employment sites – recognising their contribution as part of the employment portfolio in meeting ongoing need;**
- 4) Supporting small scale sustainable employment developments and enterprises in lower tiered settlements.**
- 5) Ensuring support is provided to entrepreneurship as part of the creation of a diverse and growing economy;**
- 6) Allow appropriate small scale employment opportunities and rural enterprises in the countryside to support rural communities and to deliver a diverse and sustainable rural economy.**

Swansea Bay City Region Deal

11.142 The future development of employment sites, and indeed the future economic development of the County should be viewed in the wider context. The Swansea Bay City Deal was signed in 2017, securing £1.24 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 regional economy by £1.8billion, and generate almost 9,000 new jobs over the next 15 years.

11.143 The Deal will see three specific projects for Carmarthenshire – two of which are related to physical developments. These are Pentre Awel, Llanelli and a creative industry project at Yr Egin in Carmarthen. The third project relates to a skills and talent initiative which is centred within Carmarthenshire and supports skills development within the region. In regard to these 3 projects specific to Carmarthenshire, it should be noted that ‘The Homes as Power Stations project’ aims to deliver smart, low carbon, energy-efficient homes through a co-ordinated approach across the City Region, whilst the ‘Digital Infrastructure’ project aims include supporting a thriving digital economy across the City Region.¹

Evidence for future employment need

11.144 The Council has undertaken evidence gathering to provide an understanding of the future employment need notably around the Welsh Government's nine priority sectors.⁵⁶ Further evidence has been prepared in conjunction with Pembrokeshire County Council to establish quantitative analysis of forecast demand for employment sites at the larger than local level. This Two County Study was supplemented by market and employer evidence in relation to market demand. In addition, work has been undertaken in relation to the links between equating the levels of employment land and jobs with the requirement for new homes growth for the County.

11.145 The Two County Study seeks to achieve a balance between fulfilling the requirements of Technical Advice Note 23 on Economic Development (February 2014), whilst placing a strong emphasis on flexibility, realism of sector growth and ability to meet demand at a regional scale.

11.146 TAN 23 considers that 'land provision targets may be higher than anticipated demand, to allow for the chance to meet demand. The Practice Guidance to the TAN (August 2015) considers that, where justified, land provision targets maybe higher than anticipated demand, to allow for the chance that the assessments are too low and to ensure that no opportunities are missed. In acknowledging the importance of not solely relying on employment forecasts when identifying a portfolio of employment land, the Two County Study emphasises the demand and confidence of indigenous businesses to remain and grow, and a desire by stakeholders to preserve locational advantages and strategic assets for future growth.

11.147 In recognition of the above, the Two County Study has identified a portfolio of sites within the study area which are considered to offer strategic benefits and opportunity for growth and job creation.

Public Sector Intervention

11.148 A report published by the Welsh Government in 2020⁵⁷ to inform the new Property Delivery Plan highlighted that while the delivery of industrial and office accommodation is

⁵⁷ Commercial Property: Market Analysis and Potential Interventions (March 2020)

⁵⁷ Commercial Property: Market Analysis and Potential Interventions (March 2020)

generally led by the private sector, there are strong grounds for public sector intervention. This includes responding to evidence of demand for new or additional capacity, attracting and retaining investment that would not otherwise come to an area, or through influencing commercial decisions for example by bringing new economic activity to a redundant site.

Communications Infrastructure

11.149 The Council recognises that there are clearly experiences arising from the Covid 19 pandemic which have big implications for future working practices and the future needs of workspace (confirming the importance of flexibility); In this context, a key area is the importance of high-quality communications infrastructure (broadband, mobile reception and ability to future proof/upgrade). This is important for residents and business especially in the context of greater remote working and its role in addressing the peripherality of the rural areas (reference should be made to Policy EME5: Home Working and Policy INF3: Broadband and Telecommunications).

Employment Hierarchy

11.149a Whilst the strategic focus is associated with the Swansea Bay City Deal and the potential generation of 'valued added' jobs, the Revised LDP will provide a range of sites and opportunities for potential inward investment and relocations. This includes potential sites for larger employers, as well as sites to accommodate new smaller scale and start-up business uses within the policy framework.

11.150 Further regard has also been had to a range of considerations to ensure that the level of land provision is reflective of not only a range of deliverable sites but also that they are based upon a robust understanding of their character and site areas.

11.151 The emphasis on the Principal Centres not only reflects their sustainability credentials but also their historic legacy. The distribution of employment land is also well-aligned with the sustainable locations within the County which are accessible by public transport or active travel routes which minimise the need for travel.

11.152 The following table sets out the employment land provision contained within the policy and identifies completion levels and sites which are committed by virtue of a valid planning permission.

	<u>A. LDP Alloc</u>	<u>B. Completed</u>	<u>C. Completed but not forming part of allocated figure.¹</u>	<u>D. Committed</u>	<u>E. Residual Supply (A-B-D=E)</u>
PC1 - Carmarthen	18.687	0	0	2.18	16.51
PC2 - Llanelli	17.223	0	0	1.90	15.32
PC3 – Ammanford / Cross Hands	28.508			9.91	18.60
Service Centres	6.5111			3.53	2.98
Sustainable Villages	0	0	0	0	0
Rural Villages	0	0	0	0	0
Total	70.93			17.52	53.41

Table 6: Employment Land Provision

11.152 It should be noted that the provision of allocated employment sites includes non-operational land with scope for landscaping, buffer zones and other such uses.

EME1: Employment- Safeguarding of Employment Sites

Sites identified for employment purposes through policy SP7 and existing employment sites will be safeguarded for such uses (B1, B2, B8 and those identified through relevant policy provisions).

Exceptionally, proposals which result in their loss will only be permitted where it can be demonstrated that:

- a. The site or premises is no longer required or suitable for employment use;**
- b. The proposed use could not reasonably be located elsewhere in accordance with the policies of this Plan;**
- c. There is sufficient quantity, quality and variety of employment land or premises that can be brought forward to meet the employment needs of the County and the local area;**
- d. There are no economically viable industrial or business employment uses for the site and premises;**
- e. An employment use is incompatible with adjoining/surrounding uses;**
- f. Where applicable the proposed uses are complimentary to the primary employment use of the surrounding area and will not cause an unacceptable impact on the operations of existing businesses.**

11.153 This policy seeks to ensure that existing employment sites are protected from alternative uses. In order to maintain an adequate supply of employment land which provides for a range and choice of potential uses, this policy seeks to protect defined employment areas from non-employment uses which should be in better and potentially more appropriate locations.

11.154 In recognition of the pressures on employment areas from alternative uses (non-Class B), the policy accepts that some flexibility may in some instances be required. Such uses are often partial B class uses combining a small-scale retail element with predominantly business, industrial or storage use, or are sui generis. It is also accepted that in meeting the needs of such uses, employment areas are often likely to be more acceptable than other locations such as residential areas, or even town centres. Any retail element will be expected to be ancillary to the primary use, and for trade purposes as opposed to the public.

11.155 Development proposals will, where necessary be required to incorporate appropriate measures to protect the amenity of neighbouring or nearby properties. Such measures may include the identification of buffer zones and suitable landscaping proposals.

11.156 Where appropriate, planning conditions will be imposed to prevent the loss of employment as the primary use.

EME2: Employment – Extensions and Intensification

Proposals for extensions and/or intensification of existing employment enterprises will be permitted provided that:

- a) The development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals;**
- b) The proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses;**
- c) The development proposals are of an appropriate scale and form compatible with its location;**

Proposals for the expansion of existing rural enterprises will be supported subject to the above provisions and the policies and proposals of this Plan.

11.157 Proposals which seek to extend and/or intensify a use or activity will not be favourably considered if they are not compatible with surrounding uses, or likely to result in adverse amenity issues which would prejudice other redevelopment proposals.

11.158 Appropriate expansions of existing businesses can contribute significantly to the local economy, and the re-development of existing sites where it will improve the quality of

employment floor space particularly in meeting modern employment needs, will be supported.

11.159 This policy supports the rural economy and makes provisions for the appropriate expansion of established rural enterprises.⁵⁸ Reference should also be made to PPW and TAN23 Economic Development.

EME3: Employment Proposals on Allocated Sites

Proposals for B1, B2 and B8 employment development will be permitted on the following allocated employment sites where they comply with the proposed use of the site:

<u>Site Ref:</u>	<u>Site Name:</u>	<u>Location:</u>	<u>Use Class:</u>	<u>Ha:</u>
<u>PrC1/E1</u>	<u>Cillefwr Industrial Estate¹</u>	<u>Carmarthen</u>	<u>B1, B2, B8</u>	<u>4.167</u>
<u>PrC1/E1 (i)</u>	<u>Land west of Cillefwr Road West</u>	-	-	<u>2</u>
<u>PrC1/E1 (ii)</u>	<u>Land north of Alltynap Road</u>	-	-	<u>1.215</u>
<u>PrC1/E1 (iii)</u>	<u>Land south of Alltynap Road</u>	-	-	<u>0.952</u>
<u>PrC1/MU1</u>	<u>West Carmarthen</u>	<u>Carmarthen</u>	<u>B1, B2, B8</u>	<u>4.53</u>
<u>PrC1/MU2</u>	<u>Pibwrlwyd</u>	<u>Carmarthen</u>	<u>B1,B2, B8</u>	<u>8.95</u>
<u>PrC1/SS1</u>	<u>Yr Egin</u>	<u>Carmarthen</u>	<u>B2</u>	<u>1.04</u>
<u>PrC2/E2</u>	<u>Dafen¹</u>	<u>Llanelli</u>	<u>B1,B2,B8</u>	<u>17.223</u>
<u>PrC2/E2 (i)</u>	<u>Land east of Calsonic</u>	-	-	<u>4.457</u>
<u>PrC2/E2 (ii)</u>	<u>Land west of Gestamp Tallent</u>	-	-	<u>1.547</u>
<u>PrC2/E2 (iii)</u>	<u>Land at Heol Aur</u>	-	-	<u>1.657</u>
<u>PrC2/E2 (iv)</u>	<u>Land west of Heol Gors</u>	-	-	<u>1.449</u>
<u>PrC2/E2 (v)</u>	<u>Land at Heol Croppin</u>	-	-	<u>0.355</u>
<u>PrC2/E2 (vi)</u>	<u>Land west of the Beacon</u>	-	-	<u>1.881</u>
<u>PrC2/E2 (vii)</u>	<u>Land east of Air ambulance Base</u>	-	-	<u>1.316</u>
<u>PrC2/E2 (viii)</u>	<u>Land at Llanelli Gate, off Heol Aur</u>	-	-	<u>3.755</u>
<u>PrC2/E2 (ix)</u>	<u>Land west of Llys Aur</u>	-	-	<u>0.806</u>
<u>PrC3/E1</u>	<u>Cross Hands East</u>	<u>Ammanford / Cross Hands</u>	<u>B1,B8</u>	<u>8.7</u>
<u>PrC3/E2</u>	<u>Cross Hands West Food Park</u>	<u>Ammanford / Cross Hands</u>	<u>B1,B2,B8</u>	<u>5.647</u>
<u>PrC3/E2(i)</u>	<u>Land west of Castell Howell</u>	-	-	<u>1</u>
<u>PrC3/E2(ii)</u>	<u>Land south of Heol Parc Mawr</u>	-	-	<u>2.712</u>
<u>PrC3/E2(iii)</u>	<u>Land north of Dunbia</u>	-	-	<u>1.935</u>
<u>PrC3/E3</u>	<u>Cross Hands Business Park</u>	<u>Ammanford / Cross Hands</u>	<u>B1,B2,B8</u>	<u>4.76</u>
<u>PrC3/E3 (i)</u>	<u>Heol Stanllyd (West)</u>	-	-	<u>2</u>
<u>PrC3/E3 (ii)</u>	<u>Heol Stanllyd (South)</u>	-	-	<u>2.156</u>

⁵⁸ (TAN 6 Para 3.1.3)

<u>PrC3/E3 (iii)</u>	<u>Heol Stanllyd (East)</u>	-	-	<u>0.604</u>
<u>PrC3/E6</u>	<u>Capel Hendre Industrial Estate</u>	<u>Ammanford / Cross Hands</u>	<u>B1,B2,B8</u>	<u>0.538</u>
<u>PrC3/E7</u>	<u>Parc Hendre, Capel Hendre¹</u>	<u>Ammanford / Cross Hands</u>	<u>B1,B2,B8</u>	<u>8.112</u>
<u>PrC3/E7(i)</u>	<u>Parc Hendre (West)</u>	-	-	<u>2.165</u>
<u>PrC3/E7(ii)</u>	<u>Parc Hendre (North)</u>	-	-	<u>1.955</u>
<u>PrC3/E7(iii)</u>	<u>Parc Hendre (East)</u>	-	-	<u>1.05</u>
<u>PrC3/E7(iv)</u>	<u>Parc Hendre (South)</u>	-	-	<u>2.942</u>
<u>PrC3/E8</u>	<u>Cilyrychen Industrial Estate</u>	<u>Cilyrychen</u>	<u>B1,B2,B8</u>	<u>0.751</u>
<u>SeC4/E1</u>	<u>Dyfatty</u>	<u>Burry Port</u>	<u>B1,B2,B8</u>	<u>3.036</u>
<u>SeC16/E1</u>	<u>Beechwood Industrial Estate</u>	<u>Llandeilo / Rhosmaen</u>	<u>B1,B2,B8</u>	<u>0.289</u>
<u>SeC16/MU1</u>	<u>Beechwood</u>	<u>Llandeilo / Rhosmaen</u>	-	<u>0.755</u>
<u>SeC16/E2</u>	<u>Former Market Hall</u>	<u>Llandeilo</u>	<u>B1</u>	<u>0.2</u>
<u>SeC18/E1</u>	<u>St Clears Business Park</u>	<u>St Clears</u>	<u>B1,B8</u>	<u>0.421</u>
<u>SeC19/E1</u>	<u>Whitland Industrial Estate</u>	<u>Whitland</u>	<u>B1,B8</u>	<u>0.489</u>
<u>SeC19/E2</u>	<u>Land South of Former Creamery</u>	<u>Whitland</u>	<u>B1,B2,B8</u>	<u>1.321</u>
<u>Total</u>				<u>70.93</u>

Table 7: Employment Proposals on Allocated Sites

11.160 The total figure in the above table includes notional figures for B use employment on Mixed Use sites (Policy SG1) and Strategic sites (Policy SP5).

11.161 Where appropriate, other employment and related ancillary non-B class uses will be permitted on allocated employment sites where the proposed development complements and enhances the site's role as identified in the Employment Site Allocation table.

Consideration must be given to the amenity and the safe operation of adjacent employment uses to avoid conflict between different land uses.

11.162 This Policy also enables the provision of complementary ancillary employment uses that fall outside the B use classes where this improves site viability and enables new site development. Ancillary uses that might be complementary include day nurseries, training centres, waste recycling and vehicle repairs. Retail uses will be considered against the LDP's retail policies.

EME4: Employment Proposals on Non-Allocated Sites

Proposals for employment development on non-allocated sites, but within the development limits of a defined settlement will be permitted where:

- a) it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal;**
- b) the development proposals are of an appropriate scale and form, and are not detrimental to the respective character and appearance of the townscape/landscape;**
- c) The development is compatible with its location and with neighbouring uses.**

Employment proposals outside the development limits of a defined settlement (Policy SP3) will be permitted where:

- d) The proposal is directly related to a settlement or hamlet; or**
- e) The proposal is supported by a business case which demonstrates that its location is justified; and**
- f) The proposal is of an appropriate scale, size and design.**

11.163 It is evident that not all employment proposals will be appropriately accommodated on allocated employment sites. Policy EME4 therefore supports the economy by enabling, in both urban and rural areas, the provision of economic opportunities on non-allocated sites. This has an enhanced importance as a result of the Covid-19 pandemic and the likely implications for future work trends/workspace, as well as the need for reliable super-fast broadband (reference should be made to Policy INF3: Broadband and Telecommunications).

11.164 Within the development limits of a defined settlements, the policy requires proposals to demonstrate their locational requirement through a sequential approach to site selection. In the first instance, they must look to proposed and existing allocations to cater for employment need. Only then should non-allocated sites be considered.

11.165 For proposals outside the development limits of a defined settlement, they must show that they are directly related to a settlement or hamlet, or supported by a business case which justifies its location. The Plan recognises that small-scale enterprises have a vital role to play in the rural economy and contribute to both local and national competitiveness and prosperity. Many commercial and light manufacturing activities can be appropriately located in rural areas without causing unacceptable disturbance or other adverse effects. In this respect, the development of small businesses would address any local need for employment accommodation.

11.166 Reference is made to policies RD3 Farm Diversification, RD4 Conversion and Re-use of Rural Buildings for Non-Residential Use and EME5 Home Based Businesses for further opportunities for employment undertakings outside development limits.

EME5: Home Based Businesses

Proposals for home based businesses (where planning permission is required) will be permitted where it can be demonstrated that it would be compatible with adjacent land uses, and that it would not result in any adverse impacts on local amenity and/or the character of the area.

11.167 The policy relates to small businesses operating from home providing for considerations resulting from the increasing trend for home working (for now and the future).

11.168 This Plan recognises that such businesses can play an important role in developing and supporting a diverse economy across the Plan area. It is recognised that many small businesses are started by individuals working from their own homes, and that such instances are likely to increase as technological innovations increase. In considering home working within the context of planning, it is recognised that it does not necessarily require planning permission. For instance, planning permission will not normally be required where the use for business purposes proposed for part of the house does not result in a change to the overall character of the property and its use as a dwelling.

11.169 Generally the requirement for planning permission results where the business activity ceases to be ancillary to its use as a dwelling or where the residential character of the property is altered. Where such businesses are of a scale and intensity where planning permission will be required, the Council will have regard to the implications of the proposal on surrounding properties and on the likely access and parking arrangements emanating from the nature of the proposal.

11.170 PPW encourages the growth of self-employment and micro businesses in rural areas. The policy seeks to adopt a supportive approach to home working and proposals where a planning permission is required (including change of use).

11.171 In considering proposals for rural enterprises regard should be had to the provisions of national policy in the form of PPW and TAN6 and Policy EME4.

Strategic Policy – SP 8: Welsh Language and Culture

The Plan supports development proposals which safeguard, promote and enhance the interests of the Welsh language and culture in the County. Development proposals which have a detrimental impact on the vitality and viability of the Welsh language and culture will not be permitted unless the impact can be mitigated. All development proposals subject to WL1, will be expected to identify measures which enhance the interests of the Welsh language and culture.

11.172 The Welsh language and culture play an important role in the social, cultural and economic life of Carmarthenshire’s residents and visitors. The proportion of Welsh speakers in Carmarthenshire is significantly higher than the Welsh national average and as such is a significant part of the social fabric of the County’s communities, providing a strong sense of place and identity.

11.173 Carmarthenshire in its entirety is considered to be an area of linguistic sensitivity. The 2011 Census indicates that 19.0% of the Welsh population are able to speak Welsh, whilst the correlating figure for Carmarthenshire stands at 43.9%. In terms of the geographical breakdown of the proportion of speakers across the County, this is lowest in the Glanymor electoral ward where 19.2% speak Welsh, and highest in Quarter Bach where 68.7% speak Welsh. The proportion of Welsh speakers is higher than the national average across each ward in the County, and it is largely for this reason Carmarthenshire in its entirety is considered to be linguistically sensitive. Additionally, the most recent Census data has shown a substantial decrease in the number of Welsh speakers across the County illustrating the language’s vulnerability in Carmarthenshire.

11.174 The Plan seeks to ‘promote the Welsh language and culture’⁵⁹ and is committed to contributing to the Welsh Government’s long-term aim of achieving 1 million Welsh speakers by 2050⁶⁰. To deliver on this aim, the Council will support, promote, and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain both the rural and urban communities in the County and by implementing an effective monitoring framework. In doing so, the Plan seeks to ensure that the local population have the opportunity to remain in Carmarthenshire rather than leave in search of work opportunities and housing, as well as the opportunity to return. Through aiming for sustainable growth, the Plan will also maximise opportunities for non-Welsh speakers who move to the County to be integrated

⁵⁹ Carmarthenshire’s Wellbeing Objectives 2018-18

⁶⁰ *Cymraeg 2050 A Million Welsh Speakers*, Welsh Government (2017)

into community life at a scale and pace that will not undermine the vitality and viability of the Welsh language and culture.

11.175 The need to safeguard, promote and enhance the Welsh language applies to developments proposed across the County and is not restricted to specific areas within the County. Development proposals will be required to acknowledge the official status of the Welsh language and commit to treating the Welsh language no less favourably than the English language.

11.176 Specific policies provide further guidance to ensure that development of an appropriate scale, type and character is delivered to meet the needs of the communities. Furthermore, the Revised LDP will seek to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of the community.

11.177 The Plan also seeks to safeguard, promote, and enhance the Welsh language in Carmarthenshire through other relevant policy objectives, namely through the provision of housing and affordable housing, promoting a vibrant economy and employment opportunities and the provision and retention of community facilities, amongst others.

WL1: Welsh Language and New Developments

All development proposals throughout Carmarthenshire will be required to safeguard and promote the Welsh language.

The following development proposals will be required to submit a Language Action Plan, setting out the measures to be taken to safeguard, promote and enhance the Welsh language:

- a) Residential developments of 5 or more dwellings which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies HOM1 and HOM3; or**
- b) Residential development of 5 or more dwellings on allocated or windfall sites that do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence; or ,**
- c) Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare.**

Proposals on unexpected windfall sites for large scale housing development or large scale employment development that would lead to a significant workforce flow are required to submit a Welsh Language Impact Assessment

which will set out how the proposed development will protect, promote and enhance the Welsh language.

Proposals which do not accord with the Plan's housing trajectory (Appendix 7) will be required to provide a phasing plan outlining the timescales for delivering the homes proposed on the site and demonstrate that they would not have a negative impact upon the Welsh language which cannot be mitigated.

11.178 The Welsh Language Action Plan sets out the measures to be taken to safeguard, promote and enhance the Welsh language. The Welsh Language Action Plan should also outline how the development proposes to make a positive contribution towards the community's Welsh language groups. This could, amongst others, include providing support and funding towards organisations and bodies that provide activities, facilities and education for Welsh speakers and learners, and support and funding towards Welsh language classes. Welsh Language Impact Assessments (WLIA) will be required to outline the anticipated impacts of the proposed development upon the Welsh language in the County. The Welsh Language Supplementary Planning Guidance⁶¹ provides further guidance on when a WLIA is required, clarifying what constitutes a large scale development, as well as how to produce a WLIA.

11.179 Whilst support for projects can be provided through financial contributions, they may also be provided through other means. Planning permission will be subject to conditions or legal agreements to secure the implementation of the mitigation and enhancement measures proposed within the Action Plan. Further guidance on the content of Welsh Language Action Plans will be provided through Supplementary Planning Guidance.

11.180 The LDP's housing trajectory is outlined in Appendix 7 of the Plan. The impacts of the scale, location and rate of development have been assessed in accordance with the agreed trajectory. Proposals for developments which do not accord with the timescales of the trajectory are consequently not fully assessed. Such proposals will therefore be required to be supported by a phasing plan outlining the number of dwellings to be delivered within each financial year. In such cases, planning permission may be subject to a condition to secure the agreed phasing of delivery, where considered necessary.

⁶¹ Carmarthenshire County Council (2014) Supplementary Planning Guidance Welsh Language Version for Cabinet 14th November 2022

11.181 The Plan's Strategy provides for organic growth on a small scale within the Rural Villages and policies HOM1 and HOM3 build upon this allowing development of appropriate scale and in appropriate locations. It is considered that incremental development on this scale can make a positive contribution towards the sustainable growth of the Welsh language in rural communities, and any negative impacts are likely to be absorbed by the community. Unforeseen development of significant scale which is not allowed for in the Plan's policies may not be compatible with the Plan's Strategy, and their impacts are therefore unassessed and unknown. In the event that such proposals are presented for consideration, they will need to be accompanied by a full assessment of their likely effects upon the Welsh language.

11.182 The ISA of the LDP is required to assess the likely effects of the LDP upon the Welsh language. This is done iteratively at key stages throughout the Plan's production. The likely anticipated effects are presented in the ISA report, and further information is available within the LDP's evidence base.

11.183 The LDP provides further guidance on the provision of bilingual advertisements in Policy PSD9 – Advertisements. In order to promote the cultural identity and to safeguard the local linguistic character of Carmarthenshire, the Council will encourage bilingual marketing of new housing and commercial developments as well as encourage Welsh street and development names. Additional guidance on providing Welsh street names is provided in Carmarthenshire's Street Naming and Numbering Policy.

Strategic Policy – SP 9: Infrastructure

Development will be directed to sustainable locations where the infrastructure, services and facilities considered necessary to deliver and support the development proposal are available or can be provided.

Development proposals will need to demonstrate that there is sufficient capacity in the existing infrastructure to deliver and support the proposed development. Where this cannot be achieved, proposals will need to demonstrate that suitable arrangements and funding are in place to provide the infrastructure capacity considered necessary to deliver and support the development.

Proposals for ancillary development to the utilities infrastructure will be permitted where

- a) They have regard to their setting;**
- b) Incorporate landscaping;**
- c) Do not conflict with the area’s built, historic, cultural and nature conservation and landscape qualities.**

The delivery of new or improved infrastructure, or other facilities or services to support the requirements of the site must be undertaken in a timely manner to meet the needs of communities prior to, or from the commencement of, the relevant phases.

11.184 The provision of appropriate infrastructure, services, and facilities are vital to ensure the delivery of the Plan’s policies and proposals. Appropriate infrastructure is key to facilitate development but is also a necessity to support the ongoing needs and demands of a development and Carmarthenshire’s communities.

11.185 A range of infrastructure may be required, and these will vary greatly according to the nature or type, scale, location, and existing infrastructure provision. In considering the needs of development proposals the following infrastructure, services and facilities may be required:

- Roads and other transport facilities including sustainable transport, public transport, walking and cycling routes
- Schools and other educational and training facilities
- Affordable Housing
- Health provision
- Public Open Spaces and green and blue infrastructure
- Flood Defences

- Leisure, Sporting, and Recreation
- Utility services,
- Biodiversity and environmental protection and enhancement
- Community facilities
- Digital Infrastructure
- Welsh language support
- Water quality and efficiency
- Upgrading and improvement of Waste Water Treatment Facilities and infrastructure.
- Other facilities and services considered necessary

11.186 The Plan seeks to ensure that the infrastructure, services and facilities needed to support development is delivered in a timely manner prior to, or upon the commencement of the development, or where appropriately phased through the development process. The Plan encourages the delivery of infrastructure is undertaken in a coordinated manner with minimal disruption caused to existing communities.

11.187 Contributions to infrastructure will be secured through conditions or Planning Obligations in accordance with the legislative and policy framework provided.⁶² Reference should be made to Policy INF1: Planning Obligations.

11.188 Developers should have regard to Appendix 7: Housing Trajectory and to the emerging implementation and delivery evidence which provides additional information in respect of the delivery and infrastructural requirements of the LDP's key sites. Regard should also be to the requirements of Policy PSD2: Masterplanning. Developers are encouraged to enter into early dialogue with the Council in order to identify the infrastructure required to deliver and support a proposed scheme.

11.189 Reference is made to the preparation of Drainage and Wastewater Management Plans (DWMPs) as prepared by Dŵr Cymru Welsh Water. It is anticipated that the DWMPs will compliment the implementation of this LDP through the management of the drainage and sewerage network.

⁶² Community Infrastructure Levy Regulations 2010 (as amended); Planning Policy Wales; Welsh Office Circular 13/97 Planning Obligations
Version for Cabinet 14th November 2022

INF1: Planning Obligations

Where necessary, planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable. Contributions will be required to deliver or fund improvements to infrastructure, community facilities and other services and facilities to address requirements or impacts arising from new developments.

Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision.

In instances where there is a dispute regarding matters relating to the financial viability of delivering the requirements, the applicant will be required to meet the Council's costs of securing an independent financial viability appraisal / assessment.

11.190 The planning obligations required will be considered on a case by case basis subject to the nature of the proposal and the requirements emerging from it. There may be instances where all required obligations cannot be secured due to their impact upon the scheme's financial viability. In such cases, the infrastructural priorities for that site will need to be identified. Whilst the priorities can vary according to the specific needs of each site and their communities it should be noted that the requirements of Policy NE4 Development within the Caeau Mynydd Mawr SPG Area will be prioritised above other contributions in respect of sites within the SPG Area. In all other instances, it is generally considered that the priority for the Authority will be the provision of affordable housing and in most cases its provision will be prioritised above other contributions.

11.191 The requirements of planning obligations will take into consideration the financial viability of a proposed development. In instances where there is dispute regarding the impact which the requirements have upon the financial viability of the scheme, the applicant will be required to submit a Development Viability Appraisal of the site to understand its financial viability. The appraisal will be analysed by a third party with all costs covered by the applicant. Further information is provided within the Planning Obligations SPG.

INF2: Healthy Communities

Proposals for development which provide for active travel, accessible useable green spaces, and infrastructure, and which seek to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities will be supported.

Proposals for development specified within the supporting text below will be required to submit a Health Impact Assessment in accordance with the sequential approach.

11.192 The links between health and well-being and planning are reflected in legislation and national planning policy. In this respect PPW seeks to provide a framework for the delivery of a series of National Sustainable Placemaking Outcomes. This holistic approach to the planning and design of development and spaces reflects a focus on positive outcomes promoting people's prosperity, health, happiness, and wellbeing. The promotion of physical and mental health and well-being as a Facilitate Accessible and Healthy Environments Outcome reflects these links between health, well-being and planning and the need to reflect any potential effects that may arise from the planning process.

11.193 Health Impact Assessment (HIA) can make a valuable contribution when proposing or making decisions on new development. Evidence on health impacts can help the planning system develop stronger and more coherent approaches towards maximising health and well-being⁶³. The Public Health (Wales) Act 2017 sets out provisions for making improvements to health including for the Welsh Ministers to publish a national strategy on tackling obesity and to make regulations about the carrying out of health impact assessments by public bodies.

11.194 HIAs assess the impact of any change or amendment to a policy, service, plan, procedure or programme on the health of the population and on the distribution of those effects within the population, particularly within vulnerable groups. Undertaking a HIA produces information on how negative impacts on health can be reduced and positive health gains can be encouraged. Such evidence on health impacts can help the planning system develop stronger and more coherent approaches towards maximising health and well-being.

11.195 It is important that proposals take into account a wide range of health and well-being related factors as part of the formulation and preparation of any scheme or development. It is important that these are considered from the outset. Consequently, developers are encouraged to engage with the local planning authority and other stakeholders, such as the Local Health Board (LHB) as early as possible in preparing development proposals. A HIA should be provided to accompany any application for opencast coal working.

Healthy Communities: HIA Sequential Checklist

11.196 To assist in the promotion of physical and mental health and well-being, the following sequential approach should be considered by developers followed to determine the

⁶³ Planning Policy Wales: Edition 11
Version for Cabinet 14th November 2022

requirement for, and potential scope and content of a HIA. This requirement applies to major developments are defined in planning legislation as:

- Residential developments of 10 or more dwellings or 0.5 hectares or more;
- The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- Development carried out on a site having an area of 1 hectare or more

11.197 The following sequential approach in considering the need to a HIA reflects the guidance set out within Health Impact Assessments a Practical Guide⁶⁴.

- **STEP 1: Screening – Deciding whether to undertake a HIA**
Screening takes an initial look at the potential impacts of the proposal on the local population and any specific vulnerable groups defined within it. It should highlight any potential health risks or benefits and any groups that may be particularly affected. The outcome of screening is a decision whether or not to undertake HIA and, if so, to determine what type of HIA will be required. It should also provide an explanation of how the decision was reached.
- **STEP 2: Scoping – Determining the focus, methods, and work plan.** This stage involves asking a number of questions and making a number of decisions to establish the terms of reference, roles and responsibilities and agreed plan for the HIA.
- **STEP 3: Appraisal of Evidence – Identifying the health impacts.** This is the key stage of health impact assessment. The purpose is to gather information about the potential nature, size, likelihood and distribution of the proposal's health impacts. It also provides an opportunity to suggest possible ways of maximising the health benefits and minimising the risks, particularly to those whose health may be most vulnerable or the most disadvantaged population groups. It also provides an opportunity to identify and suggest actions that might address 'gaps' in the proposal or plan.

⁶⁴ Health Impact Assessments A Practical Guide - Wales HIA Support Unit
Version for Cabinet 14th November 2022

Although HIA is not in itself a research method, it draws upon a range of sources of information and methods for collecting and analysing data, to which appropriate methodological rules and procedures will apply.

- STEP 4: Reporting and Recommendations - Once the evidence and data has been collected, a set of recommendations should be developed, informed by the previous stages of the HIA. These recommendations should aim to maximize any potential health and well-being benefits and mitigate potential negative impacts. They can be an opportunity to 'fill in' any identified gaps within the proposal and readdress any health (or other) inequalities that may be caused.

Recommendations need to be:

- Clear and concise
- Realistic
- Achievable
- Manageable in number
- Impartial
- Reflective of all evidence and representatives' views
- Agreed by consensus

Reference should be made to guidance in the form of SPG.

Not all the health and well-being related issues will be relevant to all types of developments and the Council recognises the need for a balanced approach to the determination of development proposals where health related matters are one of many other material considerations. Developers will be expected to utilise the sequential approach specified above to identify what is relevant and ensure it is included in the supporting documentation accompanying any proposal as appropriate.

INF3: Broadband and Telecommunications

The Council will work with the telecommunications industry and the communications regulator Ofcom to maximise access to reliable super-fast broadband, wireless hotspots and improved mobile availability for all residents and businesses, assisting them (where appropriate) in delivering their investment plans to address any infrastructure deficiencies.

New developments should include the provision of Gigabit capable broadband infrastructure from the outset.

New major developments must be served by a high speed and reliable broadband connection to the premises.

Smaller developments should provide access to the most viable high-speed connection as well as additional ducting for future Fibre to the Premises (FTTP) or other provision.

Exceptions will be made where applicants have shown through consultation with broadband infrastructure providers, that this would not be possible, practical or economically viable. In such cases, an equivalent developer contribution towards off-site works may be sought which could enable greater future access.

11.198 The policy seeks to reflect the demands of a modern Wales for reliable fast and high capacity communication networks. In this respect it supports the Welsh Government's objective to offer fast and reliable broadband to every property in Wales and to support the deployment of mobile infrastructure across the country⁶⁵. It seeks to reflect the context of broadband infrastructure as an essential service and one which can help support and develop the local economy as well as vibrant and inclusive communities. The policy reflects the provisions of Future Wales: The National Plan 2040 which supports the provision of Gigabit capable digital infrastructure into new developments where people are present, for example new housing, business and commercial premises, and public buildings.

11.199 In applying the policy, it should be noted that BT Openreach and other providers offer superfast broadband connection for all new developments, either free of charge, or as part of a co-funded partnership including community funded partnerships. FTTP shall be provided free of charge to housing developments by BT Openreach based upon their thresholds at that time. Developments smaller than this may have to provide contributions to ensure FTTP connection, or shall be provided copper connections for free.

11.1200 In supporting the delivery of full fibre, BT Openreach have set UK wide targets, and provide guidance and support to developers in building full FTTP networks to new residential or mixed residential/commercial sites.

11.201 The policy also recognises that in a small proportion of cases, broadband will not be able to be provided to new developments due to their very rural location. The policy

⁶⁵ Planning Policy Wales: Edition 11
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therefore includes the potential to provide a sum of money to contribute towards an alternative solution. However, wherever possible the solution should include the development making necessary provision for on-site infrastructure to facilitate the improvements.

11.202 The provision of high-speed and reliable broadband within rural areas will assist in supporting the delivery of the Plan's strategy through providing additional opportunities to boost the rural economy and economic diversification.

INF4: Llanelli Wastewater Treatment Works Catchment Surface Water Removal

Proposals that drain to Llanelli Waste Water Treatment Works and are defined as major under Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 will be subject to a requirement to remove a quantifiable amount of surface water from the combined sewer system as set out within the Burry Inlet Supplementary Planning Guidance.

11.203 Within the Llanelli Waste Water Treatment Works (WWTW) catchment, there are concerns that the connection of foul flows generated by new development introduces the risk of deterioration in the water quality of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS). This is due to the fact that the majority of the sewer system in the Llanelli WWTW catchment is combined (surface and foul flows).

11.204 Whilst Dŵr Cymru Welsh Water (DCWW) have confirmed that there is sufficient capacity within Llanelli WWTW to deliver this Plan's identified growth, they have also requested that relevant developments within the Llanelli WWTW catchment be subject to a requirement to undertake compensatory surface water removal from the system as part of the granting of planning permission. In noting the specific reference to Dŵr Cymru Welsh Water in this paragraph, it should be noted that the consideration of these matters is subject to a multi-agency approach which includes Dŵr Cymru Welsh Water, Natural Resources Wales and Carmarthenshire County Council. Also, the City and County of Swansea are included in discussions in regards the Burry Inlet. The Statement of Common Ground will accompany and support the implementation of Policy INF4 and its supporting SPG.

11.205 There is concern that introducing additional foul flow can lead to overloading to the WWTW, as well as an increasing the frequency of discharges from combined sewer

overflows out to the CBEEMS during significant rainfall. There can also be potential localised flooding issues resulting from these issues.

11.205 The Burry Inlet SPG has been prepared to provide specific guidance in relation to the consideration of relevant development proposals located within the Llanelli WWTW catchment. Whilst Llanelli (Principal Centre) and Burry Port (Service Centre) are identified as a focus for growth in this Plan, they are also subject to high level environmental considerations, not least the water quality of the (CBEEMS). Reference can also be made to LDP policy CCH4: Water Quality and Protection of Water Resources.

11.206 The Burry Inlet SPG has been built on consensus and seeks to provide certainty for stakeholders and developers alike. Its primary function is to assist in the delivery of growth as set out within this Plan. It provides a mechanism for the requirement for compensatory surface water removal to be undertaken by relevant developments. This is designed to allow development to contribute towards an overall betterment in the position, whilst alleviating concerns that proposals will be subject to objections by key stakeholders – notably DCWW and Natural Resources Wales.

11.207 There is a long-established partnership approach with regards to this matter, including a Memorandum of Understanding. Policy INF4 reflects this partnership approach moving forward. Reference should be made to paragraph 11.203 in regards the reference to the Statement of Common Ground.

11.208 The SPG also provides clarification on instances where Carmarthenshire County Council is the applicant or landowner and seeks to utilise surplus betterment it has previously accrued on the surface water removal register.

INF5: Rural Allocations outside Public Sewerage System

Catchments

Proposals for the delivery of sites of 5 or more dwellings in settlements where there is no connection to the public sewer will be supported where they are served by a single private system. Such proposals will be permitted where it does not have a detrimental effect on the natural environment, surrounding uses or local amenity.

There is concern that the proliferation of private sewers is having a detrimental impact on the environment. This policy aims to discourage a development from having individual private sewers and instead encourage utilisation of a shared private sewerage system.

Strategic Policy – SP 10: Gypsy and Traveller Provision

The following Local Authority sites are allocated to meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller Households:

Site Ref:	Location	Type of Need
PrC2/GT1	Land at Penyfan, Trostre, Llanelli	Residential
PrC/GT2	Penybryn (extension), Bynea, Llanelli	Residential

Table 8: Gypsy and Traveller Provision

11.209 To consider the future Gypsy and Traveller provision within Carmarthenshire, the County Council has undertaken two Gypsy Traveller Accommodation Needs Assessment (GTAA) which identify the current unmet need for Gypsy and Traveller pitches within the County. The initial report was undertaken in 2015 to cover the period up to 2031, whilst the 2019 update ensures that the Plan is informed in terms of Gypsy and Traveller need for the Plan period through to 2033.

11.210 The Assessments consider the methodology set out by Welsh Government Guidance and outlines two types of the assessment of need; the first considers the first 5 years of the GTAA period; and the second considers the full 15 year GTAA period.

11.211 Based on the 2019 Gypsy and Traveller assessment, the current unmet need is for 19 pitches, whilst Carmarthenshire's estimated provision for the first 5 years is for 23 additional pitches. A large proportion of this need has arisen from households living in bricks and mortar, and new household growth from within these households. The make-up of this need is located within Llanelli, where a large number of these households had previously lived on the public site at Penybryn.

11.212 An estimate has also been made for newly arising Gypsy and Traveller households in years 6-15 of the GTAA. This would include, for example, young adults living on existing sites who, in time, will form their own household and therefore would require their own pitch. The GTAA estimates a need for 8 further pitches in years 6-15, totalling a requirement of 31 pitches through to 2033.

11.213 The GTAA also looked at the accommodation needs for Travelling Showpeople within Carmarthenshire. This element of the assessment identified 9 authorised or

tolerated pitches for Travelling Show people within the county. In considering the future projection, the 2019 assessment identifies a requirement of 4 additional pitches in the first five years of the assessment.

11.214 The requirement and take-up of pitches will also be closely monitored as part of the monitoring framework of this plan and reported through the Annual Monitoring Report arrangements.

GTP1: Gypsy and Traveller Accommodation

1. Proposals for new Gypsy and Traveller sites, or extensions to existing authorised sites within the development limits of a defined settlement will be permitted where:

- a) **The necessary range of facilities and services, including existing community, social, and educational provisions, and public transport is accessible or can be readily provided;**
- b) **The proposal will have no significant adverse impacts on the amenity of residents and adjoining land uses;**
- c) **The site is capable of being serviced with water, electricity, sewage and waste disposal;**
- d) **There is no adverse effect on its surroundings, landscape/townscape or the setting and integrity of the historic environment.**

2. New, or extensions to existing authorised sites outside the development limits of defined settlements will be permitted in accordance with the above, where it can be demonstrated that there are no suitable pitches available on existing authorised sites, within the development limits of a defined settlement, or that there is no opportunity to appropriately extend those sites.

Proposals for a transit or touring site will be considered where they have good connections to the Strategic Road Network.

11.215 The policy provides the framework and context for the consideration and assessment of proposals for new sites, and extensions to Gypsy and Traveller sites (and for Travelling Show People) reflecting the provisions defined within primary legislation⁶⁶.

11.216 The design of any sites will be required to have regard to the provisions of the appropriate Welsh Government Design Guidance⁶⁷.

⁶⁶ Housing (Wales) Act 2014

⁶⁷ Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites
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11.217 This guidance will be a material consideration in the determination of any planning applications submitted. In relation to any site being developed by a public body, including the local authority, the provisions of Welsh Government Guidance: Designing Gypsy and Traveller Sites will apply.

11.218 Proposals must give consideration to vehicular access from the public highway; as well as provision for parking, turning and services on site; and road safety for occupants and visitors.

11.219 Landscaping and planting with appropriate trees and shrubs should be used to blend sites into their surroundings, give structure and privacy, and maintain visual amenity. Excessive hard landscaping, high walls, or fences should be avoided as these can lead to a site's isolation from the wider community. In the wake of ash dieback, no ash trees should be introduced.

11.220 Proposals will need to have regard to local infrastructure and demonstrate that the site is able to provide sufficient facilities and access to utilities. The scale of proposals should be proportionate to its surroundings and to the local community. Further guidance should be sought from Welsh Government's Designing Gypsy and Traveller Sites Guidance.

11.221 Applications will be expected to include evidence to demonstrate that the new site or the extension to an existing site is required at that location. Such information should include evidence demonstrating a lack of availability of suitable permanent or transit pitches on existing sites, or an opportunity to extend those sites to meet the required need.

11.222 The 2015 and 2019 Gypsy and Traveller Accommodation Assessments (GTAA) assessed the need for transit sites or emergency stopping places for the Travelling Community who either travel permanently or for part of the year. The assessments sought to analyse records of unauthorised sites and encampments with data from the Traveller Caravan Count was also considered. Analysis of the recorded number of authorised and unauthorised caravans in Carmarthenshire decreased.

11.223 The Welsh Government introduced a new monitoring mechanism to track and identify illegal transit encampments. The AMR for 2021/2022 identified a number of illegal encampments, but none were for transit purposes. Consequently, the data does not

indicate any clear pattern as yet which requires intervention through the identification of a transit site. Reference should be had to the monitoring framework of the plan.

11.224 In relation to the needs arising for Travelling Showpeople as indicated through the GTAA, there is at present no spatial correlation with that need which would enable the identification of a suitably located site. The plan seeks to provide the appropriate flexibility to meet that need through the provisions of the above policy and liaison with the community to identify any specific locational need.

Strategic Policy – SP 11: The Visitor Economy

Proposals for tourism and visitor economy related developments will be supported where they:

- a) exhibit high quality design and placemaking principles;**
- b) contribute to the protection and enhancement of the natural environment;**
- c) add value to our visitor economy;**
- d) are sustainably and appropriately located.**

11.225 Tourism is a key component of Carmarthenshire’s economy. It is a major source of employment and revenue. It generates around £400 million - £500 million of revenue to the County’s economy annually.⁶⁸

11.226 The County is home to a wide range of attractions, including Ffos Las Racecourse, the National Botanic Gardens and Pembrey Country Park. Carmarthenshire is the “cycling hub of Wales”, with the Cycling Strategy capturing the Council’s aspirations to be a national lead in the provision of cycling infrastructure events and development.⁶⁹

11.227 Tourism is a dynamic industry with a wide demographic / customer base. Carmarthenshire is well poised to capitalise on the sector’s potential given its location within a UK setting. The tourism offer within Carmarthenshire ranges from those natural features such as rights of way / walking to well-established renowned national attractions. The County’s heritage and activity tourism potential is renowned, whilst its outstanding natural environment could appeal to the wellness tourism sector.

11.228 SP11 sets the framework for a policy approach within the Revised LDP that is sufficiently responsive and flexible to market demand up to 2033, whilst also seeking to protect the very communities, landscape and townscape that makes Carmarthenshire a fantastic place to visit and enjoy. Whilst the strategic policy provides the overarching context, specific policies provide detail. This includes clarifying any role that the settlement limits of defined settlements play in informing the determination of proposals.

⁶⁸ <https://www.carmarthenshire.gov.wales/home/business/tourism/statistics-and-trends/#.W59p--mQy70>

⁶⁹ <https://www.carmarthenshire.gov.wales/home/business/tourism/tourism-priorities/cycling/#.W59p3umQy70>

11.229 In interpreting SP11, it should be noted that tourism related developments includes new, as well as extensions to existing facilities.

11.230 Extensions to existing facilities should be subordinate in scale and function to the existing facility and proposals that constitute substantive extensions should be construed as new development.

Adding Value

11.231 Proposals can add value to the County's visitor economy by contributing to the creation of a diverse, high quality, all year round destination and accommodation offer. Economic benefits could range from an increase in visitor numbers and visitor days and job creation, which could all contribute to a wider mix of accommodation and attraction types. These support the tourism season beyond the summer months. There are opportunities for proponents to seek to align to and support those emerging corporate priorities, including the Council's cycling aspirations. It is accepted that added value will be commensurate with the scale and nature of the proposal. Proposals that contribute to the development of a wider network of attractions within the County increase the overall offer and stay/spend period, thus offering clear potential to yield added value.

Respecting the County's social, economic and environmental fabric

11.232 All parts of the County possess qualities that contribute to the overall sense of place. These include landscape, nature conservation, social fabric and built environment. These are assets which must be protected for our future generations and cannot be unduly compromised by tourism related development.

11.233 There should also be an emphasis on providing quality in all aspects of a proposal. In considering the acceptability of proposals, consideration will be given to location, siting, design and scale, access to the primary and core highway network and the impact of any resultant traffic generation. Furthermore, the extent to which the site is serviceable by public transport, walking and cycling are important considerations. Proposals should reflect the character and appearance of the area with appropriate landscaping and screening utilised as required.

Sustainably located

11.234 In recognising market demand, tourism related development should be directed to sustainable locations. Regard should be had to the LDP spatial strategy in determining the

appropriateness of any location, in addition to the Sustainable Transport Hierarchy for Planning⁷⁰. The specific policies provide further guidance on the implementation of this spatially driven approach.

11.235 Tourism related proposals should reflect the character of the area and the impacts on the vicinity of the site as part of a place making approach. A recognition of the sense of place within the vicinity of the proposal should be implicit within the context of the cluster based approach which groups the settlement framework. In spatial terms, this would indicate that those larger scale high trip generating tourism proposals lend themselves to being situated in the south of the County where the infrastructure is in place to support them.

11.236 In noting the established primarily coastal offer that characterises the south west of the County, due regard will need to be given to any landscape impact arising from any potential for an over intensification of uses.

11.237 The County's rural areas are well placed to accommodate proposals for high quality and sustainable proposals that are of an appropriate scale. Proposals should respect the County's assets whilst supporting vibrant rural communities.

11.238 Some tourism related developments, by their very nature, must be located in the countryside. It is important that these developments do not have any significant negative impact on the landscape, natural environment, or amenity. In terms of the detailed policies for the Revised LDP, the emphasis is on providing clarification on the two notable challenges and opportunities facing the visitor economy in Carmarthenshire which are attractions (somewhere to go) and accommodation (somewhere to stay).

VE1: Visitor Attractions and Facilities

1. Proposals for high quality visitor attractions and facilities, including appropriate extensions to existing facilities will be permitted, where they are located within, or directly related to a defined settlement (Policy SP3).

2. All other proposals for high quality visitor attractions and facilities not considered under Point 1 above will be permitted, where they are demonstrably reliant on the specific attributes of the site / open countryside location. Proposals should demonstrate that the following sequential approach has been undertaken where the adaptation and re-use of an

⁷⁰ Planning Policy Wales: Edition 11 - Section 4
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existing building has been considered in the first instance; then previously developed land; then a greenfield location.

All proposals should reflect and respect the role and function of the area, as well as its sense of place, most notably in terms of scale, type, character, design, layout and appearance.

Where appropriate, proposals should be accessible by various modes of transport - especially sustainable modes of transport - such as walking, cycling and public transport.

11.239 This policy acknowledges the economic opportunities afforded by the tourism sector but also emphasises the importance of maintaining the social, economic and environmental integrity of the County. There should be no social, economic and environmental harm arising from the proposal and satisfactory levels of accessibility must be in place.

11.240 The provision of a range and choice of attractions and facilities can assist in unlocking the County's visitor economy potential, such as, 'Rainy day' attractions that offer particular potential to counter issues of seasonality. Dual use facilities – i.e. attractions that are open to day trippers and the local community, offer potential wider benefits. Proposals that seek to align with a wider network of attractions within the County do provide potential to broaden the overall offer as well as increase the length of stay and amount of monetary spend in Carmarthenshire's visitor economy.

11.241 Proposals that are not located within or directly related to a settlement defined in Policy SP3 should demonstrate that the specific location is essential both in terms of the viability and feasibility of the development. The applicant will need to demonstrate why the specific location is essential and why the proposal is highly dependent on the attributes of the site. This could be done by clarifying how the site / proposal is visually, functionally and spatially connected to a defined feature. This could include natural, historic, or man-made features (e.g. an established facility).

11.242 Proposals that are not located within or directly related to a settlement defined in Policy SP3 should first look at re-using or extending existing buildings. Should there be no existing building to accommodate the new proposal, previously developed land should be considered, followed lastly by greenfield sites.

11.243 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the

policy alignment of the proposal. A statement can also provide an applicant with the opportunity to fully demonstrate the economic credentials of the proposal (as commensurate with size/scale etc).

VE2: Holiday Accommodation

1. Proposals for high quality serviced accommodation, including appropriate extensions to existing accommodation, will be permitted where they are located within, or directly related to a defined settlement (Policy SP3).

2. Proposals for serviced and self-catering accommodation that are located outside of the above locations will only be permitted where they consist of the re-use and adaptation (including conversion) of existing buildings in conjunction with policy RD4.

All proposals set out above should reflect and respect the role and function and sense of place of the area, most notably in terms of scale, type, character, design, layout and appearance - as well as those uses already located in the vicinity of the site.

11.244 This policy acknowledges the benefits of a diverse accommodation offer in terms of providing a range and choice of places to stay. This policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. Static caravan, chalets and other permanent glamping sites are considered under policy VE4. . This can offer a range of economic benefits, whilst also allowing the County to broaden its offer and appeal to wider demographic / customer bases, and contribute to increased spend.

11.245 Where planning permission is given for permanent holiday accommodation, the Council will consider the attachment of conditions restricting the use to holiday accommodation only. Seasonal occupancy conditions may also be used to prevent the permanent residential occupation of such accommodation. In addition, in areas where the prevalence of second homes and holiday homes are known to be a serious issue within communities, the Council will consider placing restrictions upon permitted development rights to change existing dwellings to holiday homes and second homes.

11.246 For the use of rural buildings for tourism purposes, buildings that are of a substandard quality and / or incongruous appearance will not generally be considered appropriate for conversion to holiday accommodation. In this regard, proposals for buildings of a modern construction such as portal framed units or temporary structures will not generally be considered appropriate for conversion to holiday accommodation. Reference

should also be made to Policy RD4: Conversion and Re-use of Rural Buildings for Non-Residential use.

11.247 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal.

11.248 Reference is made to Policy RD3: Farm Diversification which provides the policy framework for farm diversification projects that seek to positively contribute to, and strengthen the rural economy.

VE3: Touring Caravan, Camping and Non- Permanent Alternative Camping Accommodation

Proposals for new sites, and for extensions, improvements or the intensification of existing sites, will be permitted where they reflect and respect the role and function and sense of place of the area, as well as the following:

- (a) they are of high quality in terms of design, layout and appearance, and will not have an unacceptable adverse effect upon the surrounding landscape, seascape and/or townscape;**
- (b) they will not result in an excessive area of hard standing, and the accommodation units can easily be removed from the site;**
- (c) they will not result in an over concentration of sites within the area;**
- (d) they are suitably located in relation to the main highway network and adequate access can be provided without detriment to the natural and built environment;**
- (e) the accommodation is used for touring purposes only, with occupation limited to holiday use.**

Proposals which include a need for ancillary structures should demonstrate that a sequential approach has been considered, commencing with the re-use of existing buildings, followed by the need to construct new buildings.

New buildings will only be permitted where they are appropriate in terms of their siting, need and scale.

11.249 This policy recognises that appropriate high-quality proposals should be supported. This recognises the need to provide a diverse accommodation offer in terms of providing a range and choice of places to stay within the County.

11.250 In responding to emerging trends within the sector, this policy allows for the consideration of alternative luxury camping or glamping accommodation units. These may not present as traditional tents and are also unlikely to fit into the statutory definition of a caravan. For such a unit to be considered as non-permanent, it should have a limited physical anchoring / connection to the ground and should be transient and low impact. The unit should be easily removable from the site. The use of concrete bases is not considered appropriate, whilst any timber platforms or decking should be capable of being easily removed from the site.

11.251 The Council will consider the use of conditions – including restricting the use to holiday accommodation only, or to limit the operational period of the site. There is an expectation that the site can be restored its original state and that any accommodation units are removed from the site when it is closed.

11.252 Whilst the non-permanent nature of proposals considered under this policy mean that they are likely to have less of an impact on the landscape and environment than static units, they must still sit satisfactorily within the landscape and/or townscape. The Council will need to be satisfied that there is no adverse impact, particularly from a landscape capacity point of view. There should be an emphasis on well screened proposals where units can be readily assimilated into the landscape without the need for excessive man-made features such as hard-standing and fencing. Due regard should be given to LDP policies SP12: Placemaking and Sustainable Places and PSD1: Sustainable and High Quality Design.

11.253 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. Within the context of this policy, it is likely that the Council will seek a landscaping scheme to allow for an appraisal of setting, site layout, and screening. It will also allow the applicant to elaborate upon the economic benefits of the proposal (as commensurate with size/scale etc).

VE4: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

1. Proposals for new Static Caravan and Chalet Sites will be permitted where:

- a) they are within or directly related to a defined settlement (Policy SP3), or, they are located or demonstrate a spatial and functional relationship with a relevant existing tourism facility or attraction;**

b) they are of high quality in terms of design, layout and appearance, and will not have an unacceptable adverse effect upon the surrounding landscape and/or townscape;

c) they will not lead to a significant and unacceptable intensification in the provision of sites in the locality;

2. Proposals for the enhancement and extension of existing sites will be permitted where:

e) it will increase the vitality, sustainability and environmental quality of the site;

f) it will not result in an unacceptable increase in the density of units and/or the overall scale of the site.

g) it will not have an unacceptable harm on the surrounding landscape, seascape and / or townscape;

h) it provides (where appropriate) for the significant improvement of the overall quality, appearance and setting of the site.

11.254 This policy recognises that appropriate high-quality proposals should be supported. This recognises the need to provide a diverse accommodation offer in terms of providing a range and choice of places to stay within the County.

11.255 The Council will consider the application of conditions – including restricting the use to holiday accommodation only and / or to limit the operational period of the site.

11.256 Where appropriate, the Council will require site operators to maintain an up-to-date register of the names of all owner/occupiers of static units and their main home address in order to ensure that the holiday units do not become the owner/occupier's main place of residence.

11.257 The underpinning design principle for static visitor accommodation should be high quality – notably in terms of layout and appearance. Proposals should be sited in unobtrusive locations which are suitably screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape, seascape or townscape. Due regard should be given to LDP policies SP12: Placemaking and Sustainable Places and PSD1:Enabling Design.

11.258 The demonstration of a spatial and functional relationship with a relevant existing tourism facility or attraction should be proportionate to the size and nature of the proposal. It is considered that proposals for static holiday accommodation that are of a sporadic and unrelated nature are highly unlikely to be able to demonstrate the required relationship.

11.259 Many existing static units are located in visually sensitive areas, particularly along Carmarthenshire's coastline. The policy seeks to promote improvements and upgrade the standard of visitor accommodation on existing sites, and to reduce the impact of these sites on the landscape / seascape. Such proposals should satisfy the policies and provisions of the Plan as a whole.

11.260 The policy seeks to reflect the Well-being of Future Generations Act 2015 in that it recognises the risks posed by flood risk and /or erosion emerging from coastal change. To this end, reference should be made to LDP policy NE7: Coastal Change Management Area in terms of the potential relocation of a static caravan(s), chalet(s) or permanent other visitor accommodation unit(s).

11.261 Where relevant, the Council will seek the submission of a tourism supporting statement. Such a statement provides a mechanism for the applicant to demonstrate the policy alignment of the proposal. Within the context of this policy, it is likely that the Council will seek a landscaping scheme to allow for an appraisal of setting, site layout, and screening, as well as an improvement plan for extensions. Issues of landscape capacity are also noted. The statement should also allow the opportunity for the applicant to elaborate upon the economic benefits of the proposal (as commensurate with size/scale).

11.262 For the purposes of this policy permanent alternative camping accommodation are units that because of their degree of physical attachment to the ground and due to the nature of their design cannot be removed from site when not in use

Strategic Policy – SP 12: Placemaking and Sustainable Places

To facilitate sustainable development, new development must acknowledge local distinctiveness and sense of place, and be resilient to climate change and deliver net benefits for biodiversity.

To achieve this, all development shall:

- a) **Contribute towards the creation of attractive, cohesive, safe places and public spaces, which enhance the health and well-being or quality of life of residents and communities, including safeguarding amenity, landscaping, the public realm and the provision of open space and recreation;**
- b) **The design, layout, and orientation of proposed building(s), and the spaces between and around them, should create an attractive, legible, healthy, accessible, and safe environment;**
- c) **Retain and enhance the network of multifunctional GBI and the area's biodiversity including incorporating new opportunities to provide net benefits for biodiversity, and improve ecological connectivity and resilience (including the incorporation of local features);**
- d) **Be adaptable to climate change and maximise opportunities for sustainable construction techniques, resource efficiency and contribute towards reducing carbon emissions and maximising opportunities for renewable energy generation.**
- e) **Utilise materials and resources appropriate to the area within which it is located;**
- f) **Exhibit and demonstrate a clear understanding of the existing local landscape context, natural and built heritage, local character, and sense of place;**
- g) **Contribute to, or create opportunities for Active Travel and access to public transport;**
- h) **Consider and where appropriate incorporate new, and/or enhance existing connections to essential social infrastructure and community facilities;**
- i) **Be accessible and integrated allowing permeability and ease of movement which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;**
- j) **Have regard to the generation, treatment, and disposal of waste; and**
- k) **Manage water sustainably, including incorporating sustainable urban drainage systems (SuDS).**

11.263 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government (WG). Its central objective is to promote and provide a framework for sustainable development within Wales.

11.264 A key component of this national policy agenda, and the sustainable development objectives which underpin it, relates to the need to embrace placemaking as part of the plan making and decision-making process. National planning policy identifies Sustainable Places as the goal of the land use planning system within Wales. PPW states that; Sustainable Places are the output of the planning system rather than the process of achieving them. All development decisions, either through development plans policy choices or individual

development management decisions should seek to contribute towards the making of sustainable places and improved well-being ⁷¹.

11.265 The WG is committed to promoting more sustainable forms of development, and their sustainable development scheme, One Wales: One Planet ⁷², sets out their approach to sustainable development. Through the planning system in Wales, good design can be used to play a major role in delivering sustainable forms of development. The Revised LDP is committed to taking forward the sustainable placemaking agenda through its policies recognising the role new developments can have in potentially contributing towards the making of places and enhancing the area's qualities. The approach seeks to accord with the Well-being of Future Generations (Wales) Act 2015 promoting social inclusion, equality of opportunity and access for all as well as the health and well-being of our communities.

11.266 Achieving good design and creating an effective sense of place requires an understanding of the relationship between all elements of the natural and built environment. Design is a fundamental component in creating sustainable development, which is itself at the forefront of the Well-being of Future Generations Act 2015.

11.267 The Act means that public bodies such as local authorities must work to ensure that developments should acknowledge and seek to improve the economic, social, environmental, and cultural well-being of an area.

11.268 The policy integrates key elements of sustainable placemaking which contribute to the delivery of the Plan's Vision of creating prosperous, cohesive, and sustainable communities. It also recognises the role that the County's unique environmental and historic and cultural qualities play in defining a healthy, safe, and prosperous environment. The role of the Green and Blue Infrastructure (GBI) and its network of multifunctional open spaces is an important component as is its provisions for health and well-being and enhanced opportunities for Active Travel. The multifunctional nature of GBI is recognised and includes landscape, heritage, amenity, health and well-being, sustainable management of natural resources, along with climate adaptation and resilience.

⁷¹ Planning Policy Wales: Edition 11

⁷² <https://senedd.wales/Laid%20Documents/GEN-LD7521%20-%20One%20Wales%20One%20Planet%20-%20The%20Sustainable%20Development%20Scheme%20of%20the%20Welsh%20Assembly%20Government-22052009-130462/gen-ld7521-e-English.pdf>

11.269 There are environmental, social, as well as economic benefits to creating a well-designed development. A well-designed and sustainable environment is an essential ingredient to achieving economic prosperity as it will be more attractive to potential investors as well as being more appealing to customers, key workers and tourists. Similarly, better designed buildings and places for work will result in more productive employees. At the same time, well-designed neighbourhoods will create happier and healthier communities that will be more committed to the maintenance of their surroundings. The environmental benefits might include less pollution through the reduction in traffic, the protection or enhancement of biodiversity, and the conservation of the built heritage. All these benefits are central to achieving sustainable development and to the long-term economic prosperity of an area.

11.270 This policy is intended to ensure that development proposals can achieve positive economic, social, environmental, and cultural outcomes, and can minimise adverse ones. It will, along with the more detailed policies to be developed in the Deposit LDP, form the basis of all planning decisions, and indicators will be developed as part of the Plan's monitoring framework to show the effectiveness of the policies. Further SPG will be prepared to supplement Policy SP12.

11.271 The Flood and Water Management Act 2010 (Schedule 3) ⁷³ establishes Sustainable Drainage Approval Body (SABs) and requires new developments to include Sustainable Drainage Systems (SuDS) features that comply with national standards.

11.272 Whilst the SuDS consenting process forms part of a separate regulatory regime to planning, this Plan recognises the importance of the consideration of SuDS forming part of the design concept from the outset as part of a placemaking approach. In this regard, this Plan recognises that SuDS can be used effectively in both rural and urban areas to support new development and redevelopment, whilst reducing the risk of surface water flooding and creating opportunities for improved water quality, bio-diverse rich habitats, and new community recreational spaces.

⁷³ <https://gov.wales/sites/default/files/publications/2019-06/explanatory-memorandum-and-regulatory-impact-assessment.pdf#:~:text=1.1%20Schedule%203%20of%20the%20Flood%20and%20Water,%28LLFA%29%20dut y.%20SAB%20approval%20will%20be%20required%20before>

11.273 Developers are advised to contact with the Council's SAB at a timely stage to clarify and scope requirements. ⁷⁴

⁷⁴ Carmarthenshire County Council Webpages – Sustainable Drainage Systems - <https://www.carmarthenshire.gov.wales/home/council-services/planning/sustainable-drainage-approval-body-sab/#.XZ2soOaou7Q>

PSD1: Effective Design Solutions: Sustainability and Placemaking

Development proposals shall demonstrate effective delivery of site-specific design and sustainability objectives. Development shall deliver quality design solutions which are appropriate to the specific site, local area, and nature of development.

Proposals shall clearly demonstrate:

a) That the development reflects local context through consideration of landscape; built environment; and historic and cultural characteristics, including the:

- i. layout and landscape design scheme;**
- ii. form, scale, dimensions, materials and detailing of all built elements and surfaces.**

To ensure that development proposals retain a connection to, and complement, the local ‘sense of place’.

b) High-quality design solutions which deliver:

- i. built form which effectively integrates sustainable building design principles to maximise opportunities for carbon reduction, energy efficiency and flexibility in use.**
- ii. efficient use of site area, whilst maximising the retention, protection and integration of existing landscape and ecological elements and features, as Green and Blue Infrastructure assets.**
- iii. effective, safe, and inclusive site layout which promotes the health, well-being and amenity of residents, users, and visitors.**
- iv. positive contribution to an effective and attractive public realm through the integration of built form with adequate and clearly defined private and public amenity space**

c) That the development will not result in significant adverse impacts to the amenity of adjacent land uses, properties, residents, or the community; and that any potential adverse impacts have been avoided, minimised, and mitigated.

d) Quality landscapes design solutions which:

- i. maximise opportunities for; enhancement to the quality and extent of existing; and the creation of new, landscape and ecological elements and features, as Green and Blue Infrastructure assets.**
- ii. enhance visual amenity and landscape character to establish a clear and legible sense of place and contribute to an attractive public realm**

- iii. **minimise, and mitigate against potential adverse landscape and visual impacts.**

- e) **Effective design solutions which take account of existing ground conditions and utilise existing site topography to address ground stability; minimise excavation and filling; optimise delivery of Policy PSD5 (Development and the Circular Economy); and minimise landscape and visual impacts.**
- f) **That the development delivers or contributes to:**
 - iv. **safe and efficient connections to existing access networks including Active Travel and the public transport network;**
 - v. **appropriate access routes and surfaces which promote effective accessibility for all and ease of movement into and through the site;**
 - vi. **provision of appropriate onsite highway standards including parking and servicing.**
- g) **That the development delivers sustainable and resilient measures for the treatment and disposal of surface and foul water; which are fully integrated into the site layout and maximise opportunities for the provision of additional value through functions which deliver landscape, ecological and green and blue infrastructure policy objectives.**
- h) **That design solutions are deliverable for the lifetime of the proposed development through effective maintenance and management proposals**
- i) **It includes, where applicable, provision for the appropriate management and eradication of invasive species.**

11.275 This plan and the policy seeks to ensure development proposals exhibit high quality and sustainable design principles which are reflective of the local context. High quality design sits at the heart of our ambitions for the creation of prosperous, cohesive, and sustainable communities. An important part of this is putting in place a design-led regeneration approach which provides for high quality developments and designs in a way which recognises local distinctiveness, and the relationship between the existing built form and new developments.

11.276 The Plan seeks to reflect the provisions of national policy and the embedding of sustainable development within the plan recognising that new homes and developments

should be provided in a way which is consistent with sustainability principles. Matters such as the layout, scale, form, massing, height, density, materials, and specific detailing (including the colour pallet) are important components. However, it is recognised that these cannot be prescriptive and will vary across development and the Plan area.

11.277 Creating good design should not be limited solely to the physical appearance of buildings and specific structural details alone will not create a successful place. Rather, the potential mix of uses within a development and/or buildings, spaces (including important vistas and gaps) and the wider community relate to one another are of equal importance if the development is to deliver the sense of place desired.

11.278 This policy in conjunction with SP11: Placemaking and Sustainable Places, PSD3: Green and Blue Infrastructure Network and PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods together with other plan policies set an overarching framework for high design quality in development, conservation, and enhancement proposals within the County.

11.279 The County's historic buildings, townscape and landscape should be treated as an asset and positively conserved and enhanced for the benefit of residents and visitors alike. Further guidance on the development and preservation of historic and cultural identities can be found within Strategic Policy SP14.

11.280 Proposals should reflect the need to protect the qualities of the area and the amenity of those who visit, work, and/or live within the area. The siting and nature of uses should be considered in the light of their potential to cause an unacceptable nuisance. Considerations of amenity can relate to all forms of development across the County. Consequently, the policy seeks to respect, and where appropriate, protect the amenity of existing residents.

11.281 The siting, layout and detailed design of development will often be critically important to the success of efforts to provide genuine alternatives to car travel. Good site locations and well-designed developments can increase the sites legibility and access to pedestrian, cycling and public transport routes thus reducing the amount of car traffic and speeds. This Plan, and other strategies ensure that new developments achieve social, economic, and environmental sustainability, creating cohesive and socially inclusive places which reinforce local identity.

11.282 Poor quality design can not only undermine the character, qualities, and appearance of an area, but can also impact on the amenity of existing residents and their quality of life. Design solutions should consider such impacts in relation to: visual impact, loss of light, overlooking/privacy, disturbance and the likely implications of traffic movements or operational considerations.

11.283 Proposals should also consider the quality of life of potential occupants of the development. The size of living spaces is also considered important in maintaining an appropriate living standard including providing for healthy and attractive environments to live. It should be noted that such considerations will apply to conversions where there is a potential for an over intensification of use giving rise to cramped living conditions.

11.284 Design and Access Statement (DAS) should, where appropriate, be submitted to accompany planning applications. The DAS should include the detail necessary to ensure the application and the design considerations of any development are fully expressed having regard to policy provisions and their context.

11.285 Proposals for developments of over 50 homes will be required to have regard to the provisions of Policy PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods. The policy will be further expanded upon by SPG including specific guidance on Placemaking and Design Principles. Green and Blue Infrastructure and its network of multifunctional open spaces will be an integral part of any effective design solution. Consequently, proposals will be expected to have appropriate regard to Policy PSD3: Green and Blue Infrastructure Network.

11.286 Natural surveillance is an important consideration in ensuring safer places and more inclusive developments and communities.

11.287 The Plan recognises that unstable land can occur for several reasons, albeit they often fall within the following categories:

1. The effects of underground cavities – whether of natural origin or due to mining or civil engineering works;
2. Unstable slopes – these may be natural (e.g., eroding coastlines) or man-made (such as quarries, cuttings, or embankments) or,

3. Ground compression – this may be of natural origin due to peat, alluvial, estuarine, or marine soils; or due to human activities e.g., made ground, landfill or restored opencast mines; and ground subject to movement due to shrinking and swelling clays.

11.288 In those areas where land instability is known, development proposals must be accompanied by a scoping report, which will identify the nature of the (potential) instability. The report should be sufficiently detailed for the local authority and any other statutory agency to ascertain whether:

- a) there is no potential threat for a development to go ahead;
- b) instability problems cannot be overcome; or
- c) measures could be implemented to overcome identified problems. A detailed stability report will be required to accompany the application which:
 1. Is produced by a “competent person”, most appropriately a geotechnical specialist able to demonstrate relevant specialist experience in the assessment and evaluation of instability; and
 2. Identifies the measures required to mitigate against the identified risk(s).

11.289 It is important that proposals are designed for the lifetime of the development. Proposals should identify maintenance responsibility, and the funding arrangements for maintenance for the lifetime of the proposed development.

PSD2: Masterplanning Principles – Creating Sustainable Neighbourhoods

For proposals where the development is for 50 homes or more, there will be a requirement to submit a comprehensive and integrated ‘masterplan’ for the entire site demonstrating a coherent and coordinated approach to creating neighbourhoods in accordance with placemaking and good design principles. Where appropriate, consideration shall be given to the following guiding principles

- a) **A breakdown of densities across the site reflecting the physical characteristics of the site and the character and appearance of the surrounding community. Higher density developments will be expected to relate directly to public transport corridors and reflect the settlement’s position within the settlement framework (Strategic Policy SP3);**
- b) **How they will contribute to the delivery of sustainable transport choices including active travel and accessibility to public transport;**

- c) How the proposal integrates and links effectively into the surrounding community including links within and through the site for sustainable transport choices. Proposals should seek to establish good legibility and connectivity both within the site and linking to the wider area;**
- d) The provision of facilities to meet the social and community needs of the development and where appropriate the wider community;**
- e) Include responsive solutions reflecting the local context and the opportunities for sustainable construction techniques;**
- f) Integration of the Green and Blue Infrastructure network, and open spaces to provide a cohesive and integrated environment for people and biodiversity, and enhance provision for recreation and other amenities;**
- g) Sympathetic integration of landscape form, biodiversity and built and historic features within and surrounding the site into the development. Proposals will be expected to look outwards beyond the site boundary (and not just within the site) in delivering high quality sustainable neighbourhoods;**
- h) A phasing plan for the delivery of the development along with timely provision of supporting infrastructure;**
- i) Reflect the linguistic and cultural identity of the County and contribute towards safeguarding and promoting the Welsh language;**
- j) Include innovative and creative solutions in relation to resource efficiency such as district heating networks, low carbon development and renewable energy generation;**
- k) Integrate site features arising from SuDS as part of the development and consider the additional value or functions which these may provide;**
- l) Where significant wildlife interests are associated with the site, it has to be ensured that Green and Blue Infrastructure provides a resilient network, which adequately protects and enhances the respective wildlife interests.**

11.290 The policy sets out a masterplanning as a requirement for developments in delivering a holistic placemaking approach for all allocated and windfall sites of 50 or more homes. A masterplan for all sites allocated for 50 homes or more will need to be agreed prior to granting planning permission relating to these sites.

11.291 The policy recognises the benefits that can arise from effective masterplanning not only in terms of the quality of environment and sense of place it can create, but also as an opportunity to integrate all the relevant developmental considerations and requirements into a single expression of the proposals form.

11.292 Proposals should express in a clear and coherent way how factors such as the new, or enhancement of existing infrastructure can add value to current and future residents. This will help form and guide future provision. Such an approach will provide greater certainty

and integrate opportunities for a connected living, legible streets, a sequence of open spaces and Green and Blue Infrastructure and developments that fit their surroundings.

11.293 Masterplanning proposals should consider and plan for the effective and integrated phasing of the development considering different tenure mixes and the suitable provision of facilities at appropriate stages in a site's development. This will ensure a development is comprehensively planned with cohesive and sustainable communities at their heart. Where feasible, existing/retained vegetation should be protected throughout the construction period. Where new habitat is being created, the timeline involved for the habitat to become functional should be considered.

11.294 The masterplan should be considered at outline planning application stage with its parameters and content agreed, to which a future reserved matters applications should accord.

PSD3: Green and Blue Infrastructure Network

Development proposals shall demonstrate effective Green and Blue Infrastructure (GBI) design solutions which:

- i. Maximise retention, protection, and integration of existing GBI assets and prioritise those of highest value, quality, and condition within and on the development site boundaries;**
- ii. Deliver overall enhancement to the value, quality, and condition; and extent, diversity, and connectivity of the GBI network within and on the development site boundaries;**
- iii. Deliver effective integration and maximise connectivity with existing GBI assets adjacent to the development site boundaries and with the wider GBI network;**
- iv. Maximise opportunities to achieve multi-functionality by integrating GBI functions to deliver combined objectives which benefit Biodiversity, Climate Change and Sustainability, Health and Wellbeing, Sense of Place, and Economy; and,**
- v. Include long-term management and maintenance proposals to ensure that effective GBI design solutions are deliverable for the lifetime of the proposed development.**

Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to establish a baseline for GBI design solutions.

All planning applications for major developments will be required to submit a Green Infrastructure Statement to demonstrate how GBI design solutions

have been considered and accommodated as part of the proposed development.

11.295 This policy aims to ensure that GBI assets are valued, protected, enhanced, and managed through the GBI network. At the landscape scale, GBI assets can comprise entire ecosystems such as wetlands, woodlands, heathlands, and waterways. At a local scale, it might comprise of parks, fields, footpaths, Public Rights of Way, cycle ways, common land, open access land, canals, public growing spaces, allotments, cemeteries, landscaped areas, and gardens. At smaller scales, individual urban interventions such as street trees, roadside verges, and green roofs can all contribute to green and blue infrastructure networks.

11.296 Planning applications will require submission of surveys and assessments appropriate to the site and nature of development, to enable evaluation of the location, quality, and condition of all existing GBI assets on, and adjacent to the site boundary. This information may include Tree or Arboricultural Surveys, Preliminary Ecological Appraisals (PEAs) and protected species surveys. GBI design solutions must:

- i. Identify all potential adverse impacts to existing GBI assets on and adjacent to the site, and demonstrate how impacts will be avoided, minimised, and mitigated as far as possible (in accordance with the mitigation hierarchy) through specific design and protection measures;
- ii. Identify unavoidable impacts to existing GBI assets on, and adjacent to the site and demonstrate how the impacts have been mitigated, or compensated for within the proposed development layout and through landscape and ecological design schemes; and
- iii. Maximise opportunities to enhance the quality and extent of existing GBI assets, and enable the creation of new GBI assets, to enhance the connectivity and multi-functionality of the GBI network.

11.297 Planning applications for major developments must include a Green Infrastructure Statement which demonstrates how GBI design solutions have been considered and accommodated for as part of the proposed development. The Green

Infrastructure Statement must meet the specified requirements set out for GBI design solutions outlined in the immediately aforementioned paragraph (i,ii,iii).

11.298 When appropriately planned, designed, and managed, GBI has the potential to deliver a wide range of public goods and benefits for people, biodiversity, climate, and the wider environment. By considering the multiple functions that natural assets can provide simultaneously, it can significantly reduce costs for individuals, businesses, and public bodies, whilst enhancing the quality of life and health of residents, workers, and visitors to Carmarthenshire.

11.299 These functions that GBI can provide are broadly contained under the following themes:

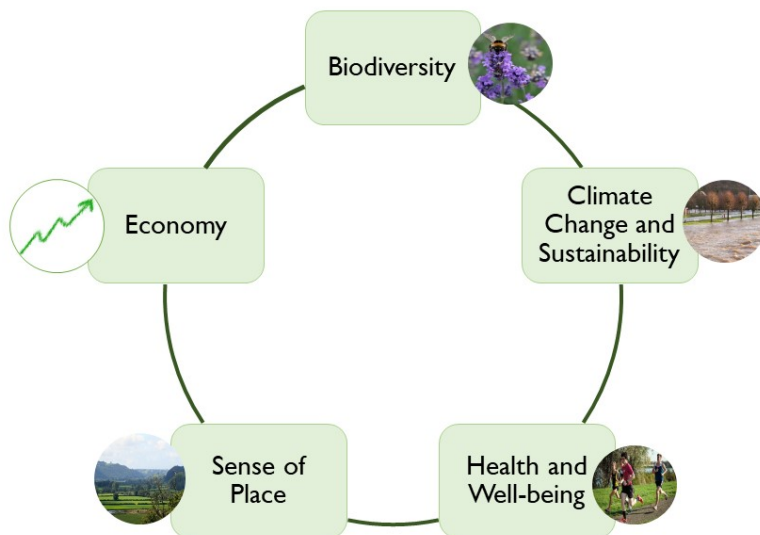


Figure 11: Green & Blue Infrastructure

Biodiversity: GBI can improve connectivity between existing areas of nature, reducing habitat fragmentation and loss and increasing ecological resilience. Development proposals will conserve and enhance on-site biodiversity, and habitat networks within and adjacent to the site. There will be a need for any application to detail how the development will deliver such conservation and enhancement. This will include identifying ways to minimise or reverse the fragmentation of habitats, and to improve habitat connectivity through the promotion of wildlife corridors and identifying opportunities for land rehabilitation, landscape management and the creation of new or improved habitats.

Sense of place: Incorporating GBI features into new development is an important component of the WG placemaking approach and can contribute to the unique sense of place of an area or settlement. Retaining existing features into proposals helps to create places that are distinct and can help to soften the impact of change by creating a sense of continuity that acknowledges local identity. GBI is integral to place-making and therefore must be part of the development design process from the outset, rather than being relegated to 'left over' land.

Climate Change: GBI can play a vital part in efforts to combat, mitigate and adapt to climate change, and will play an increasingly important role in climate-proofing both urban and rural areas. Increasing the green cover of our towns and cities can provide several benefits towards tackling climate change. These include carbon sequestration and storage, heat amelioration and reduction of flood risk as well as mitigating climate change induced reductions in air and water quality. Development proposals shall maximise these benefits, with prioritisation of benefits to be considered in the following areas:

- i. Within areas considered to be at risk of flooding from any source, the provision of capacity for water storage in the event of a flood;
- ii. Within Principal Centres, the provision of relief from high temperatures through increased canopy cover and efficient use of surfaces to maximise the provision of GBI including through green roofs and green walls;
- iii. Within areas of poor average resident health, the provision of opportunities for physical activity; and/or
- iv. Within AQMZs, the provision of removal of air pollutants through suitable tree and foliage planting.

Development proposals will also integrate naturalised SuDS into the design of GBI, and should, as far as possible, ensure that SuDS provision is multifunctional.

Health and Well-being: Green and blue infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and

community facilities and providing high quality, accessible green spaces. Development should seek to maximise the benefits, and where appropriate public use, of green and blue infrastructure, with emphasis on promoting healthier communities. Development proposals will meet local accessibility, quality, and quantity standards for open space, and be designed to cater for the needs of the community. Development proposals will maintain and enhance the quality and connectivity of access networks, integrating active travel routes (linking workplaces, schools, community facilities and public transport hubs) and recreation routes into green and blue infrastructure.

Economy: Protecting and investing in GI can support economic success and sustainable growth. GI can attract inward investment, making a local area more attractive to businesses and visitors. It can also provide developers with cost-savings as GBI assets have the potential to satisfy several requirements in a multifunctional solution (e.g., open space provision and SuDS). To this end development should seek to identify and maximise the quality, use and multifunctionality of green and blue infrastructure provision on site.

11.300 Consequently further guidance on GBI as part of development will be prepared as SPG in support of the placemaking agenda and the promotion of biodiverse living environments.

PSD4: Green and Blue Infrastructure – Trees, Woodlands and Hedgerows

Proposals for development shall:

- i. Maximise retention, protection, and integration of existing trees, woodlands and hedgerows and prioritise those of highest value, quality, and condition within and on the development site boundaries through iterative site layout design which avoids potential impacts;**
- ii. Minimise potential impacts to retained trees, woodlands and hedgerows through site specific design, method statements and protection measures.**
- iii. Provide appropriate compensation planting for unavoidable loss of trees, woodlands, and hedgerows to deliver overall enhancement to**

- extent and cover. Opportunities for translocation of existing hedgerows should be considered where feasible;**
- iv. Provide sufficient space and rooting volume within site layout and in relation to adjacent land uses to enable effective growth of existing and newly planted trees, woodlands, and hedgerows to maturity and to avoid potential challenges to retention for the lifetime of the development;**
 - v. Identify and deliver management works to improve the value, quality and condition of existing trees, woodlands, and hedgerows within and on the development site boundaries; and**
 - vi. Deliver additional planting of trees, woodlands, and hedgerows appropriate to the site and development type that will deliver both long term landscape benefits and net benefits for biodiversity.**

11.301 The policy recognises the important contribution trees, woodlands and hedgerows can have to the environment and to our communities. Trees and woodlands play an important role within the plan area and are intrinsic to the landscape and urban character whilst providing habitat and increasing climate change resilience. Well-designed tree, woodland and hedgerow planting can help address both the Climate and Nature Emergencies, as declared by Welsh Government and the Council.

11.302 Their contribution within the urban form is particularly recognised. They can help tackle air pollutants, flooding, and noise pollution, and provide numerous other benefits including the provision of shade and visual amenity. They also provide extensive areas of habitat for wildlife, especially mature trees. Carmarthenshire's GBI network reflects tier importance in the urban realm and within our towns and villages - in both public and private spaces, along linear routes, and waterways, and in amenity areas.

11.303 We consider their retention and additional new planting to be an important part in creating a cohesive and healthy communities within a valued and biodiverse rural and landscape context. All planning applications should be accompanied by a tree survey where trees are present on site. This should include protection, mitigation, and management measures. Appropriate long-term and short-term management measures must be implemented to protect newly planted and existing trees, woodlands, and/or hedgerows. Reference may be made to Policy CCH7.

11.304 The policy reflects the links through quality placemaking and Green and Blue Infrastructure. Consequently, further guidance on Trees and planting as part of new

developments will be prepared as SPG in support of the placemaking agenda and the creation of high quality and biodiverse living environments.

11.305 New trees planted should be of a species native to, and of a maturity respective to the site to the Council's satisfaction. In regards the reference in the policy to unavoidable loss, the Council will expect the applicant to make every reasonable effort to retain existing features, and as such their retention should (where appropriate) be considered integral to the design of the proposed development site from the outset.

PSD5: Development and the Circular Economy

Development proposals will be required to demonstrate, via the submission of a natural materials management plan, how the generation of waste has been minimised and any waste generated managed in order to keep resources in use for as long as possible in:

- a. the layout and design of the development;**
- b. any demolition and construction phase;**
- c. respect of any opportunities for utilising waste for re-use and recycling;**
- d. respect of any opportunities for utilising residual waste as a source of fuel.**

11.306 A key element within PPW Ed11 is the move towards embracing a more circular economy in Wales. A circular economy is one which aims to keep materials, products and components in use for as long as possible. There are environmental, social and economic benefits of taking such an approach, most notably the increased value and productivity of materials, financial savings for the construction sector and the prevention of waste.

11.307 In order to facilitate the requirements of this policy, development proposals will need to be accompanied by a natural materials management plan. The Plan should identify all the natural materials on the site prior to the development, these may be existing buildings to be demolished or the natural ground to be disturbed. It should explain how the generation of waste from these materials will be minimised and that the design and layout has fully considered the need to ensure that a cut and fill balance is as close to neutral as possible.

11.308 Development proposals will be encouraged to incorporate design features and materials which enable flexibility and adaptability throughout the design life of a building, and which will enable re-use of the materials upon deconstruction.

11.309 Where appropriate, the use of locally sourced, alternative, or recycled materials will be encouraged, including the reuse and recycling of secondary aggregates, construction, demolition and excavation waste, incinerator bottom ash and other appropriate recycled materials.

11.310 Construction sites inevitably require a degree of cut and fill engineering operations. As part of site treatment, the cut and fill balance of materials excavated should be assessed so as to avoid the creation of waste which cannot be effectively re-used due to lack of suitable storage facilities. As part of the natural resources management plan developers should design proposals to achieve an earthwork balance which seeks to minimise cut and fill or which may provide for remediation of land elsewhere in the area.

11.311 The Planning Authority will encourage innovative approaches to recycling, particularly those which bring multiple benefits such as reducing energy costs and associated emissions. This may include the practice of on-site recycling on minerals sites and the recycling of construction and demolition waste in conjunction with other suitable uses, such as within builder's merchant yards.

11.312 In circumstances where reuse or recycling of the waste is not possible, the applicant will need to provide evidence to show where the residual waste will be disposed. Options that will be encouraged include the potential for utilising the waste as a source of fuel, such as in high efficiency energy recovery from waste, possibly linked to district heating systems.

PSD6: Community Facilities

Proposals for new and improved community facilities, including health and education facilities will be supported where it accords with the following:

- a) It would be readily accessible to the local community it is intended to serve by public transport, walking and cycling;**
- b) It is within, or is directly related to a settlement identified in Policy SP3: Sustainable Distribution;**
- c) It would not unduly harm the amenities nearby residential properties;**
- d) It would not detract from the character and appearance of the area;**
- e) It will not lead to unacceptable parking or traffic problems;**
- f) It is designed with appropriate flexibility and adaptability to accommodate additional community uses without compromising its primary intended use.**

11.313 Providing a range of community facilities that are accessible to as many people as possible is fundamental in terms of securing sustainable communities. Such facilities are

valuable not only in terms of the amenity they provide but are also important in generating employment and attracting people to live within an area. Community facilities contribute significantly to the well-being, quality of life, enjoyment and inclusivity of settlements and communities within the County. In this regard, their potential loss should be carefully considered given consequential impacts in terms of sustainability and community identity. The protection and retention of community facilities should, wherever feasible, be considered and responsive approaches adopted to assist in their retention.

11.314 The above policy also recognises the potential for development where it occurs to place a strain on existing facilities. Consequently, the adequacy of existing facilities such as healthcare is an important consideration. As a result, the policy seeks to ensure that adequate facilities are provided to meet the future demands of local communities.

11.315 The policy seeks to encourage the potential for dual use of facilities, particularly where the additional activity would assist in broadening service delivery and enhancing viability and usage. Establishing the viability of a facility, within the context of changing demographic characteristics, condition and maintenance and shifting patterns of demand may mean that some facilities no longer meet requirements. In such circumstances, alternative forms of provision and usage may be appropriate. Such a determination should be informed, where appropriate, by local evidence, the facility/service provider, and the local community.

11.316 The promotion of accessibility to formal and informal recreation and leisure is an important consideration for the LDP. Sports fields, allotments, parks, and wider natural based amenities such as waterways and woodlands provide opportunities for potential health benefits and add to a community's sense of place, as well as integrating green and blue infrastructure into the urban form. Support will also be given to the provision of accessible public toilets.

11.317 They also have potential to mitigate against the causes and effects of climate change and can provide arenas for social interaction and community cohesion. Reference should be made to policy PSD7 in respect of Recreation and Open Space.

11.318 The relationship between the access to healthcare facilities and new development is recognised and reference should be had to Policy INF2: Healthy Communities.

11.319 The provision of community facilities will be supported where they accord with Strategic Policy SP3: Sustainable Distribution Settlement Framework. The siting of proposals for the provision of new educational and health facilities will be supported on sites within and directly related to the limits of defined settlements where they are in accordance with the strategy and policies of this LDP.

11.320 The Council may seek developer contributions through planning obligations to mitigate the impacts of particular developments, and to facilitate the delivery of the Plan policies and proposals.

PSD7: Protection of Open Space

Provision will be made to protect and, wherever possible, enhance accessibility to open space.

Proposals which result in the loss of existing open space will only be permitted where:

- a) It is demonstrated that there is provision of at least equivalent value available within the settlement, or appropriately accessible location; and,**
- b) It would not cause or exacerbate a deficiency of open space; or,**
- c) The re-development of a small part of the site would allow for the retention and improvement of the majority of the facility; or,**
- d) A satisfactory financial contribution towards compensatory provision is provided as an acceptable alternative facility.**

11.321 Definitions of open space and a clarification of the County's accessibility standards are provided within the Carmarthenshire Open Space Assessment with additional information also provided in the Carmarthenshire Green Infrastructure Assessment. For the purposes of this Plan, open space is defined as areas including playing fields, equipped children's play areas, outdoor sports facilities, informal recreation, and amenity or play space (i.e., natural green space, play space and public open space).

11.322 The identified open space provision in the County is mapped and assessed within the Carmarthenshire Open Space Assessment. It should however be noted that there may be additional areas of open space which are not reflected in the Assessment which make a valuable contribution towards the provision of open space within the community. Whilst these areas are not mapped as part of the LDP, they would nevertheless be afforded protection under this policy where considered appropriate.

11.323 Whilst the protection of existing open space is a key aspect of the above policy, it also provides a measure of flexibility. The consideration of changing demographic characteristics, the condition and vitality of existing provision, and any shifting patterns in need may mean that existing open space is no longer meeting requirements. There may be a surplus of provision identified or there may be scope to improve the existing provision to meet the local community's needs through development. In such circumstances, the policy seeks to allow for the enhancement or alteration of provision within the settlement as and where appropriate.

11.324 Where proposals have the potential to materially and adversely impact upon existing provision, the applicant will need to demonstrate that alternative provision is available to achieve the accessibility standards. The Open Space Assessment should be referred to for this purpose; the amount, location and type of open space should all be factored into the identification of alternative provision of 'equivalent value'. With regards to the changing patterns in need and use, consideration should be given to consulting with the Sports Council for Wales, alongside the Council's Leisure and Parks Services, the relevant Town and Community Councils, as well as other service providers and organisations with responsibility for the provision and maintenance of open space in the locality. It should be noted that it will be the responsibility of the applicant to provide sufficient information to demonstrate a proposal's compliance with this policy.

11.325 These open spaces make an important contribution to the Green and Blue Infrastructure of the County by providing areas for recreation, reducing the impact of climate change, improving health and well-being, and enhancing biodiversity and connectivity, amongst other benefits. Regard should be had to Policy PSD3: Green and Blue Infrastructure Network and the need to maximise the amount of green and blue infrastructure within a site and to achieve multi-functionality by bringing their functions together.

PSD8: Provision of New Open Space

All new residential developments of 5 or more homes will be required to contribute towards open space in accordance with the Council's open space standards.

If the standards cannot be met on site, or where there is sufficient existing provision already available to service the development, then a commuted sum will be sought where appropriate.

11.326 The Carmarthenshire Open Space Assessment sets out the current provision of open space across the Plan area and the standards which the Council and developers should aim to deliver. This policy provides the means to achieve these standards which take into consideration the quantity, function, and accessibility of provision. Further detail is outlined in the Open Space Assessment.

11.327 In determining whether there is a need for a contribution, the quantity, accessibility, quality, and type of open space provision will need to be considered. Where there is an existing deficiency within a community and the proposed development is likely to exacerbate the situation then a contribution will be required. Equally, a contribution will be required in circumstances where the proposed development would result in a deficiency.

11.328 In addition to the quantitative and accessibility standards, regard should be had to the quality of the existing provision, taking into consideration its condition, its requirements for future maintenance and its suitability for all members of the community.

11.329 In situations where the standards can be met by existing open space provision which is of a suitable quality then a supporting statement will be required from the applicant to evidence this. In such circumstances, the Council may seek a commuted sum towards the maintenance or upgrade of existing nearby open space provision, where considered necessary.

11.330 There may be situations where the standards cannot be met, for example, where the site cannot practically accommodate onsite provision of open space due to physical or design constraints, or where it would render the development wholly unviable. In such circumstances a supporting statement should be provided by the developer to clarify why the standards cannot be adhered to on site and the Local Planning Authority may seek commuted sums towards the maintenance of existing open space instead. Reference should be made to Policy INF1 with regards to planning obligations and developer contributions.

11.331 It is acknowledged that there may be additional areas of open space which are not reflected in the Assessment which make a valuable contribution towards the provision of open space within the community, this may be particularly applicable to areas of informal recreation use. Additionally, it is acknowledged that whilst open space areas have been categorised as specific types of provision, they are on occasions capable of meeting the function of other types of open space. Under such circumstances, they may be considered as making a positive contribution towards multiple types of open space.

11.332 Where open space provision forms part of a planning application, the applicant should stipulate how the future management and maintenance of any open space provision has been considered. Reference should be made to Policy PSD1 for further guidance.

PSD9: Advertisements

Proposals for advertisements (which are subject to planning control) will be strictly controlled and will be expected to comply with the following:

- a) That their design, scale, materials, and siting have full regard to the building, structure, and/or land on which they are displayed;**
- b) There are no adverse effects on the landscape / townscape, or the setting and integrity of the historic environment;**
- c) That they do not constitute a hazard to public safety especially when sited on roads;**
- d) That they safeguard, and positively enhance the Welsh language in the County by providing bilingual signage. Regard should also be had to the provisions of Policy SP8 - The Welsh Language.**

Proposals for poster hoardings and advertisement signs should not lead to the proliferation or concentration of individually acceptable signs within the countryside.

New developments and streets will be expected to have Welsh names.

11.333 In order to promote the cultural identity of the Plan area, the Council will support and promote the provision of Welsh and English bilingual information signs, notice and information boards, displays and advertisement signs for tourist attractions and facilities. Private developers of tourism and leisure facilities will also be encouraged to publicise their business ventures through both the Welsh and English languages. Advertisements will not be required to provide the branding or company name bilingually, however, all ancillary or additional wording provided on signage in the public domain proposed in a planning application will required to be provided bilingually.

11.334 Bilingual signage and advertisement proposals which seek to combine several essential advertisements within one sign will be encouraged. SPG will be prepared to supplement Policy PSD9.

PSD10: Extensions

Proposals for the extension of existing residential dwellings / use class C3 (which require planning permission) whether buildings, other structures or a particular land use must comply with the following:

- a) The scale of the proposed extension is subordinate, or compatible to the size, type and character of the existing development, and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;**
- b) The external appearance (including materials used) of the proposed extension in terms of design is sympathetic and complementary to that of the existing development;**
- c) There are no adverse effects on the natural environment, landscape/townscape or the setting and integrity of the historic environment;**
- d) It promotes the principles of placemaking as set out within policy SP12;**
- e) The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension;**
- f) The use to be made of the proposed extension is compatible with the existing building, structure, or land use.**

11.335 Proposals should be of a high standard of design and respectful in terms of siting, size, and the use of materials to complement the character and appearance of the existing building or structure and its surroundings and appropriate to the use of the existing building.

11.336 To ensure that where the existing development is of a poor design, the Council will require that any extension is of a higher quality design and/or materials. Regard should be had to the provisions of Policy SP12: Placemaking and Sustainable Places and PSD1: Effective Design Solutions: Sustainability and Placemaking.

PSD11: Noise Pollution

Proposals that will lead to a detrimental impact from noise pollution will be permitted where it can be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the development to minimise the adverse effects.

Noise sensitive developments will be permitted where they will not be adversely impacted by existing noise generating uses.

11.337 The concept of soundscapes recognises the positive role that they play in creating a sense of place, rather than solely focusing on noise as a form of pollution.⁷⁵

⁷⁵ Welsh Government Written Statement: Noise and soundscape action plan 2018-2023
Version for Cabinet 14th November 2022

11.338 The emphasis should be on considering the potential impact of soundscapes on proposed developments (and in turn the potential impact of proposed developments on soundscapes) at an early stage. To this end, this Plan places an emphasis on stakeholders giving due consideration to these matters as an integral part of the design process from the outset. As such, these matters should not be seen as 'technical' considerations that are considered separately or an 'add on' later in the design evolution / planning application.

11.339 This Plan embraces the agent of change principle embedded into national policy ⁷⁶. To this end, this Plan recognises the importance of the change inceptor considering the potential impact of the development proposal on change receptors.

11.340 In noting the potential economic benefit of night-time economy related proposals, the health and well-being of residents should not be unduly compromised. A placemaking approach, which seeks to build consensus at an early stage, can provide a means to mediate these potentially conflicting interests.

11.341 Furthermore, noise sensitive developments such as housing, schools, and hospitals located near to transport infrastructure should, wherever possible, be designed to limit noise levels within, and around the development ⁷⁷. Where appropriate, effective, and appropriate mitigation should be implemented, and incorporated into the development to minimise the effects.

11.342 GBI can act as an effective sound buffer and be a valuable means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces. Reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

11.343 Changes to soundscapes can also have impacts on species sensitive to noise disturbance. As always, proposals should satisfy the policies and provisions of the Plan as a whole. Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international importance to nature conservation, SSSI's, Section 7 priority habitats and species and the maintain and enhance requirement).

⁷⁶ Planning Policy Wales: Edition 11 (paragraph 4.3.44 and 6.7.5)

⁷⁷ Planning Policy Wales: Edition 11

PSD12: Light and Air Pollution

Proposals that will lead to a detrimental impact from light and/or air pollution will be permitted where it can be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the development to minimise the adverse effects.

Light

11.344 National policy recognises the negative impacts that light pollution can have on people, biodiversity, and ecosystem resilience. In this respect, PPW requires that authorities adopt policies in respect of lighting and the control of light pollution⁷⁸. Consideration should be given to the negative impacts light pollution can have on landscape character and visual amenity. In this respect proponents of developments including lighting schemes should carefully consider the need for the types of lighting proposed and whether the proposal could proceed without the lighting identified. Wherever possible opportunities to mitigate potential cumulative impacts on the night sky should be considered.

11.345 Parts of Carmarthenshire remain relatively undeveloped with a limited impact from lighting on the night sky. In interpreting this policy, any lighting should be carefully designed and considered to minimise the impact on adjoining areas. Reference should be made to the Wales Tranquil Areas Map⁷⁹.

11.346 In all development (and in public spaces especially) there should be sensitive management of light, and exposure to airborne pollution should be kept as low as reasonably practicable. The Authority will prepare Supplementary Planning Guidance on lighting and the impacts on the night sky.

11.347 Light pollution can have negative impacts on species and habitats, in addition to human health and wellbeing. Any development schemes should incorporate lighting plans that ensure minimal or no light spill on GBI especially linear habitats such as hedgerows, woodland, or vegetated stream corridors, as well as any bat roosts, their access points or known flight lines. This may include the need for a buffer zone between development and ecologically important features. Specific reference is made to Strategic Policy 13 – Maintaining and Enhancing the Natural Environment (most notably in relation to sites of

⁷⁸ Planning Policy Wales: Edition 11.

⁷⁹ https://datamap.gov.wales/layers/inspire-nrw:NRW_TRANQUIL_AREAS_2009

international importance to nature conservation, SSSIs, Section 7 priority habitats and species and the maintain and enhance requirement.)

11.348 There are opportunities to acknowledge and embrace GBI as part of a placemaking approach, as well an effective way to screen ecologically sensitive areas from light pollution. In this regard, reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

Air

11.349 Air quality and its environmental, health and quality of life implications are recognised through national guidance⁸⁰. This is also reflected within the ISA objectives and the HRA screening report.

11.350 As of 2022, there are three designated Air Quality Management Areas (AQMAs) in the County (Llandeilo, Llanelli, and Carmarthen). Reference may be made to the Council's Action Plan(s), whilst the boundaries of these AQMA's are shown on this Plan's Constraints Map.

11.351 Developers should be aware of the importance of early engagement with the Council, particularly in terms of the potential requirement for the undertaking of an Air Quality Assessment. Whilst this Plan is not prescriptive in relation to the instances that such an assessment will be required, it is considered that the scale and location of the proposal are key determinants in this regard.

11.352 Any Air Quality Assessment should highlight the required mitigation so that any risks to amenity, biodiversity and health are suitably mediated. The identification of such mitigation should seek to reflect the opportunities provided by green and blue infrastructure as part of a placemaking approach. Reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

11.353 It should be noted that the potential requirement for the undertaking of an Air Quality Assessment is not limited to sites within or adjacent to the County's AQMA's. Proposals will be subject to consideration on a case-by-case basis, however for proposals situated within the AQMAs the Council's Development Management Officers are likely to consult with the

⁸⁰ Planning Policy Wales: Edition 11
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Council's Environmental Health Practitioners on a routine basis. Timely engagement with the Council is advised and relevant guidance referred to as appropriate.

11.354 This Plan recognises the potential inter-relationship between air quality and the integrity of the County's sites of international importance to nature conservation. Many of these sites feature habitats that are sensitive to declining air quality.

11.355 Increased intensive agriculture and densities of livestock can lead to increased nutrient loadings and ammonia emissions (amongst other pollutants), effecting both air and water. Proposals must consider wastes arising, cumulative impacts, and water quality (Reference CCH4: Water Quality and Protection of Water Resources), and all adverse impacts upon priority habitats and species, particularly in relation to those sensitive to ammonia pollution.

11.356 Proposals which would be likely to result in increased nutrient loading to the environment, such as intensive livestock units, will be required to assess the potential impacts in respect of water and air quality, to ensure that they are no adverse environmental effects and that emissions in rural areas do not unduly impact upon human health and wellbeing (i.e., nuisance smells). Reference should be made to appropriate NRW guidance including GN020 ⁸¹ (Assessing the impact of ammonia and nitrogen on designated sites from new and expanding intensive livestock units) and GN021 ⁸² (Poultry Units: planning permission and environmental assessment).

11.357 Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment (most notably in relation to sites of international importance to nature conservation, SSSIs, Section 7 Priority Habitats and Species and the maintain and enhance requirement) as well as Policy INF 2 - Healthy Communities. There are opportunities to acknowledge and embrace GBI as part of a placemaking approach. In this regard, reference should be made to Policy PSD3: Green and Blue Infrastructure Networks.

PSD13: Contaminated Land

⁸¹ <https://naturalresourceswales.gov.uk/media/684017/guidance-note-20-assessing-the-impact-of-ammonia-and-nitrogen-on-designated-sites-from-new-and-expanding-intensive-livestock-units.pdf>

⁸² <https://cdn.naturalresources.wales/media/685782/gn021-poultry-units-planning-permission-and-environmental-assessment.pdf>

Proposals will be permitted where it is demonstrated that any actual or potential risks from contaminated land can be suitably mitigated so that there is no residual adverse impact upon human health and the environment.

11.356 Carmarthenshire has a rich and diverse industrial legacy, including a wide range of industries such as mining, tin plate manufacturing, gas works, and tanneries. All such processes have the potential to have caused contamination of the ground, ground waters or other sensitive receptors. The Council has identified several sites where there is a potential for contamination to remain, or where there is no evidence to confirm that adequate remediation has taken place. In these areas, further investigation may be necessary.

11.357 The Council has a responsibility to identify contaminated land and ensure that it is managed in an appropriate manner, as set out in the Environmental Protection Act 1990.

11.358 The Council will need to be satisfied that the risks in respect of the proposed development site are fully understood and that remediation to the necessary standards is achievable⁸³. Work should not commence on site until an appropriate stage of remediation as agreed, has been completed. The potential impacts on historic and natural environments will be considered in determining any proposal, with any submission to be accompanied by appropriate information.

11.359 Where applicable, due consideration will be given to the impact of any remediation operation on natural and historic environments with the relative benefits and need for the proposal weighed against the relative importance of the historic or natural interest of the site.

11.360 Timely engagement with the Council is advised in identifying any requirements as part of development proposals, both in terms of identifying risk and control / mitigation measures.

⁸³ Planning Policy Wales Edition 11
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Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.

11.361 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP 13:** Rural Development
- **Strategic Policy – SP 14:** Maintaining and Enhancing the Natural Environment
- **Strategic Policy – SP 15:** Protection and Enhancement of the Built and Historic Environment

11.362 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

Strategic Policy – SP 13: Rural Development

The Plan supports development proposals which will contribute towards the sustainability of the County's rural communities. Development proposals in rural areas should demonstrate that they support the role of the rural settlements in the settlement hierarchy to meet the housing, employment, and social needs of Carmarthenshire's rural communities.

Development proposals in the countryside beyond identified settlements will be supported where it accords with the policies of this Plan.

11.363 The rural settlements of the County have an important role to play in improving the sustainability of the wider geographical area in which they are located as well as the County's overall sustainability. The Plan's strategy and settlement hierarchy reflects the significant role which the rural communities play through supporting growth of a proportionate scale which can make a positive contribution towards the long-term sustainability of the rural economy and rural communities.

11.364 Proportionate and sensitive development can provide the level of growth required to retain and enhance the services and facilities provided in the County's rural settlements. It can also serve to safeguard and promote the Welsh language in rural areas and enhance rural employment opportunities. However, the Plan seeks to ensure that development and growth does not have negative impacts upon a community's sustainability. Key to this is ensuring that development is not permitted at a scale or rate which would affect the community's ability to absorb and adapt to growth and change. This is imperative when

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considering the impacts which development can have upon the local infrastructure, the vitality of the Welsh language and the sustainability of the countryside and natural environment.

11.365 National planning policy has historically sought to restrict unnecessary development in countryside locations, principally to prevent sporadic and unsustainable growth and to maximise use of infrastructure, resources and services more commonly available in established urban areas.

11.366 Whilst this principle remains relevant and applicable, there is an enhanced recognition of the countryside as a place of work, as a home for many, a place to visit for others and a vital ecosystem for everyone. The Plan is committed to addressing and safeguarding the needs of rural communities. To this end, the Council established a Rural Affairs Task Group with the aim of assessing the needs of rural communities and taking positive steps to address these. This Plan supports the aims and outcomes from the Task Group principally through policies relating to the provision of housing and affordable housing; the economy and employment; the Welsh language, and the natural environment. Development proposals will need to demonstrate that they accord with these policies as well as the provisions of national planning policy.

11.367 PPW Ed.11 recognises that the countryside is a dynamic and multi-purpose resource. It identifies that in line with sustainable development and the national planning principles it should be preserved, and where possible enhanced. However, it also reflects the need to balance this against the economic, social and recreational needs of local communities and visitors.

11.368 PPW identifies that fostering adaptability and resilience will be a key aim for rural places in the face of the considerable challenge of maintaining the vibrancy of communities and availability of services, as well as contributing to the Cohesive Communities national well-being goal.

11.369 There is a clear recognition that rural areas exhibit challenges in relation to access to sustainable means of transport and the expectation of PPW in relation to access to active travel connections and sustainable functional linkages. This is reflected in the development of the settlement hierarchy as a whole.

11.370 This understanding of diversity is reflected within PPW in its consideration of sustainable transport requirements. It recognises there is a need to reflect different approaches to sustainable transport in defining growth within rural settlements.

11.371 This Revised LDP recognises the diversity that exists within the County and the need to reflect this in its strategic approach. The Spatial Strategy identifies a settlement hierarchy but sets it within a settlement framework grouped under six clusters. These clusters and the distribution of growth will focus on sustainable principles, but will also recognise the respective role, function and contribution of settlements within particular clusters.

The Rural Economy

11.372 National policy recognises that a strong rural economy is essential to support sustainable and vibrant rural communities. In this respect the establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.

11.373 Regard should be had to the impact of such developments, however as noted within PPW, many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects.

11.374 Whilst there remains a focus on the identification or allocation of sites to meet an employment need it is also recognised that opportunities will also be required for small scale proposals where the need is not met by specific allocations. These small-scale enterprises are an important contributor to the rural economy (reference should be made to Policy EME4: Employment Proposals on Non-Allocated Sites, EME5: Home Based Businesses, and Policy INF3: Broadband and Telecommunications).

11.375 Reference should be had to the provisions of policy SP7 and its expression of the sustainable distribution of employment land provision.

Rural Enterprise Dwellings

11.376 As noted through national policy, a rural enterprise dwelling is required where it '*is to enable rural enterprise workers to live at or close to their place of work*'. This includes encouraging younger people to manage farm businesses and supporting the diversification of established farms.

11.377 It is not the role or the intention of the Revised LDP to replicate the provisions of national planning policy. Consequently, reference should be had to the provisions of PPW and Technical Advice Note 6 (TAN6)⁸⁴ in the determination of applications for new rural enterprise dwellings. National policy clearly states that such proposals should be carefully examined to ensure that there is a genuine need.

11.378 Applications for rural enterprise dwellings should be accompanied by a rural enterprise dwelling appraisal, with permission only granted where it provides conclusive evidence of the need for the dwelling.

11.379 In order to ensure that rural enterprise dwellings are retained for their intended purpose PPW requires that a condition restricting the occupancy of the property must be applied and that the dwelling be classified as affordable housing (definition as set out within TAN 2: Planning and Affordable Housing). Where appropriate, consideration will also be given to the use of a legal agreement (section 106) as a means of retaining the property's purpose as a Rural Enterprise Dwelling. This will ensure that the dwelling remains available to meet local affordable housing need should its original justification cease.

11.380 In circumstances where a planning application is received to lift existing agricultural occupancy conditions or where enforcement action is being taken for non-compliance with the condition, consideration will be given to the replacement of an agricultural occupancy condition with the rural enterprise dwelling condition set out in TAN6: Planning for Sustainable Rural Communities⁸⁵.

11.381 Proposals for One Planet Developments in the countryside will be required to provide for the occupant's minimum needs in terms of income, food, energy and waste assimilation over a period of 5 years⁸⁶. Any proposal should be supported by an evidenced management plan, in those instances where this cannot be demonstrated any proposal will be considered against the policies and provisions of this LDP and national policy in relation to developments in the countryside. Reference will be made to the provisions of TAN6 and with regard to the requirements of the One Planet Development Practice Guide⁸⁷.

⁸⁴ TAN6: Planning for Sustainable Rural Communities - <https://gov.wales/sites/default/files/publications/2018-09/tan6-sustainable-rural-communities.pdf>

⁸⁵ TAN6: Planning for Sustainable Rural Communities - Paragraph 4.13.1

⁸⁶ Planning Policy Wales: Edition 11

⁸⁷ One Planet Development Practice Guide - <https://gweddill.gov.wales/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en>

11.382 In assessing the suitability of a site for a One Planet Development, the applicant will be expected to have regard to its potential landscape and biodiversity impact, the ability to be effectively screened as well as being sufficiently near to Active Travel Routes or public transport.

RD1: Replacement Dwellings in the Open Countryside

Proposals for the replacement of existing dwellings in the countryside will be permitted provided that:

- a) the existing dwelling is not a traditional farmhouse, cottage or other building that is important to the visual and intrinsic character of the landscape;**
- b) the original dwelling has not been demolished, abandoned or fallen into a state of disrepair and no longer has the appearance of a dwelling;**
- c) the design of the replacement dwelling is of a form, bulk, size and scale that respects its location and setting;**
- d) the proposal does not require an unacceptable extension to the existing established residential garden area;**

Proposals for any outbuildings should be modest in size and sensitively located and that adequate ancillary garage and storage space can be achieved for the dwelling.

Proposals in relation to the replacement of a traditional farmhouse, cottage, or other building subject to the provisions of criterion a) above will only be permitted where, the applicant provides sufficient evidence to demonstrate that the re-use of the building is not economically viable or that it is of a structural condition that precludes its effective re-use.

11.383 The policy recognises and reflects the rural character of the County and the range and condition of the housing stock. It seeks to provide opportunity and scope for the provision of replacement dwellings in a manner which ensures that the County retains its traditional character, whilst also not detracting from the special qualities of rural Carmarthenshire.

11.384 Specific consideration should be given to the acceptability of a proposals' visual impact on the landscape. In this respect, its scale and design (including the extent of the residential curtilage) should not be to the detriment of the character and quality of the area.

RD2: Conversion and Re-Use of Rural Buildings for Residential Use

Proposals for the conversion and re-use of suitable rural buildings for residential use will be permitted where:

- a) the existing use has ceased, and its re-use would not result in the need for an additional building;**
- b) the design and materials are of a high quality, and the form and bulk of the proposal, including any extensions, curtilage and access arrangements are sympathetic to and respect: the surrounding landscape, rural character of the area and the appearance of the original building;**
- c) Proposals for extensions should be proportionate and reflective of the scale, character and appearance of the original building;**
- d) the original building is structurally sound and any rebuilding works, necessitated by poor structural conditions and/ or the need for new openings in walls, do not involve substantial reconstruction;**
- e) where applicable, the architectural quality, character and appearance of the building is safeguarded and it's setting not unacceptably harmed.**

Proposals relating to buildings which are of a modern portal framed construction will not generally be considered appropriate for residential conversion.

11.385 Proposals for the conversion of suitable rural buildings for residential use should be high quality in terms of design and the materials used. It is not the purpose of the policy to permit proposals where an existing building is unsuitable for conversion without extensive alteration, rebuilding, or extension, or if the creation of a residential curtilage would have a harmful effect on the character of the countryside. Such proposals will be considered as a new house in the open countryside.

11.386 Residential proposals may be favourably considered where they form part of a proposed scheme for business re-use. Conditions may be imposed which require that the works necessary for the establishment of the business/enterprise have been completed prior to the occupation of the residential element. Furthermore, a condition or planning obligation tying the residential unit to the operation of an enterprise may also be utilised as appropriate.

11.387 Proposals for buildings of a modern-construction such as portal framed units or temporary structures will generally not be considered appropriate for conversion. Proposals for buildings within the residential curtilage which were constructed as ancillary to the primary property e.g. garages will generally not be considered for conversion under this policy.

11.388 The Council will need to be satisfied that adequate living and storage (including garaging) space can be achieved without the necessity for significant extensions to the building. Proposals for future expansion of units will not generally be considered appropriate. Similarly, the Council will consider the withdrawal of normal permitted development rights to construct extensions and ancillary buildings.

11.389 Reference should be made to SPG in relation to the Conversion and Re-Use of Rural Buildings.

RD3: Farm Diversification

Proposals for farm diversification developments which strengthen the rural economy will be permitted where:

- a. It is compatible with, complements and supports the principal agricultural activities of the existing working farm;**
- b. It is of a scale and nature appropriate to the existing farm operation;**
- c. It has appropriate regard to the highways and transport infrastructure;**
- d. It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape.**

Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified, new buildings will be permitted where they are integrated with, or linked to the existing working farm complex and not detrimental to the respective character and appearance of the area and surrounding landscape.

11.390 Diversification in rural areas can often add to the income streams and economic viability of farms, strengthen the rural economy, and add to wider employment opportunities.

11.391 Farm diversification proposals are intended to supplement and support the continuation of the existing farming activity. Proposals should be accompanied by evidence detailing a justification for the use and its relationship with the existing farming activity.

11.392 Where a proposal incorporates farm shops they often have to import goods possibly from other local suppliers. In determining proposals made under this policy, consideration will be given to restricting the broad types of produce sold and to the volume of sales. Consideration will also be given to the scale of the operation notably where an unrestricted use would result in an adverse effect on the vitality and viability of nearby retail activities.

11.393 In considering proposals for farm diversification it is acknowledged that their rural context means that they cannot always be well served by public transport. Consequently, whilst its availability will be taken into account when considering the nature and scale of the proposal, the potential for certain diversification proposals which can only be accessible by private car is acknowledged. Such proposals should have regard to the sustainable transport hierarchy.

11.394 Where appropriate, legal agreements will be used to tie agricultural buildings to the land if re-use is associated with farm diversification where fragmentation of the agricultural unit is likely to occur.

RD4: Conversion and Re-Use of Rural Buildings for Non-Residential Use

Proposals for the conversion of rural buildings for business use will be permitted where:

- a) the building is functionally suitable for the specific use;**
- b) There is sufficient land and storage space attached for the functional needs of the proposed use (including parking provision);**
- c) the conversion and proposed use, or the use of surrounding land for the provision of access, parking facilities, ancillary structures, on site facilities or storage would not result in an adverse impact on the character of the area, nearby uses or impact on the viability of similar uses within the locality;**
- d) the existing building is structurally sound;**
- e) any extension is reflective of the scale of the original building.**

11.395 National Planning Policy recognises the essential contribution of a strong rural economy to supporting sustainable and vibrant rural communities. It seeks to provide a positive agenda for the potential for the re-use of existing buildings in rural areas for business purposes.

RD5: Equestrian Facilities

Development proposals for stabling, equestrian facilities or use of land for equestrian activities will be permitted where:

- a) the facility is grouped within an existing farm complex, or is sited as close as possible to existing buildings;**
- b) the proposed use will be of an intensity appropriate to its environment and setting;**
- c) the development will not have an adverse impact on the landscape or nature conservation interests; and**

- d) suitable access and parking can be provided for horse boxes and proposed the level of commercial activity;**
- e) commercial facilities have suitable access to the highway network.**

11.396 Proposals for stables and associated equestrian facilities are normally associated with a countryside location. Planning permission will generally be required for the development of stables, unless the horses are part of the agricultural activity, or the stable is within the curtilage of a dwelling (reflecting potential permitted development rights).

11.397 Proposals which have no adverse landscape and/or environmental impact will be supported. In this respect, proposals will be expected to demonstrate how the development fits within its countryside setting and the regard it has to the settlement framework and its setting, including existing buildings.

11.398 The erection of a ménage for private domestic use should be designed so that it has no adverse effect upon the landscape, is well related to existing buildings, and of an appropriate scale.

11.399 Commercial stables and ménages will be considered appropriate as rural businesses where these can be accommodated without harm to the character of the area and are considered acceptable in highways terms.

Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment

Development proposals must protect and enhance the County’s natural environment.

Proposals must reflect the role that natural environment aspects and features and an ecologically connected environment have in protecting and enhancing biodiversity, defining the landscape, contributing to Well-being and the principles of the Sustainable Management of Natural Resources.

All development proposals must be considered in accordance with National Policy and legislative requirements where a proposal for development would result in a significant adverse effect on designated sites, including European sites, SSSIs, and priority habitats and species.

Any development proposal should contribute towards the overall aim of the South West Wales Area Statement (NRW, 2020) in building resilience of our ecosystems and enhancing the benefits they provide. Development that

would result in unacceptable adverse environmental effects or that does not result in enhancement of biodiversity will not be permitted.

Development must not cause any significant loss of habitats or populations of species (locally and/or nationally) and must provide net benefits for biodiversity. Where biodiversity enhancement is not proposed as part of a proposal for development, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.

11.400 Carmarthenshire has a rich and diverse natural environment with several designated sites and protected species. This policy seeks to recognise the quality and value of the natural environment and landscapes across the Plan area, and their fundamental role in defining the County's identity, character, and distinctiveness. The recognition of the considerable merits of green and blue infrastructure for mitigating the effects of climate change, for capturing and storing carbon and for maintaining and enhancing biodiversity and ecological networks is implicit. Reference is made to Green and Blue Infrastructure Network policy PSD3.

11.401 The protection and enhancement of these elements form an important component of the Strategy, which looks to reflect not only those international and national designations, but also the contribution of sites and landscapes at the local level. The LDP will also seek to conserve and enhance natural resources such as geodiversity, water, soil, and air quality.

11.402 This policy also recognises the often-interconnected components of the natural environment and their contribution towards maintaining and enhancing biodiversity, as well as the creation of attractive and cohesive spaces for communities, and the well-being of Carmarthenshire's population. Those natural environment aspects and features cited in the policy would include geology, landform, soils, land cover and hydrology.

11.403 The protection and enhancement of connectivity, and the contribution it makes to the quality of Carmarthenshire's landscape, natural environment and biodiversity is an important consideration. As a result, the potential impact of the Plan, its policies, and proposals upon nature conservation interests, amenity value, water/soil/air quality, hydrology, geology and geomorphological regimes will continue to inform the plan-making process.

11.404 A Habitats Regulation Assessment (HRA) has been undertaken to assess the impacts of the Plan on European protected sites, including those being considered for designation.

11.405 Whilst the Plan recognises the need for new development for both social and economic purposes the Council will safeguard Carmarthenshire's environmental qualities. The Plan also seeks to ensure the protection and enhancement of the natural environment through detailed policy. The policy reflects the content of the Chief Planning Officer's letter dated 23rd October 2019 on Securing Biodiversity Enhancements. Reference is also made to the South West Wales Area Statement (2020) in this regard.

11.406 In addition, and reflecting the duties placed upon Local Authorities, the Plan has regard to the National Park designation and the purpose for which it is designated, where it may affect the consideration of planning proposals. Additionally, cultural, townscape and landscape assets (including Conservation Areas, Listed Buildings, and Scheduled Monuments) are also inextricably linked to the natural environment and, therefore, reference is made to Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment.

NE1: Regional and Local Designations

Development proposals that will result in adverse effects to a Local Nature Reserves (LNR), Site of Importance for Nature Conservation (SINC), and/or Regionally Important Geological/Geomorphological Site (RIGS), will only be permitted where it can be demonstrated that:

- i. **All adverse impacts are addressed in accordance with the mitigation hierarchy;**
- ii. **Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impacts upon these sites resulting from the proposal; or**
- iii. **In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard conservational interests of the site.**

Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.

11.407 LNRs and RIGS identify areas which are of local importance for nature conservation and geological value (respectively) and can contain a variety of habitat types and/or support a range of species. Protection of these sites can make an important contribution to the Council's duty under Section 6 of the Environment (Wales) Act 2016. These features are also valuable with regards to their contribution to the quality of the local environment and to enabling adaption and resilience to climate change.

11.408 In circumstances where the need for a development might outweigh the need to protect a particular site, then impact will be avoided, minimised, and mitigated as far as possible (in accordance with the mitigation hierarchy). Where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided to ensure that there is no net loss in overall conservation value of the area or feature. Where appropriate, the authority will consider the use of conditions and/or planning obligations to provide appropriate mitigation and/or compensation measures.

11.409 Sites of Importance for Nature Conservation Value (SINCs) offer significant potential as a biodiversity resource. Whilst there are no SINCs identified within the plan area, it remains an objective of the authority to actively explore their designation. Any future designation of SINCs will be in accordance with emerging SPG detailing the revised methodology for underpinning their identification. This SPG will be produced concurrently with the adoption of the Plan.

NE2: Biodiversity

Development proposals must maintain and enhance biodiversity in accordance with Section 6 of the Environment (Wales) Act 2016.

Proposals will not be permitted where they would result in an adverse impact on priority species and habitats, and features of recognised importance to the conservation of biodiversity, except where it can be demonstrated that:

- i. All adverse impacts are addressed in accordance with the mitigation hierarchy;**
- ii. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse impact upon biodiversity resulting from the proposals; and**
- iii. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.**

Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.

11.410 This policy seeks to ensure that the habitats and species identified within Section 7 of the Environment (Wales) Act 2016 are suitably protected from harmful development and that the Council fulfils its obligation to maintain and enhance biodiversity and promote ecosystem resilience. Full reference should be made to the Nature Conservation and Biodiversity SPG, Chapter 6 PPW Ed.11 and the Chief Planning Officers letter (2019) on securing Biodiversity Enhancements.. This SPG includes guidance to developers and should
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assist in the implementation of this policy and the LDP. The role of habitats and associated areas as connectivity pathways, 'ecological networks' or 'animal corridor networks' will, where applicable, be considered (reference should be made to Policy NE3).

11.411 Where required, management plans detailing matters such as mitigation measures should be produced as part of any application, and agreed with the authority prior to permission being granted. Proposed mitigation should be accompanied by an agreed monitoring regime. Mitigation may include careful design and scheduling of work, with phasing considered so that the timing of any works minimises disturbance.

11.412 Development proposals should seek to enhance biodiversity. Where biodiversity enhancement is required and not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission⁸⁸. Proposals for development will be required to assess the attributes of ecosystem resilience in line with the framework outlined in paragraph 6.4.9 of PPW11 and will be expected to protect and enhance these attributes post development.

11.413 In exceptional circumstances, the need for a development might outweigh the need to protect a particular site. In such instances, then impact will be avoided, minimised, and mitigated as far as possible (in accordance with the mitigation hierarchy), and where residual impacts remain, measures will be put in place to ensure that alternative wildlife habitat provision or habitat creation is provided in order to ensure that there is no net loss in overall biodiversity of the area or feature.

11.414 The location and scale of a development, including the nature of the habitats on the site and the surrounding area will be a consideration in the nature of any management required.

11.415 The potential impacts, either individually or cumulatively of a development, should be carefully considered in determining any proposal. In this regard, the impact of noise, vibration, drainage, lighting, traffic, and air quality considerations may have implications during construction or once any development is completed.

⁸⁸ Chief Planning Officer's Letter - Guidance on securing biodiversity enhancements in development proposals 2019.

11.416 The use of planning conditions and/or planning obligations will be considered where appropriate.

NE3: Corridors, Networks and Features of Distinctiveness

Development proposals will be expected to maintain and enhance ecological corridors, networks, and features of distinctiveness. Proposals which include provision for the retention and appropriate management of such features will be supported.

Proposals that result in an adverse effect on the connectivity or integrity of ecological corridors, networks or features of distinctiveness will only be permitted where:

- i. All adverse impacts are addressed in accordance with the mitigation hierarchy;**
- ii. Where this is not feasible, ensure sufficient compensatory measures are put in place which address all potential adverse effects upon biodiversity resulting from the proposals; and**
- iii. In exceptional circumstances, where the reasons for the development and/or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site.**

Development proposals must not cause any significant loss of habitats or populations of species, locally or nationally, and must provide net benefits for biodiversity.

11.417 This policy seeks to ensure the appropriate protection and management of ecological corridors, networks, and features of distinctiveness. These include features which, because of their linear and continuous structure or their functions as ‘stepping-stones’ or ‘wildlife corridors’ are essential for reducing habitat fragmentation and encouraging ecological migration, dispersal, or genetic exchange. Protection of these features can make an important contribution to the Council’s duty under Section 6 of the Environment (Wales) Act 2016. These are also valuable with regards to their contribution to the quality of the local environment and to enabling adaption and resilience to climate change.

11.418 Features which contribute include: hedgerows, ditches and banks, stone walls, streams, tree belts, woodlands, veteran trees, parklands, green lanes, river corridors, lakes, ponds, road verges, scrub or habitat mosaics or networks of other locally important habitats including peat bogs, heathland, wetlands, saltmarshes, sand dunes and species rich grass lands.

11.419 Providing ecological connectivity is an important ecosystem service of the Green and Blue Infrastructure network and its protection and/or enhancement accords with Policy PSD3 Green and Blue Infrastructure Network. In identifying these features and in implementing this policy, reference should be made to the Green and Blue Infrastructure Assessment and accompanying mapping⁸⁹.

NE4: Development within the Caeau Mynydd Mawr SPG Area

Development proposals will be permitted where they accord with the Council's commitment to promote and contribute to the delivery of the Conservation Objectives of the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC) in line with the Habitats Regulations. Proposals located within the SPG Area will be required to contribute towards increasing the quality and amount of available habitat for the Marsh Fritillary butterfly within the SPG Area.

To achieve the Conservation Objectives and to mitigate for the loss of potential supporting habitat and connectivity for the marsh fritillary butterfly that may result through the development, the Council will (where applicable) seek to secure Planning Obligations (in accordance with LDP policy INF1 and the provisions of the SPG for the CMM SAC) from developments within the SPG area.

11.420 Developments can proceed within the Caeau Mynydd Mawr SPG Area subject to there being no likely significant effect upon the Caeau Mynydd Mawr Special Area of Conservation (CMM SAC). To this end, the Council will (where applicable) seek developer contributions to fund the delivery of habitat management project within the SPG Area. Further information is set out within the Caeau Mynydd Mawr Supplementary Planning Guidance (CMM SAC SPG) which will adopted concurrent with the Plan⁹⁰.

11.421 The SPG provides a mechanism for developers to seek to mitigate the impact of their proposals on the SAC through contributing to the Council's CMM habitat management project. To ensure the LDP's compliance with the Habitats Regulations, the Council will (where appropriate) give priority to securing obligations in respect of the Caeau Mynydd Mawr SAC for proposals located within the CMM SPG Area.

⁸⁹ Green Infrastructure Assessment (January 2020)

<https://www.carmarthenshire.gov.wales/media/1221671/green-infrastructure-assessment-jan-2020.pdf>

⁹⁰ Caeau Mynydd Mawr Special Area of Conservation: Draft Supplementary Planning Guidance

<https://www.carmarthenshire.gov.wales/media/1223332/caeau-mynydd-mawr-special-area-of-conservation-draft-spg-2020.pdf>

11.422 The SPG is informed by a robust evidence base. The SPG sets out a charging schedule which forms the starting point for all negotiations regarding the contribution required from developers. Reference should be made to the SPG in terms of any proposed 'in kind' contributions proposed by developers.

11.423 The Caeau Mynydd Mawr SPG Area is identified on the Proposals Map.

NE5: Coastal Management

Proposals for coastal management schemes will be permitted, provided that:

- a) The need for the development is appropriately justified;**
- b) The development is in keeping with the surrounding environment;**
- c) It protects, enhances, and where appropriate, creates walking linkages to the All Wales Coast Path and the footpath network;**
- d) The scheme will not result in increased erosion, flooding, or land instability;**
- e) They conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity.**

Proposals will be encouraged to provide additional Active Travel routes to link communities and existing paths to the All-Wales Coast Path.

11.424 Coastal defence schemes play an important role in protecting the County's population, assets and resources from tidal flooding and erosion. This policy seeks to ensure that coastal management schemes are constructed in appropriate locations, and do not adversely impact upon the surrounding landscape. Schemes will be required to pay regard to the protection of species and habitats in line with Strategic Policy SP13.

11.425 Encouragement will be given to incorporating appropriate public access and recreational facilities within schemes.

11.426 New coastal management schemes or improvements to existing schemes will not be permitted for the purpose of enabling new development in areas of flood risk or coastal erosion.

11.427 Proposals will be expected to take account of the contents of the South Wales (Lavernock Point to St Ann's Head) Shoreline Management Plan (SMP2). The SMP seeks to reduce these risks to people and the developed, historic and natural environments, and sets

out how the coast should be managed in the future through a number of sustainable long-term coastal erosion and coastal flood risk management policies for the coast.

11.428 Specific reference is made to Policy NE7: Coastal Change Management Area and its context in relation to developments within, or affected by the SMP 'no active intervention' and 'managed realignment' policies.

11.429 The proposals contained within this LDP have been prepared with due regard to the policies set out in SMP2.

NE6: Coastal Development

1. Proposals in all coastal locations will only be permitted provided that:

- a) They have considered matters associated with coastal change;**
- b) They will not unacceptably harm the landscape and seascape through inappropriate scale, mass, and design.**

2. Development proposals in undeveloped coastal locations will only be permitted provided that:

- c) It is necessary for them to be sited at a coastal location;**
- d) They are part of a necessary coastal management scheme;**
- e) They do not increase the risk of erosion, flooding, or land instability;**
- f) They would not result in the need for new coastal protection measures;**
- g) They conserve and enhance the landscape, seascape, and historic environment, and have net benefits for biodiversity.**

11.430 Carmarthenshire has an extensive area of coastline, stretching from the mouth of the River Loughor to Marros. The coastal area can be defined as areas where the land and adjacent sea are considered mutually interdependent.

11.431 The undeveloped coast will rarely be considered the most appropriate location for development, and any proposals should have regard to the contents of SMP2, in addition to other policies of the Plan.

11.432 Matters associated with coastal change include: the risks of erosion, flooding, land instability, the preferred approaches to address such risks, and the impacts on biodiversity and ecological resilience.

11.433 Reference is made to policy NE7: Coastal Change Management Area and its context in relation to developments within or affected by the SMP2 'no active intervention' and 'managed realignment' policies.

NE7: Coastal Change Management Area

The Coastal Change Management Area (CCMA) has been defined as those areas where the SMP2 identifies a policy of 'no active intervention' and 'managed realignment'.

Development proposals located within the identified CCMA shall not have an adverse impact on rates of coastal change elsewhere, and will be subject to the following:

1. New Residential Development

Proposals for any residential use within the CCMA will not be supported.

2. Relocation of Existing Residential Dwellings

Proposals for the relocation of existing residential dwellings located within the CCMA will be permitted where:

- a) The development replaces a permanent dwelling which is affected or threatened by erosion and/or coastal flood risk within 20 years of the date of the proposal; and**
- b) The relocated dwelling is located an appropriate distance inland with regard to CCMA and other information in the Shoreline Management Plan, and it is in a location that is:**
 - i. in the case of an agricultural dwelling, within the farm holding or within or adjoining existing settlements, or**
 - ii. within or adjoining existing settlements close to the location from which it was displaced;**
 - iii in the case of a static caravan(s), chalet(s) or permanent other visitor accommodation unit(s) - within, adjacent or within an acceptable proximity to the existing site.**
- c) The site of the existing dwelling is cleared of any buildings or residential paraphernalia and made safe; and,**
- d) The new dwelling is comparable in size to that which it is to replace; and,**

- e) **The proposal recognises the respective sense of place within the area and should not have a detrimental impact on the landscape, townscape, seascape and/or biodiversity of the area; and**

3. Non-Residential Buildings

Proposals for the following types of new non-residential development will be permitted within the CCMA predicted as being at risk from coastal change, subject to an acceptable Flood Consequence Assessment and Stability Assessment:

- i. development directly linked to the coastal area (e.g., beach huts, cafés, tea rooms, shops, leisure activities); and**
- ii. development providing substantial economic and social benefits to the community; and**
- iii. where it can be demonstrated that there will be no increased risk to life, or any significant risk to property.**

Redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses on sites within the CCMA, will be permitted where it can be demonstrated through a suitable Flood Consequences Assessment and Stability Assessment that there will be no increased risk to life, nor any significant risk to property (where appropriate).

4. Extensions to Existing Dwellings and Infrastructure

Proposals for the following types of development will be permitted in the CCMA, subject to a suitable Flood Consequences Assessment and/or Stability Assessment:

- 1) Limited residential extensions that are closely related to the existing scale of the property;**
- 2) Ancillary development within the residential curtilage of existing dwellings;**
- 3) Key community and other infrastructure (including roads), which is required to be located within the CCMA to provide the intended benefit for the wider community will be permitted where it is accompanied by clear plans to manage the impact of coastal change on it and the services it provides.**

11.434 As with policy NE6, regard should be had to SMP2 which sets a range of policies for the coastline, which are 'hold the line', 'no active intervention' or 'managed realignment', per policy epoch (namely: up to 2025, 2026 - 2055, and 2056 - 2105).

11.435 The SMP2 can be viewed at www.southwalescoast.org . PPW states that Local Authorities should help reduce the risk of flooding and the impact of coastal erosion by avoiding inappropriate development in vulnerable areas.

11.436 The CCMA represents where the accepted SMP2 policy is for 'no active intervention' or 'managed realignment' during the Plan period.

11.437 New residential development is not considered suitable in the CCMA. This reflects the level of risk of coastal erosion and flooding in these areas. The implementation of this approach will apply equally to proposals to change of use of other permanent buildings to residential accommodation and replacement dwellings and is part of a precautionary approach which is guided by the policy considerations set out within the SMP2.

11.438 The type of residential use this applies to includes individual dwellings, flats above existing commercial properties, sheltered housing, student accommodation, hostels, shared housing for disabled people, nursing homes and care homes, residential education, static caravans and chalets (including those associated within leisure and tourism) where they are connected to infrastructure and part of an established and fully serviced site and training centres.

11.439 Planning conditions will be applied, or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the occupancy of a relocated dwelling.

11.440 To enable coastal communities to adapt to coastal change, the Policy facilitates the relocation and replacement of permanent dwellings to alternative locations safe from coastal erosion. It seeks to ensure coastal communities remain sustainable by maintaining levels of housing stock and reducing risk to people and property.

11.441 Where an extension to a residential property requires permission, they will be supported where it can be demonstrated that the benefits to the homeowner outweigh any increase in risk to the property. However, consideration must be given to the wellbeing of the occupants, risk to life as a result of flooding, or erosion.

11.442 Non-residential development will be subject to the timeframe anticipated for loss of the property as a result of coastal erosion. This would apply to proposals for uses such as community facilities, business uses, sports pitches and playing fields. The risk assessment should fully consider the benefits against the risks associated with utilising a property with a potentially limited lifespan.

11.443 Where appropriate, a time limited planning permissions may be used to control the planned lifetime of a new development. This would allow control over the future of the development and potential risk to property and people where this is appropriate.

Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment

Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets, and, where appropriate, their setting.

Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the cultural and historic qualities of the plan area.

11.444 Carmarthenshire has a rich and diverse historical and cultural built heritage with a range of Conservation Areas, Listed Buildings, and Scheduled Monuments. The recognition of the Plan area's built heritage and its conservation is essential in providing a sense of history, character, and a sense of place.

11.445 The Plan area also contains discovered, and yet to be discovered archaeological sites and features. The Policy and the Plan aims, in conjunction with primary legislation on the built environment and historic buildings to safeguard the cultural integrity of the historic settlements, features and buildings within the Plan area. Where applicable, it also looks to contribute to the enhancement of the historic and built environment. This recognises that our historic assets are irreplaceable resources, and their conservation provides social, cultural, economic, and environmental benefits.

11.446 The County's historic buildings, townscape and landscape should be regarded as assets and positively conserved and enhanced for the benefit of residents and visitors alike. These are not only affected by change and neglect, but also by changes to their setting. As such, this is an important consideration in making decisions on proposals which may have an effect.

11.447 Many elements of the County's built and historic environment are protected through legislation or other policy provisions, and as such do not require policies in the revised LDP. The Plan does not therefore include policies in relation to facets of the built heritage such as Scheduled Monuments as they are adequately protected elsewhere.

11.448 There are however aspects relating to the protection of the historic environment which may be addressed through the revised LDP, particularly those pertaining to local features and local buildings.

11.449 Clear guidance and legislation in respect of the following is contained within PPW: Edition 11 – Chapter 6: Conserving the Historic Environment, and Strategic Policy SP13 – Maintaining and Enhancing the Natural.

11.450 Environment which recognises the importance of such areas and features of the County:

- Historic Parks and Gardens⁹¹ - Many parks and gardens are historically significant and are listed in the Historic Parks and Gardens in Wales Register. These areas are also defined on the LDP Proposals Map;
- Historic Landscapes⁹²
- Archaeological Remains⁹³
- Enabling Developments⁹⁴ - PPW sets out the provisions through which an enabling proposal would be considered
- Scheduled Monuments - These are defined on the Proposals Map

11.451 The authority will prepare SPG as appropriate and where required with regard to the Historic and Built Environment, in addition to Archaeology.

Policy BHE1: Listed Buildings and Conservation Areas

1. Proposals in respect of a listed building will only be permitted where they accord with the following:

- a) Proposals for the alteration and/or extension to a listed building, or its curtilage will be required to ensure that the special architectural character, or historic interest is preserved or enhanced;**
- b) The change of use of a listed building, or its curtilage will only be permitted where it contributes to the retention of a building or its sustainable re-use, whilst avoiding an adverse effect on its character, special interest, or structural integrity;**

⁹¹ Planning Policy Wales: Edition 11 – Paragraphs 6.1.18 and 6.1.19. Further information on the consideration of historic parks and gardens in the determination of planning applications can be found in Technical Advice Note 24: The Historic Environment (<https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>) and Cadw best-practice guidance: Managing Change to Registered Historic Parks and Gardens in Wales (<http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Change%20to%20Registered%20Historic%20Parks%20&%20Gardens%20in%20Wales%2026922%20EN.pdf>).

⁹² Further information on the register of historic landscapes and its use in the determination of planning applications can be found in Technical Advice Note 24: The Historic Environment. <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

⁹³ Further information on the consideration of archaeological remains through the planning process, including desk-based assessment, field evaluation and the consideration of unforeseen archaeological remains, can be found in Technical Advice Note 24: The Historic Environment. <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

⁹⁴ Planning Policy Wales: Edition 11 – Paragraphs 6.1.30 - 6.1.32.

- c) Proposals for the total or substantial demolition of a listed building will only be permitted where there is the strongest justification and convincing evidence that the proposal is necessary;**
- d) Proposals which have a relationship to, or impact upon the setting of a listed building, or its curtilage must ensure that the setting is preserved or enhanced.**

2. Developments within or adjacent to a conservation area will be permitted, where it would preserve or enhance the character or appearance of the conservation area, or its setting.

3. New developments in conservation areas should be of a high standard of design which responds to the area's special characteristics and features.

11.452 Where a proposal is for a new building within a conservation area, it should have regard to the following:

- Important views, vistas, street scenes, roof-scapes, trees, open spaces, gaps, and other features that contribute to the character or appearance of the conservation area;
- Historically significant boundaries or other elements that contribute to the established form of development;
- The relationship to existing buildings and spaces, and settlement for;
- Scale, height and density, architectural design, and materials.

BHE2: Landscape Character

Development proposals should relate to the specific landscape and visual characteristics of the local area, ensuring that the overall integrity of landscape character is maintained by:

- a) identifying, protecting and, where appropriate, enhancing the distinctive landscape and historical, cultural, ecological, and geological heritage, including natural and man-made elements associated with existing landscape character;**
- b) protecting international and national landscape designations including National Parks and Areas of Outstanding Natural Beauty (AONB) and their settings;**
- c) preserving local distinctiveness, sense of place and setting;**
- d) respecting and conserving specific landscape features, and integrating the principles of placemaking and Green and Blue Infrastructure;**

e) protecting key landscape views and vistas.

11.453 Carmarthenshire is characterised by diverse and high-quality landscape resources and areas of notable visual value. It also includes or borders a range of landscape designations, including the Brecon Beacons and Pembrokeshire Coast National Parks and Gower AONB.

11.454 The County's key landscape attributes are varied and include upland areas, coastal plains and river valleys of high landscape value and ecological importance. These provide significant environmental, economic, and social benefits and help to create a sense of place.

11.455 The Policy seeks to protect, maintain, and (where appropriate) enhance the character and quality of Carmarthenshire's landscape with those features which contribute to the County's distinctive character afforded appropriate levels of protection with their significance highlighted using the NRW LANDMAP resource.

Note: LANDMAP is a Geographical Information System based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set.

11.456 The policy will be supported by a Landscape Character Assessment and Supplementary Planning Guidance (SPG). This SPG will build on the work undertaken and policy provisions in respect of Placemaking and Green and Blue Infrastructure in developing an integrated suite of guidance documents to guide development proposals.

11.457 This SPG will identify and describe distinctive landscape character areas and types throughout the plan area.

11.458 In this respect the purpose of the policy is to reflect the specific distinctiveness, qualities, and sensitivities of the County's landscape components.

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change

11.459 This Revised LDP seeks to understand and recognise the role of community and sense of place by seeking to distribute new development in manner that recognises and respects the role and function of our settlements.

11.460 By distributing growth in a sustainable manner it recognises the value of connectivity. The Plan seeks to assist in the creation of connected communities that are resilient, vibrant and can foster a well-being amongst residents.

11.461 Through the creation of a resilient, connected and sustainable County, the Plan seeks to reflect the challenges facing our communities and the need to respond positively. It sets a framework to contribute to tackling climate change and develops a strategy and policy agenda centred on sustainable development, whilst acknowledging the diversity of the County.

11.462 Whilst it is recognised that there is an overlap between the themes and the assignment of policies the following having been identified under this theme:

- **Strategic Policy – SP 16:** Climate Change
- **Strategic Policy – SP 17:** Transport and Accessibility
- **Strategic Policy – SP 18:** Mineral Resources
- **Strategic Policy – SP 19:** Waste Management

11.463 The following policies seek to support the delivery of the Plan's strategic objectives, but also provide high level links and broad conformity with the Well-Being Goals.

Strategic Policy – SP 16: Climate Change

Development proposals will be supported if they respond, adapt, increase resilience, and minimise the causes and impacts of climate change. Proposals must:

- Contribute to a reduction in carbon emissions by reflecting sustainable transport principles and minimising the need to travel, particularly by private motor car;**
- Avoid, or where appropriate, minimise the risk of flooding including the incorporation of measures (such as SuDS and flood resilient design);**
- Promote the energy hierarchy by reducing energy demand, promoting energy efficiency, and increasing the supply of renewable energy;**

- d) **Incorporate appropriate climate responsive design solutions including orientation, layout, density, and low carbon solutions (including design and construction methods) and utilise sustainable construction methods where feasible; and/or**
- e) **Contribute towards the protection and enhancement of GBI assets and resilient ecological networks as carbon sinks.**

Development proposals which are located within areas at risk from flooding will not be permitted unless they accord with the provisions of Planning Policy Wales TAN 15.

11.464 The need to tackle climate change represents a fundamental challenge if sustainable development and the obligations under the Well-being of Future Generations Act 2015 are to be delivered. The economic, social, and environmental implications arising from Climate change are profound and are acknowledged in the South West Wales Area Statement and in the declaration of a climate emergency by the Welsh Government and Carmarthenshire County Council.

11.465 The changing climate and impacts for Wales predicted by the UK Climate Impacts Programme (UKCIP) present the planning system with serious challenges. In addressing them, Planning Policy Wales (PPW) outlines a series of objectives which should be considered during the preparation of a development plan.

11.466 The LDP categorises settlements into a hierarchy which reflects their relative sustainability and takes account of the sustainable transport hierarchy. The Plan's aspiration of minimising the need to travel, particularly by private motor car, and its contributory role towards the facilitation of an integrated transport strategy seeks to direct development to appropriate locations which serve to achieve this.

11.467 The potential impact of flood risk forms an important consideration in the assessment of the appropriateness of sites for inclusion within the LDP. In this regard, a precautionary approach will be adopted in the identification of sites for inclusion in the Plan. The consideration of any proposals in respect of flooding have regard to the provisions of PPW and TAN15: Development and Flood Risk which provides guidance on assessing developments at risk from flooding.

11.468 Proposals affected by flood risk will be required to submit a Flood Consequences Assessment as part of any planning application and the Council will consult with Natural Resources Wales (NRW). Where a site is in part impacted upon by flood risk, the developer

will need to consider the impact of the risk on the developability of the remainder of the site. Where appropriate they should undertake the necessary evidential work (including a flood consequences assessment) to the satisfaction of NRW. Only less vulnerable development will be permitted within Zone C2. Regard should be had to Policy CCH4: Flood Risk Management and Avoidance as contained within this Plan.

11.469 Developments will be expected to exhibit good design principles to promote the efficient use of resources, including minimising waste and pollution generation, and maximising energy efficiency and the efficient use of other resources. Reference should be had to policy SP19 in relation to the waste and the waste hierarchy and minimisation of waste.

11.470 Development proposals will be expected to make full and appropriate use of land. The potential impacts of climate change must be central to the design process, including contribution that location, density, layout and built form can make towards climate responsive developments. In addressing Climate Change, the design of developments will also be expected to reflect the Nature Emergency and provide benefits net benefits for biodiversity.

11.471 The Welsh Government has set targets to decarbonise the public sector, and to achieve net zero carbon status by 2030. The Welsh Government is committed to using the planning system to optimise renewable energy and low carbon energy generation. PPW states that Local Planning Authorities can make a positive provision by considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy⁹⁵. Renewable energy targets have been set by the Welsh Government and include Wales generating 70% of its electricity consumption from renewable energy by 2030⁹⁶.

11.472 Proposals, land uses, and land management practices will be encouraged where they help to secure and protect carbon sinks (including peatlands). Such an approach may enhance resilience to the impacts of climate change and reduce the causes thereof through the protection of carbon sinks.

⁹⁵ Planning Policy Wales: Edition 11 (paragraph 5.9.1)

⁹⁶ https://gov.wales/sites/default/files/publications/2019-06/low-carbon-delivery-plan_1.pdf

11.473 PPW sets out clear guidance in terms of requirements for climate responsive developments and sustainable buildings. Reference should be made to the Practice Guidance – Planning for Sustainable Buildings (WG, 2014).

CCH1 - Renewable Energy within Pre-Assessed Areas and Local Search Areas

Proposals for large scale wind farms of 10MW and over will be permitted within identified Pre-Assessed Areas for Wind Energy, as identified in “Future Wales” subject to them meeting them meeting criteria set below.

Proposals for solar developments of 5MW and larger will be permitted in identified Local Search Areas, provided they do not have an unacceptable impact on visual amenity or landscape character and that they meet the criteria set below.

- a. The development will not have an unacceptable impact on roads, rail or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;**
- b. Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the public, and will not result in unacceptable loss of public accessibility to the area;**
- c. Proposals should be accompanied with appropriate mitigation measures where required, including satisfactory restoration of land following decommissioning.**

CCH2: Renewable Energy Outside Pre-Assessed Areas and Local Search Areas

Proposals for renewable and low carbon energy development and associated infrastructure, will be permitted provided they accord with the following:

- a. The development will not have an unacceptable impact on visual amenity or landscape character through the number, scale, size, design and siting of turbines and associated infrastructure;**
- b. The development will not have an unacceptable impact upon areas designated for their landscape value;**
- c. Wind turbine developments should not have unacceptable cumulative impacts in relation to existing wind turbines components, those which have permission or are proposed;**
- d. The development will not have an unacceptable impact on roads, rail, or aviation safety; electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications or other telecommunications systems;**
- e. Proposals will not cause an unreasonable risk or nuisance to, and impact upon the amenities of, nearby residents or other members of the**

public, and will not result in unacceptable loss of public accessibility to the area;

- f. Proposals should be accompanied with appropriate mitigation measures where required, including satisfactory restoration of land following decommissioning.**

11.474 Policy CCH1 and Policy CCh2 apply to all renewable and low carbon energy developments that require planning permission, and set out the criteria against which proposals will be assessed. Such developments may include onshore windfarms, wind turbines, solar installations, biomass, energy from waste, hydro-power and combined heat, and power.

11.475 This Policy supports the Welsh Government's commitment to reduce our reliance on energy generated from fossil fuels and actively managing the transition to a low carbon economy.

11.476 Particular support will be given to renewable and low carbon energy projects which are developed by communities, or which will benefit the host community. Such schemes will be required to accord with the provisions of the above the policies.

11.477 Associated infrastructure developments that are required to assist the delivery of renewable and low carbon schemes will be supported, for example grid infrastructure and new energy storage facilities provided they accord with the policies of the Plan.

11.478 The WG identifies Pre-Assessed Areas for Wind Energy within "Future Wales". Within these areas, there is a presumption in favour of large-scale wind energy development, including repowering, subject to them meeting criteria set out within Policy 18 of Future Wales. The WG has modelled the likely impact of the landscape within these areas and has found them to be capable of accommodating development in an acceptable way. Large-scale energy developments are classed as Developments of National Significance (DNS). Planning applications for DNS will be determined by Welsh Ministers and include: .

- All on-shore wind generation of 10MW or more.
- Other energy generation sites with a generating power between 10MW and 350MW.

11.479 Within Pre-Assessed Areas for Wind Energy, the Welsh Government has undertaken an assessment to identify these areas in order to provide certainty, in principle, where large-scale wind energy schemes would be acceptable.

Renewable Energy Assessment

11.480 A Renewable Energy Assessment (REA) was undertaken to inform and evidence Policies CCH1 & CCH2 and to identify the potential for renewable energy generation within the area. The method the REA has followed is set out by the Welsh Government, and its content will demonstrate how the Plan can assist in meeting renewable energy generation targets. The REA consists of a high-level, strategic assessment of the potential for different forms of renewable and low-carbon energy generation in different locations.

11.481 Tables 9 and 10 are taken from the REA and detail the realistic renewable energy contributions that could be made towards meeting a proportion of the total demand for energy within the Authority.

2nd Deposit Revised Carmarthenshire Local Development Plan 2018 - 2033

Energy Technology	Capacity Factor Assumed	Maximum* Potential 2033		Existing		Additional Target** 2033		Total Installed Capacity 2033 (MW)	Total Energy Generated 2033 (MWh)
		Electrical Capacity (MWe)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)		
Wind Power (existing include SSAs)	0.27	935.4	2,212,408	164.1	388,129	588.5	1,391,979	752.6	1,780,109
Biomass Energy Crop (CHP)	0.9	18.4	144,857	0	0	0	0	0	0
Energy from Waste with CHP	0.9	0.7	5,751	0	0	0	0	0	0
Hydropower	0.37	6.7	21,860	6.6	21,304	0.1	417	6.7	21,721
Landfill Gas	0.6	2.3	11,826	2.3	11,826	0	0	2.3	11,826
Solar PV Farms	0.1	24,768.6	21,697,316	126.5	110,851	305.2	267,311	431.7	378,162
Other including food waste, animal slurry, poultry litter, sewage sludge & sewage gas (AD with CHP)	0.42	3.3	12,046	1.0	3,679	1.3	4,857	2.3	8,536
Building Integrated	0.1	52.7	46,133	29.4	25,792	4.6	4,068	34.1	29,860
Total	-	25,788	24,151,498	330	561,534	900	1,668,633	1,230	2,230,214
Electrical energy demand 2008					923,148	Projected electrical energy demand			917,389
Percentage electricity demand met by renewable energy resource					61%				243%

* This is the maximum resource, it includes existing capacity and 100% of the potential.

** Targets are based on a percentage of maximum potential minus existing generation.

Table 9: Resource Summary for Renewable Electricity

Energy Technology	Capacity Factor Assumed	Maximum Potential *		Existing		Additional **	Total Installed Capacity		Total Energy Generated
		2033				Target 2033			
		Heat Capacity (MWt)	Energy Generated (MWh)	Installed Capacity (MWt)	Energy Generated (MWh)	Installed Capacity (MWt)	Energy Generated (MWh)	2033 (MW)	2033 (MWh)
Existing Biomass (CHP)	0.5	36.7	160,953	0	0	0	0	0	0
Biomass Boilers, Wood	0.5	36.3	159,197	0	0	0	0	0	0
Energy from Waste with CHP	0.5	1.5	6,390	0	0	0	0	0	0
Other including animal slurry, poultry litter, sewage sludge and sewage gas (AD with CHP)	0.5	3.7	15,990	0.2	986	2.0	8,736	2.2	9,722
Landfill Gas (with CHP)	0.5	0	0	0	0	0	0	0	0
Building Integrated	0.2	89.9	157,440	35.0	61,292	11.0	19,230	46.0	80,522
Total				35.2	62,278	13.0	27,966	48.2	90,244
Heat energy demand 2008					2,130,266		Projected electrical energy demand		1,493,795
Percentage thermal demand met by renewable energy resource					3%				6%

* This is the maximum resource, it includes existing capacity and 100% of the potential.

** Targets are based on a percentage of maximum potential minus existing generation.

Table 10: Resource Summary for Renewable Heat Strategic Search Areas

Pre-Assessed Areas for Wind Energy

Local Search Areas

11.482 The REA has assessed the potential for the Authority to deliver renewable energy, and has concluded that larger scale electricity generation from solar may be viable in parts of the Authority. These areas are set out in the REA, and are annotated on the Proposals Map as Local Search Areas (LSAs). LSAs are identified by applying a series of assumptions and by undertaking a mapping exercise that used layers of constraints. These areas are considered to be the least constrained areas within the Authority in order to deliver energy.

11.483 Three Solar PV LSAs have been identified as being suitable for schemes larger than 5MW. LSAs are identified to encourage developers to further investigate the potential for solar farms in these areas. Further site specific assessments will be required to assist any planning application for such developments.

11.484 Land within LSAs will not be safeguarded for energy generation, however, there will be a prioritisation for such developments where there are simultaneously competing interests. Developments will be required to minimise landscape and visual impacts.

LSA	LSA Area (KM2)	Potential Installed Capacity (MW)	Location
A	3.31	72.9	North East of Farmers
B	0.90	23.8	Mynydd Pencarreg
C	0.99	30.3	West of Talley

Other Technologies

11.485 Whilst the REA recognises that solar technologies have the most potential to deliver renewable energy within the County, proposals for other renewable energy technologies, including biomass, energy from waste, hydro power, and landfill gas will also be favourably considered, subject to meeting the provisions of these policies.

Locational Considerations

11.486 In assessing the cumulative impact of proposals, any unacceptable harm to the landscape, visual impact, noise, ecology, and surface and groundwaters will also be considered against other renewable energy and low carbon developments.

11.487 The amenity of residents and occupants of nearby properties should be considered, and any potential nuisance arising from the development and its associated infrastructure should be minimised. Proposals that would result in unacceptable nuisance arising from the operation of such development, such as noise, safety risk, radio, telecommunications or aviation interference, shadow flicker from wind turbines and glint and glare from solar panels will not be permitted.

11.488 Proposals will be required to ensure that they do not give rise to problems of highway safety or have a detrimental effect on the highway network as a result of construction and maintenance traffic. In siting development, existing bridleways, cycleways and footpaths shall be safeguarded with no permanent loss to their length and quality. Temporary and appropriate re-routing of public rights of way during construction will be required. Encouragement will be given to enhancing existing and providing new recreational facilities.

11.489 Supplementary Planning Guidance will be produced to expand on the provisions of Policy CCH1 and Policy CCH2.

Policy CCH3 – Electric Vehicle Charging Points

Proposals for development will be required to include the installation of an electrical socket suitable for charging electric vehicles

1. Residential Development

Houses	Where houses are provided with a garage, driveway or dedicated parking bay, one standard EV Charging Unit* should be provided per dwelling.
Flats (non-dedicated parking bays)	Where flatted development has integrated parking bays (under croft or parking court) proposals should include at least one dedicated bay with Fast EV Charging Unit (as a minimum) to service the development.

2. Non-Residential Development

For non-residential developments where car parking is provided, at least 10% of those bays should have ULEV charging point. Rapid charging points for electric vehicles, should be provided where the local electricity network is technically able to support this.

11.490 National policy in the form of Planning Policy Wales sets an agenda which seeks to progress towards a shift to low or zero emissions means of road transport. In this respect, it recognises the role of electrical charging points in delivering that shift^[1].

11.491 In taking this view it advocates adopting a sustainable approach which balances short-term needs against long-term objectives in relation to considerations such as reduced public exposure to airborne pollution, noise pollution etc. as part of the preparation of development plans.

11.492 As reflected in figure 12 below, Welsh Government policy sets out a sustainable transport hierarchy in relation to new development. This hierarchy recognises the role of Ultra Low Emission Vehicles in decarbonising transport, particularly in rural areas^[2].



Figure 12: The Sustainable Transport Hierarchy for Planning

11.493 This LDP recognises the diversity of communities across Carmarthenshire noting in particular the largely rural characteristics that typify much of its area. As reflected in PPW such areas often require different approaches to sustainable transport with new development needing to reflect local circumstances. For example, in developing the LDP strategy regard has been had to the potential for growth within rural areas and the identification of sites has had regard to the hierarchy including measures to encourage the use of Ultra Low Emission Vehicles. In this regard the above policy provides a clear focus on access to such vehicles as a positive policy objective for developments across the authority including in rural communities.

^[1] Planning Policy Wales: Edition 11

^[2] Planning Policy Wales: Edition 11

11.494 The Plan recognises the impacts of climate change and the move to decarbonisation with the need to promote access to alternative means of transport in accordance with the provisions of national policy. 35% of Carmarthenshire's residents live in rural areas with 65% of the land area classified as rural. The rural nature of much of Carmarthenshire has therefore been a key consideration in developing the strategy and the distribution of growth.

11.495 Rurality is a particular challenge for public transport, with the sparse populations in most rural areas and communities, served by a low frequency service.

11.496 Whilst it is recognised that the promotion of sustainable transport and indeed the eventual decarbonisation of transport can be achieved in many urban areas it must not further dislocate the connections between urban and rural communities^[3]. In relation to our communities within rural areas the Plan seeks to deliver a sustainable development in a way which references and integrates new and alternative transport approaches including the promotion of ultra-low emission vehicles. Proposals for Flats (non-dedicated parking bays) should provide Rapid charging points where the local electricity network is technically able to support its provision and where it doesn't render the development unviable.

Where a home has a dedicated parking space in the form of a garage or a driveway/parking bay as a minimum requirement a 16 Amp socket should be provided either in a garage or in close proximity to a dedicated car parking place. In the absence of a garage, a wall mounted external socket should be provided.

11.497 Proposals for non-residential and commercial developments should include as a minimum requirement charging points for 10% of car parking spaces. In implementing this requirement regard will be had to the provisions of PPW Edition 11: Paragraph 4.1.39. Note:32 Amp socket. Commercial standalone charging units provide 2 chargers.

11.498 This provision of this policy seeks to future-proof new housing as part of the Councils commitment to tackling the declared climate change emergency. However, it is recognised that as capacity improves across the grid there may be circumstances where the current and projected capacity is unable to meet the demands arising from the policy in relation to a

^[3] Re-energising Wales: Decarbonising Transport in Wales – Institute of Welsh Affairs (June 2018) www.iwa.wales/wp-content/uploads/2018/06/IWA_Decarbonising_Transport-1.pdf

particular development. In such circumstance's application should be accompanied by robust evidence detailing any such issues including viability implications in the undertaking of any infrastructure improvements would have on the development. Reference should be had to the SPG for ULEV requirements in new developments.

CCH4: Water Quality and Protection of Water Resources

Development proposals will, where appropriate, contribute towards improvements to water quality. Proposals will be permitted where they do not compromise or lead to a deterioration in either the water resource or the quality of controlled waters.

Development affecting water resources will only be permitted if it can be demonstrated that there is no adverse effect on the integrity of phosphorus sensitive riverine Special Areas of Conservation (SACs) principally through the treatment of wastewater. To ensure no adverse effect on the integrity of the hydrological catchment area for a designated river SAC, development creating wastewater discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC. This can be achieved through implementation of mitigation measures and associated supplementary planning guidance. Where evidence demonstrates that adverse effects on the integrity of river SAC can be avoided or offset using mitigation, these must be agreed with the Council on a case-by-case basis, in consultation with NRW.

Watercourses will be safeguarded through ecological buffer zones or corridors to protect aspects such as riparian habitats and species, water quality, and provide for flood plain capacity. Proposals will be permitted where they do not have an adverse impact on nature conservation, fisheries, public access, or water related recreation use in the County.

Development proposals must make efficient use of water resources and where appropriate, contribute towards improvements to water quality. SuDS must be implemented where appropriate with approval required through the Sustainable Drainage Approval Body (SAB).

11.499 Water as a resource is extremely valuable and matters such as pollutants, flood prevention, groundwater and the protection and the enhancement of aquatic ecosystems are all important considerations reflected by legislation and guidance. The Water Framework Directive (2000/60/EC) (WFD) sets out the requirements in relation to the water environment and full regard should be had to its content.

11.500 Water pollution and consequent poor water quality can be from a single source, or from diffuse sources, such as from agricultural and urban runoff. The WFD has provided the opportunity to work with partner organisations, particularly Natural Resources Wales, to recognise the need to improve the whole water environment and promote the sustainable
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use of water for the benefit of both people and wildlife. River Basin Management Plans (RBMP) have been prepared which set out environmental objectives and standards, and a programme of measures by which they can be achieved.

11.501 Dŵr Cymru Welsh Water (DCWW) are responsible for the supply and treatment of water within the County. DCWW continue to meet increased demand for sewerage services through legislative and regulatory mechanisms, and supply/demand investment as set out within the Asset Management Programme (AMP). The AMP investment will support future growth and regeneration.

11.502 With regards to the Carmarthen Bay and Estuaries European Marine Site (CBEEMS), reference should be made to Policy INF4. The Burry Inlet SPG has been prepared to elaborate upon this Plan. It seeks to balance environmental and developmental considerations with a view to facilitating the delivery of growth within the revised LDP up to 2033.

11.503 The consideration of the environment is a key concept of sustainable development. Given that the impact of the Plan's allocations and commitments has already been considered by the Authority and deliverability established, this Policy simply provides a means to explore project or application-level matters on a site-by-site basis, as and where appropriate. This Policy seeks to provide the Authority with a means to consider the merits of proposals that come forward within the Plan period that are not currently identified within the Plan.

11.504 Water quality can be improved through measures such as effective design, construction and operation of sewerage systems, the use of GBI such as wetlands or greenspace for flood alleviation, and the use of SuDS. The promotion of good agricultural practice and the sustainable management of natural resources would also contribute to improvements in quality. Where appropriate and applicable to the planning system, this Plan identifies measures that can be taken forward. Reference is made to restoration as a key principle of the Water Framework Directive, such as the use of green engineering to restore the natural state and functioning of the river system by removing culverts to help support biodiversity, recreation, flood management and landscape development.

11.505 Proposals should seek wherever possible to incorporate water conservation techniques including rainwater harvesting and grey-water recycling.

11.506 The water resources requirements for Carmarthenshire are supplied entirely by DCWW, and the county lies within the Tywi conjunctive use system (Tywi WRZ). The most recent DCWW Resource Management Plan predicts that the Tywi WRZ will be in surplus throughout the period of the LDP, based on the projected increase in household numbers within Carmarthenshire of 14.6% between 2014 and 2039, with an increase from 82,751 to 89,532 between 2018 and 2033. This overall growth forecast exceeds the growth provided for in the LDP.

11.507 Development should seek to connect to the existing mains waste water infrastructure network in the first instance. Exceptionally, for development where it is not feasible to connect to public waste water treatment works (WWTW), any such proposals will need to justify why connection is not feasible and demonstrate compliance with WG Circular 008/2018 and Natural Resources Wales guidance for connections to private treatment works/septic tanks. New development proposals which place pressure on the capacity of the existing water supply and the water and sewerage treatment infrastructure must ensure the necessary infrastructure is in place or will be provided to serve them within an appropriate AMP programme. The increasing pressure on the infrastructure and on nature is an important consideration and new development will be expected to demonstrate that adequate consideration is given to the conservation of water resources and the protection of water quality.

11.508 Additional considerations apply to new development where there is the potential for increases in phosphorus, particularly because of waste water discharges, to have an adverse effect on the integrity of the Afon Cleddau, Afon Teifi, Afon Tywi and River Wye Special Areas of Conservation (SAC's), in line with the Habitats Regulations 2017 (as amended).

11.509 Increases in flows to mains WWTW can lead to increases in nutrients in watercourses because of discharges from the works. This policy seeks to manage waste water discharges arising from new development to ensure compliance with the Habitats Regulations 2017 (as amended) and known WWTW constraints. It applies to all riverine SAC's within Carmarthenshire including their tributaries.

11.510 In January 2021, Natural Resources Wales (NRW) set new phosphorus standards for riverine Special Areas of Conservation (SACs). In respect of Carmarthenshire, compliance tests undertaken by NRW found failure to meet these new standards in the Afon Cleddau and Afon Teifi.

11.511 To facilitate delivery of development which may be affected by this policy, the Council have prepared 'the 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy'. The document sets out the strategic approach for delivering phosphorus reductions in these catchments while also facilitating LDP growth and demonstrating that mitigation can be delivered in practice. The document sets out a range of measures, which have been agreed in consultation with NRW. The 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy' are living documents that will develop during the lifetime of the LDP, in consultation with NRW.

11.512 The delivery of the 'Afon Tywi and Afon Teifi Phosphorus Reduction Strategy' will be supported by the established of Afon Tywi, Teifi and Cleaddau Nutrient Management Boards (NMB's). These Boards which will have wider duties with a broader aim to deliver the long-term solutions on a catchment basis, both to address the issue of excessive phosphorus in rivers, generated from existing activities and land uses in the wider catchment, and to identify measures which might be relied upon to deliver wider benefits and net reductions across the catchment. These measures are outside the scope of the LDP and planning but are important for a robust approach to reducing phosphorus in Carmarthenshire's riverine SAC's. SPG will be produced to support the policy and mitigation approaches identified and to further elaborate on the role of s106 and developer contributions.

11.513 Matters relating to abstraction and water supply will need to be continually monitored, to ensure that the growth identified within this LDP is commensurate with the availability of the resource, over and above the protection allowed through this policy. Reference should be made to Carmarthen Bay Abstraction Licencing Strategy (2014).

11.514 The Council will continue to work with and consult NRW and DCWW on development proposals as appropriate. The Council will also further consult NRW on development proposals in the vicinity of river corridors and estuaries. Prospective developers should seek the advice and consent of NRW when appropriate. The requirement for an appropriate buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity. The requirement is 8 meters where proposals relate to a main river, and 7 meters where proposals relate to an ordinary watercourse. Where proposals relate to a main river or ordinary watercourse, the requirement for an appropriate buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity. In some circumstances, activity near watercourses will need consents including Flood Risk Activity Permits (FRAP) from NRW on main rivers and/or Flood Defence Consents from the LLFA on ordinary watercourses

11.515 Proposals must satisfy the policies and provisions of the Plan as a whole. Specific reference may be made however to Strategic Policy 13 –Maintaining and Enhancing the Natural Environment, most notably in relation to sites of international importance to nature conservation. There are opportunities to acknowledge and embrace GBI as part of a placemaking approach.

11.516 Reference should be had to paragraph 11.536 of Policy PSD12 in relation to proposals that lead to increases in nutrient loading to the environment and potentially impact upon water and air quality.

CCH5: Flood Risk Management and Avoidance

Proposals for development located within areas of identified flood risk will only be permitted in exceptional circumstances, where:

- a) In areas at risk of fluvial, pluvial, coastal and reservoir flooding, where it can be demonstrated that the development meets the justification tests set out within National Policy⁹⁷ and is supported by robust technical evidential statement. However, only less vulnerable development will be permitted within Zone C2.**
- b) Where it would not have a detrimental effect on the integrity of existing fluvial, pluvial, or coastal flood defences, or would impede access to existing and future defences for maintenance and emergency purposes;**
- c) it would not lead to an unacceptable increase in the risk of flooding on the site or elsewhere will not be permitted; or,**
- d) In areas subject to flood risk from localised sources, a drainage strategy is submitted which demonstrates to the Council's satisfaction that the impacts can be managed or alleviated.**

Proposals should seek to incorporate effective and environmentally sympathetic flood risk mitigation measures, such as SuDS.

Proposals where there is the potential for floodplain reconnection should be incorporated into the development to ensure that opportunities are maximised, and that floodplain storage and water flow are not adversely affected.

11.517 The majority of Carmarthenshire's settlements are located by rivers or the coast. This reflects the historical development pattern and whilst the Plan cannot influence the spatial patterns of the past, it can help shape the decisions with the wellbeing of future generations in mind.

⁹⁷ As identified within Technical Advice Note 15 (2004) – Development Advice Maps
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11.518 Whilst an understanding and recognition of river and tidal flooding has been implicit in planning practice for many years, there is now an increasing awareness of other sources of flooding – notably surface water. These other sources can impact upon settlements that are not close to a river or the coast.

11.519 The policy, and the strategic direction of the Plan recognises and reflects the need for a sustainable approach to flood risk. As such, this Plan priorities the protection of the undeveloped or unobstructed floodplain from development and seeks to prevent the cumulative effects of incremental development⁹⁸. However, it also seeks to recognise that the dynamics of flood risk are complex and extend beyond the on-site connotations in respect of the siting of an individual development.

11.520 The Plan has regard to the provisions of national planning policy on flood risk and a precautionary approach has been taken in formulating policies which identify land use allocations and site specific proposals. The Plan also looks to recognise the dynamic nature of flood risk but also their vital contribution to the environmental qualities, biodiversity, green and blue infrastructure network, and the intrinsic landscape value of the County.

11.521 The contribution of natural channel processes is recognised, and the policy encourages floodplain reconnection. Consequently, developments and notably new infrastructure should be designed in a way which does not result in the net loss of floodplain storage, impede water flows, or increase flood risk elsewhere⁹⁹. Regard should be had to the Working with Natural Processes (WWNP) Floodplain Reconnection Potential¹⁰⁰.

11.522 National policy in respect of flood risk is set out within Technical Advice Note 15: Development and Flood Risk (2004). The fluvial and tidal flood risk areas are set out on the accompanying Development Advice Maps (DAM). These areas are categorised as 4 zones, namely Zone A, Zone B, and more notably Zones C1 and C2 which are more susceptible to flooding.

11.523 Development will only be considered in areas at a high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements

⁹⁸ Planning Policy Wales Edition 11

⁹⁹ Planning Policy Wales Edition 11

¹⁰⁰ <http://lle.gov.wales/catalogue/item/WWNPFloodplainReconnectionPotentialWales/?lang=en>

set out in TAN 15. Where a development is proposed in an area of identified flood risk an accompanying technical evidential statement must be provided to satisfy the provisions of TAN15 and show clearly that the new development will alleviate the threat and consequences of flooding.

CCH6: Renewable and Low Carbon Energy in New Developments

Development proposals that connect to existing sources of renewable energy, district heating networks, or use low carbon technology will be supported.

Development proposals that include: residential development of 100 or more homes; or development with a total floorspace of 1000sq m or more; will be required to submit an Energy Assessment to determine the feasibility of incorporating such a scheme, and where viable, would be required to implement the scheme.

Major developments that consume significant energy will be encouraged to facilitate the development of, and/or connection to proposed District Heating and Cooling Networks.

11.524 This policy seeks to encourage the incorporation of renewable and low carbon energy in all new developments.

11.525 An Energy Assessment will investigate the potential to incorporate and use low carbon technology, or to use existing sources of renewable energy or district heating networks. Assessments will be required to demonstrate how the development can make a contribution towards increased levels of energy generation from renewable or low carbon sources.

11.526 Further guidance will be provided in the Renewable and Low Carbon Energy Supplementary Planning Guidance.

CCH7: Climate Change – Forest, Woodland, and Tree Planting

Support will be given to proposals which seek the creation and protection of new (or the enhancement of existing) woodland, forests, tree belts and corridors, and where they promote the delivery of the national and local decarbonisation targets.

Support will be given to proposals that will deliver the multiple benefits associated with well-designed and well managed trees, woodlands, and forests (e.g., carbon sequestration, flood alleviation, improvements in air and water quality, nutrient mitigation, biodiversity and nature recovery, landscape, health and well-being, and amenity value).

Proposals should consider potential adverse effects upon the environment, cultural heritage, communities, and landscape, and, where appropriate, follow the mitigation hierarchy.

11.527 In 2021, Welsh Government has identified a target of increasing woodland cover in Wales by at least 5,000 hectares per annum to tackle the climate emergency ¹⁰¹. This policy reflects this national objective and the commitment to the creation of a national forest. There are opportunities to create links to GBI, incorporate active travel facilities and enhance tourism and leisure opportunities, as well as promoting enhanced biodiversity, connectivity, and ecosystems resilience. Well-designed woodland planting can address both the Climate and Nature Emergencies, as declared by Welsh Government and the Council.

11.528 Trees are recognised as have multiple benefits, as outlined within the South West Wales Area Statement ¹⁰² and The Welsh Government's Strategy for Woodlands and Trees ¹⁰³. Trees, forest, and woodland provides a range of ecosystem services, such as improving air quality, providing a cooling effect and shade in summer, reducing noise, carbon sequestration and increasing resilience to climate change trees, forests and woodlands also offer aesthetic and amenity value, and can act as landmark features within our settlements and open countryside. They can contribute to nature conservation and increase biodiversity, and often have historic and recreational value. They also help to generate a feeling of 'well-being' and have an economic benefits.

11.529 The planting of trees, woodlands and forests can assist in tackling issues around flood risk, providing a soft engineering solution which can be undertaken in isolation or in conjunction with hard infrastructure (man-made structures). Proposals will be expected to demonstrate how they will contribute to flood risk alleviation.

11.530 Planting proposals that are designed to create woodlands and forests which will be managed using silvicultural systems that do not rely on clear felling, and which will be managed using low impact or continuous cover systems will be supported.

¹⁰¹ <https://gov.wales/written-statement-trees-and-timber>

¹⁰² <https://naturalresources.wales/about-us/area-statements/south-west-wales-area-statement/cross-cutting-theme-mitigating-and-adapting-to-a-changing-climate/?lang=en>

¹⁰³ https://gov.wales/sites/default/files/publications/2018-06/woodlands-for-wales-strategy_0.pdf

11.531 Proposals must be appropriate to the cultural and ecological character of the locality, in addition to the wider landscape. The Plan supports the planting of a type, scale, design, and species mix that is appropriate to the locality. Where appropriate, support may also be given towards land-use change for proposals which are design to mitigate the impacts of climate change and have multiple benefits (as highlighted above). As proposals should consider potential adverse effects upon the landscape, nature conservation, and the historic environment in line with the mitigation hierarchy, specific reference is made to NE1, NE2, and BHE2.

Strategic Policy – SP 17: Transport and Accessibility

Sustainable and deliverable development requires an integrated, accessible, reliable, efficient, safe, and sustainable transport network to underpin delivery. The Plan therefore contributes to the delivery of a sustainable transport system and associated infrastructure through:

- 1. Reducing the need to travel, particularly by private motor car;**
- 2. Addressing social inclusion through increased accessibility to employment, services, and facilities;**
- 3. Supporting and, where applicable, enhancing alternatives to the motor car, such as public transport (including park and ride facilities and encouraging the adoption of travel plans) and active travel through cycling and walking;**
- 4. Re-enforcing the function and role of settlements in accordance with the settlement framework;**
- 5. Promoting the efficient use of the transport network;**
- 6. Enhancing accessibility to places of employment, homes, services, facilities, and other significant trip generating proposals at locations with access to appropriate transport infrastructure;**
- 7. The incorporation of design and access solutions within developments to promote accessibility;**
- 8. Providing walking and cycling routes, linking in with active travel and green and blue infrastructure networks;**
- 9. Providing for new technological solutions through Ultra Low Emission Vehicles Charging Points in new developments; and,**
- 10. Adopting a sustainable approach to the design, function, and layout of new development, including providing appropriate levels of parking.**

11.532 The LDP and the Policy recognises the role that movement, connectivity, legibility, and their associated transport links play, particularly across a county as diverse as Carmarthenshire. The LDP strategy reflects and promotes the principles of sustainability and accessibility to essential services and facilities with the aim of achieving viable, self-supporting settlements and sustainable communities thus increasing social inclusion, cohesion and economic diversity and vibrancy. The settlement framework reflects the sustainability of settlements and the sustainable transport hierarchy by locating development where services, jobs, shopping and leisure facilities are located, but also recognising the diversity of the County and its rural communities including the rural areas. The County's transport network is diverse, connecting people and services through the highway, public transport, pedestrian and cycle routes, and PROWs (including bridleways).

11.533 In achieving the above, the strategy has regard to the highway and rail network along with accessibility to public transport and the potential for growth of settlements reflecting their levels of accessibility. In urban settlements the nature of their connectivity and frequency of transport is reflected through the settlement hierarchy. However, even within

some of these settlements there is an inconsistency in the availability of an active travel network. Across the more rural areas and their communities, a lack of public transport access and the links afforded through active travel networks is inevitably more fragmented consequently this needs to be balanced against a development's potential contribution towards sustaining that community and the rural economy of the area.

11.534 The Plan will seek to guide development in the rural parts of the County to within and adjoining defined settlements, as opposed to sporadic countryside locations except where in accordance with the policies of this plan.

11.535 The Policy highlights the need for improvements to, and expansion of, Active Travel and public transport as part of proposals for development. This reflects the move away from the use of the private motor car. The Policy however also seeks to reflect the potential in terms of reducing harmful emissions through the introduction of Ultra Low Emission Vehicle Charging points in new development (reference should be made to Policy: CCH3).

11.536 This seeks in part to respond to the diversity of the County, accessibility and the aim of reducing the need to travel (and reducing CO2 emissions) and this remains a challenge for a large part of Carmarthenshire. This challenge is particularly evident when addressing the need to sustain rural areas, and to ensure that their communities do not suffer social exclusion. This must also relate to a realistic acceptance that the motor car remains an important means of travel in such areas.

11.537 Minimising travel may also be possible through an integrated transport strategy and the development of self-sustaining communities (including the availability of services and facilities) and the availability of alternatives through appropriate initiatives such as 'Bwcabus'. It is recognised that developing public transport as a viable and credible alternative to the use of the private car will assist in the reduction of congestion on key transport corridors. It is however also recognised that as technology progresses the potential impact or otherwise of the private car itself will change.

11.538 The LDP seeks to positively promote solutions which encourage access to technological changes, including electric charging points, in promoting a reduction in harmful emissions and enhancing social inclusion and accessibility.

11.539 Where a scheme is identified as requiring further feasibility, design, and preparation it is not identified within the LDP. This reflects the potential for an absence of clear indications of delivery.

11.540 The role of the County as a centre for cycling in Wales is recognised and the Council’s Cycling Strategy will be considered and where appropriate reflected as the LDP progresses. In this respect, the role of the cycling network as an economic driver and leisure and tourism asset is recognised. Similarly, its contribution to the promotion of accessibility and benefits to our communities are also recognised, as is the contribution of the public footpath network and bridleways.

11.541 The following table identifies the primary road network, including trunk roads, and the core network. These routes are identified on the constraints map as corridors for movement.

Primary and Core Road Networks

Primary Road Network (corresponds to the identified Strategic network):

M4	A484	A40 (T)
A48	A476	B4310
A4138	A477 (T)	B4335
A474	A4878	B4336
A483 (T)	A4069	B4459
A48 (T)	A482	B4039
A486	A485	B4317

Core Road Network (corresponds to the identified Highway network):

A4066	B4304	B4556
A4068	B4306	B4301
B4299	B4300	B4303
B4333	B4328	B4314
B4310	B4312	B4297
B4337	B4308	
B4302	B4368	

TRA1: Transport and Highways Infrastructural Improvements

Transport routes, improvements and associated infrastructural facilities which deliver the objectives and priorities of the Joint Transport Plan for South West Wales (2015 – 2020) will be supported.

The improvements to the highway infrastructure as part of the Cross Hands Economic Link Road will be safeguarded with the route identified on the proposals map.

Proposals which maintain and enhance an integrated sustainable transport network will also be supported where they accord with the policies and provisions of this Plan. Development proposals which do not prejudice the efficient implementation of any identified improvement or scheme will be permitted.

11.542 The Regional Transport Plan identifies the Cross Hands Economic Link Road as a Transformational connectivity project for the Swansea Bay City Region.

11.543 Significant progress has been made in the delivery of the Cross Hands Economic Link Road (ELR) with Phase 1 opening as part of facilitating the Cross Hands East Strategic Employment Site. A further phase between Llandeilo Road and Penygroes is under construction and nearing completion. The final phase between Black Lion Road and Penygroes has planning permission and provides an opportunity to facilitate further development of the former Emlyn Brickworks site in Penygroes. This scheme includes associated earthworks, drainage, lighting, signing etc. together with accommodation works and associated environmental mitigation works.

11.544 The ELR will ease congestion at the A48 Cross Hands Roundabout which is part of the Trans European Network (TENS) as well as improve safety at the "6 ways" junction in Gorslas. The scheme will provide a key link in the highway network to Llandeilo as part of the Swansea to Manchester trunk road.

11.545 The new link road from A40 dual carriageway to College Road near Parc Dewi Sant and Trinity St. David's University was opened in March 2019. This allowed access to education and employment sites as well as delivering infrastructure for future housing growth and facilitating the Yr Egin (S4C) development (see Policy SP5: Strategic Sites).

11.545 Ammanford Distributor Road Phase 2 is identified as part of a long-term proposal to assist in economic regeneration of the wider Ammanford and Amman Valley areas. Whilst the LDP does not safeguard or identify this route, it recognises its status within the Joint Transport Plan and the Council will monitor any progress towards its delivery. The absence of clear indications of delivery and a defined alignment dictate that it is not identified within the Policy or on the proposal map.

11.546 Further schemes identified within the Regional Transport Plan for Carmarthenshire 2015 – 2020 include those schemes listed for 2020 – 2030 and will be reviewed considering progress updates emanating from the Joint Transport Plan and future strategies:

- Ammanford Economic Regeneration Infrastructure (Wind St/Tirydail) – Junction improvements (completed 2019)
- Carmarthenshire Strategic Transport Corridors and Interchanges - ongoing improvements to main Bus Corridors.
- Carmarthenshire Walking and Cycling Linkages - Continued development of a comprehensive network of Walking & Cycling Linkages such as the Amman Valley Cycleway, Carmarthenshire employment routes and the National Cycle Network to improve access to employment, education and other services as well encouraging tourism and healthy lifestyles.
- A4138 Access into Llanelli incorporating Llanelli/M4 Park and ride/share – Subject to further design and implementation of preferred options from 2019/20.
- Towy Valley Transport Corridor (Towy Valley Cycleway) - Cycleway with links to key attractions including the market towns of Carmarthen and Llandeilo with a phased approach to implementation with the initial phase under construction.
- Llanelli Integrated Transport Interchange – In the Station Road/Copperworks Road areas, this represents a key focal point for transport interchange between a number of modes, including the Town’s railway station, key commercial bus routes and a park and ride (rail) facility.
- Sustainable Travel Centres - May include EV charging infrastructure, targeted home zones, interchange improvements, cycle racks and employment centred sustainable travel routes
- Access to Pembrey Country Park - Replace/upgrade the existing single lane road over the Rail Bridge which currently serves Pembrey County Park (PCP).

TRA2: Active Travel

Proposals which enhance walking and cycling access by incorporating the following within the site, and/or making financial contributions towards the delivery of off-site provision, will be supported:

- a) Permeable, legible, direct, convenient, attractive and safe walking and cycling routes connecting the development to: surrounding settlements; public transport nodes; community facilities; commercial and employment areas; tourism facilities; and, leisure opportunities;**

- b) Improvements, connections, and/or extensions to: footpath network and existing PROWs (including bridleways); cycle network and routes; Safe Routes to School; and, routes forming part of the Green and Blue Infrastructure network; and**
- c) Facilities that encourage the uptake of walking and cycling, including: appropriate signage; secure and convenient cycle parking; and changing and associated facilities.**

Proposals which have a significant adverse impact on PROW or existing routes identified through the Active Travel (Wales) Act 2013 will be expected to contribute to the delivery the Council's Active Travel Plan.

11.547 Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services¹⁰⁴.

11.548 The Plan seeks to promote accessibility to alternative means of transport to help reduce car use, and to support the Council in fulfilling its legal duty under the Active Travel (Wales) Act 2013 to develop, improve and maintain local walking and cycling networks. Proposals will be encouraged to use Standards of good practice including the Active Travel Act Design Standards and other relevant guidance to ensure the design principles reflect and deliver Active Travel. Regard should also be had to the Council's Highways Design Guide.

11.549 In utilising this policy regard should be had to the provisions of the LDP on placemaking and green and blue infrastructure. In this respect, the Plan emphasises a commitment to quality environments and design, with active travel and walking and cycling as important components.

11.550 Proposals within rural areas should reflect the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys¹⁰⁵.

¹⁰⁴ Planning Policy Wales Edition 11

¹⁰⁵ Planning Policy Wales Edition 11

TRA3: Gwili Railway

Proposals will be permitted where they do not prejudice the following in relation to the Gwili Railway:

- a) The extension of the Gwili Railway northwards to Llanpumsaint;**
- b) The provision of a new station at Glangwili, Carmarthen.**

11.551 Proposals for the Gwili Railway will be considered in light of their effect on local traffic conditions, on the quality of the environment and infrastructural requirements.

11.552 The Gwili Railway is an important tourist attraction and the Council will support the long-term proposals to extend the line northwards ultimately to Llanpumsaint and the provision of a new station as identified within the Policy.

11.553 The safeguarded areas and routes are shown on the Proposals Map.

TRA4: Redundant Rail Corridors

Proposals for development which do not prejudice the re-use of redundant rail corridors for potential future recreational and rail development purposes will be supported.

Proposals should also recognise the importance of redundant rail corridors as wildlife corridors and opportunities for expanding the network of green and blue infrastructure.

11.554 The Plan area has a number of former railway lines which offer considerable benefit for recreational activities including cycle routes, footpaths and bridleways. Consideration also needs to be given to the potential future re-use of rail routes when considering proposals, which may impact upon the continuity and availability of the route.

TRA5: Highways and Access Standards in Development

Proposals for development will be permitted where they:

- a) Incorporate the necessary access standards reflecting the road classification and conditions;**
- b) Include appropriate visibility splays and design features necessary to ensure highway safety and that the ease of movement is maintained, and enhanced where required;**

- c) Do not generate unacceptable levels of traffic which has a detrimental impact on the surrounding road network, highway safety, or would cause significant harm to the amenity of residents.**
- d) Will not result in offsite congestion in terms of parking or service provision.**

11.555 Where a development proposal is likely to raise issues in respect of highway capacity of the network, contributions may be required to facilitate appropriate works as part of the granting of any permission.

11.556 In using this policy, reference should also be made to Policy PSD1: Effective Design Solutions: Sustainability and Placemaking, and to the content of the Highways Design Guide which will be adopted as SPG

Strategic Policy SP 18: Mineral Resources

The County's identified mineral resources will be sustainably managed by:

- a) Ensuring an adequate supply of minerals, including maintaining an adequate landbank of permitted aggregate reserves (a minimum 10 years for hard crushed rock, and a minimum 7 years for sand and gravel) throughout the Plan period;**
- b) Encouraging the efficient and appropriate use of high quality minerals and maximising the potential for the re-use and recycling of suitable minerals as an alternative to primary won aggregates;**
- c) Safeguarding minerals infrastructure, and areas underlain by minerals of economic importance where they could be worked in the future, to ensure that such resources and infrastructure are not unnecessarily sterilised by other forms of development;**
- d) The use of buffer zones to reduce the conflict between mineral development and sensitive development;**
- e) Securing appropriate restoration which can deliver specific environmental and community benefits.**

An 'Area of search' for Sand and Gravel has been defined on the Proposals Map which will form the basis for future exploration and production in order to satisfy the broader subregional requirement as set out in RTS2

11.557 The LDP will seek to ensure that the County provides positively for the working of mineral resources to meet society's needs, and that such resources and minerals infrastructure are safeguarded from sterilisation. In doing so, the LDP seeks to ensure that a proper balance is struck between this fundamental requirement, the need to ensure a

prudent use of these finite resources, and the protection of existing amenity and the environment.

11.558 Carmarthenshire has a wide variety of mineral resources as a result of its complex geology. The main feature in the south of the County is the broad sweep of the Coal Measures outcrop, fringed to the north by Carboniferous Limestone. Limestone quarrying is the largest of the extractive industries in the County. The northern parts of the County are underlain by older rocks of Ordovician and Silurian age, mainly sandstones, shales and slates. The economic significance of these is variable.

11.559 Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties– Second Review (RTS2) (September 2020) sets out the contribution that each constituent local authority should make towards meeting the regional demand for aggregates (both hard crushed rock, and sand and gravel).

11.560 For crushed rock, Carmarthenshire forms part of the Swansea City Sub-region, along with the local authorities of Swansea and Neath Port Talbot. Although at present, Swansea is unable to demonstrate an inability to meet RTS2 apportionments, there are more than sufficient reserves within NPT and Carmarthenshire to take up the joint apportionment within this period without resulting in under provision. A statement of sub-regional collaboration (SSRC) has been produced which demonstrates how the constituent Authorities satisfy the requirements of RTS2 in respect of future crushed rock provision.

11.561 In terms of sand and gravel provision, it must be noted that the First Review of the RTS (RTS1) suggested that there would be merit in developing a combined approach to future apportionments and allocations between Pembrokeshire, Ceredigion and Carmarthenshire. Although Carmarthenshire is in a separate sub-region (primarily because of the market for crushed rock in the Swansea area), it is recommended in RTS2 that these joint working arrangements [suggested in RTS1] should continue, with regard to sand & gravel. Therefore, a joint approach is being pursued by Pembrokeshire, Ceredigion and Carmarthenshire for the provision of the allocation requirement for 3.626 million tonnes over the period up to 2038.

11.562 In the event that the allocations for sand and gravel in the three constituent authorities are not sufficient to meet the 3.626 million tonnes over the period up to 2038, an 'area of search' for sand and gravel has been identified on the proposals map (with further areas being identified by Pembrokeshire and Ceredigion in their respective Revised LDPs).

Furthermore, a statement of sub-regional collaboration (SSRC) has been produced which demonstrates how the constituent Authorities satisfy the requirements of RTS2 in respect of future sand and gravel provision.

11.563 In respect of working the resource within the area of search, this will not be carried out within 100m of residential properties. Furthermore, proposals will need to accord with the criteria set out within Policy MR1 Mineral Proposals.”

11.564 There is a clear direction from the Welsh Government to avoid the continued extraction and consumption of fossil fuels. Therefore, the Authority does not propose to safeguard coal resources. The Council is required to notify the Welsh Government in the event of proposals for coal or petroleum operations that it is not minded to refuse.

MR1: Mineral Proposals

Proposals for mineral extraction will be permitted where there is a proven national, regional or local need for the mineral which cannot be met from existing sources or from secondary or recycled material, and where they would not result in any significant adverse impacts upon public health, the environment, local amenity and the local transport network. Applications for minerals proposals will be assessed against the following criteria:

- a. Suitable access and transport routes have been identified and the potential for minerals to be transported by means other than road has been adequately assessed;**
- b. Noise is demonstrated to be within acceptable levels;**
- c. The best practicable means are identified to control dust, smoke, fumes and to ensure that operations do not cause a deterioration in local air quality or an unacceptable impact on public health;**
- d. Blasting is controlled within acceptable levels;**
- e. Potential impacts on groundwater resources, surface water resources and water supplies are identified and demonstrated to not cause adverse effects and be within acceptable levels;**
- f. There are no unacceptable adverse impacts upon sites of nature conservation importance and ecological features, and adverse impacts upon sites of historic, cultural and landscape importance are identified and demonstrated to be minimal;**
- g. Effective mitigation measures proposed to minimise any potential effects from subsidence or land instability have been identified and demonstrated to the Council’s satisfaction;**
- h. Adverse impact on landscape character and visual amenity is not significant;**
- i. Opportunities for the re-use and/or recycling of mineral waste are maximised;**

- j. Satisfactory proposals have been submitted for restoration, landscaping, after use, and after care of the site.**
- k. Effective measures should ensure that utilities infrastructure is protected.**

11.565 The purpose of the policy is to maintain a balance between meeting national, regional and local demand for minerals and minimising the potential adverse effects that could result from such operations. Minerals extraction can have positive effects on local areas and communities by providing a source of employment and contributing to the local economy, but at the same time measures have to be put in place to protect local health and amenity and the environment from any negative effects that may result. Particular consideration should be given to the potential for impacts to groundwater and water resources and also to public health, the environment (including landscape/townscape and historic designations), local amenity, the local transport network and other environmental parameters.

11.566 It is essential to plan mineral operations which are environmentally acceptable from the outset. The use of planning controls, such as conditions, legal obligations, and monitoring and enforcement can ensure effective control of operations at mineral sites. The controls should be used where they are necessary and relevant to the individual circumstances under consideration. Acceptable levels of impact will vary at different mineral sites and will be dependent upon a number of factors. It will be up to the Authority to determine these in respect of each individual planning application.

MR2: Mineral Buffer Zones

Provision has been made for Buffer Zones around all sites with extant planning permission for mineral working.

New sensitive non-mineral development will not normally be permitted within the identified buffer zones. All buffer zones have been identified on the proposals map.

11.567 Buffer zones are used to provide areas of protection around permitted and proposed mineral workings where new development which would be sensitive to adverse impact, including residential areas, hospitals and schools, should be resisted. The identification of buffer zones will ensure that there is clear guidance on the proximity of mineral operations to sensitive land uses, and that the potential impact of mineral workings is recognised and planned for in the area around the existing and proposed mineral operations.

11.568 The buffer zone distances of 200m (minimum) around hard rock quarries and 100m (minimum) around sand and gravel extraction sites are set out in *MTAN1: Aggregates*,¹⁰⁶ and 500m buffer zones around coal working sites is set out *MTAN2: Coal*.¹⁰⁷ Exceptions to these distances will be considered in accordance with the provisions set out in *MTANs 1 & 2*.

MR3: Mineral Safeguarding Areas

Planning permission will not be granted for development proposals where they would permanently sterilise resources of aggregate identified within the mineral safeguarding areas on the proposals map unless:

- a. The applicant can demonstrate that the extraction of the mineral is impracticable, uneconomic or environmentally unacceptable (including compromising amenity and social considerations); or**
- b. The mineral resource has already been extracted; or**
- c. The mineral can be extracted satisfactorily prior to the development taking place; or**
- d. The development is of a temporary nature and can be completed and the site restored within the timescale that the mineral is likely to be needed; or,**
- e. The nature and location of the development would have no significant impact on the potential working of the resource.**

11.569 PPW stresses the importance of safeguarding mineral resources that meet society's needs now and in the future. This, however, does not necessarily indicate a presumption in favour of working the mineral deposits, merely that the location of the mineral is known. The safeguarded areas shown on the Proposals Map relate to the British Geological Survey (BGS) Aggregate Safeguarding Map for South West Wales.

11.570 Development on safeguarded areas may only proceed if the developer can satisfy any of the above criteria. When viewed with other relevant policies of the plan (particularly MR1), mineral extraction will not be appropriate within or adjacent to settlement development limits. However, in cases where other forms of development are proposed in such areas (and a mineral resource worthy of safeguarding has been identified), prior extraction of the resource should be considered as part of the application whilst ensuring that any operation does not have any unacceptable adverse impacts upon the environment, human health, and local amenity.

¹⁰⁶ Minerals Technical Advice Note 1: Aggregates

¹⁰⁷ Minerals Technical Advice Note 2: Coal

11.571 With regard to aggregates (hard rock, and sand and gravel) identified and safeguarded on the proposals map, the extraction of mineral resources will generally not be acceptable within 200 metres of identified settlements in the LDP (for hard rock) and within 100 metres (for sand and gravel).

11.572 At present there are no marine wharves within the County. Potential future proposals, where acceptable, will be protected to safeguard marine sand and gravel supply route(s) into the area. Llanelli Sands' operational site in Burry Port (together with the associated 'marine landing site') is identified on the Proposals map, and within Appendix 4 (Minerals Sites), and safeguarded accordingly.

Strategic Policy – SP 19: Sustainable Waste Management

Provision will be made to facilitate the sustainable management of waste through:

- a) **The allocation of adequate, appropriate land to provide for an integrated network of waste management facilities;**
- b) **Supporting proposals for waste management which involve the management of waste in accordance with the ranking set out within in the waste hierarchy;**
- c) **Supporting proposals which have regard to the nearest appropriate installation concept and principles of proximity and self-sufficiency¹⁰⁸;**
- d) **Supporting proposals for new in-building waste management facilities at existing and allocated industrial sites (B2 use) which are suitable for waste management facilities;**
- e) **Acknowledging that certain types of waste facility may need to be located outside the development limits of settlements;**
- f) **Ensuring that provision is made for the sustainable management of waste in all new development, including securing opportunities to minimise the production of waste.**

Development proposals must ensure that:

- i. **There are no significant, adverse effects upon public health, the environment, local amenity and the local transport network;**
- ii. **The proposal is compatible with any neighbouring uses or activities.**

The co-location of waste management facilities to enable the development of heat networks will be supported, subject to the above criteria; and

Waste related proposals must be supported by an appropriate Waste Planning Assessment.

11.573 Planning issues which must be taken into account when preparing applications for waste developments are set out within Annex C of Technical Advice Note (TAN) 21 Waste (2014). Applications will need to demonstrate how the proposal will contribute towards meeting the objectives in the National Waste Strategy *Towards Zero Waste* and the Collections, Infrastructure and Markets Sector Plan (CIMSP). A Waste Planning Assessment (WPA) should be submitted with all applications for a waste facility classified as a disposal, recovery, or recycling facility. The WPA should be appropriate and proportionate to the

¹⁰⁸ Article 16 of the EU Waste Framework Directive, 2008

nature, size and scale of the development proposed. Further advice is contained within Annex B of TAN 21 Waste.

11.574 Applicants will need to demonstrate how the waste hierarchy has been addressed in their development proposal. Departure from the waste hierarchy will need to be justified through the use of Life Cycle Assessment. This will need to be documented as part of the WPA submitted by the applicant.

11.575 Although it is difficult to accurately predict the future needs for residual mixed waste treatment, recovery and for the disposal of waste, the CIMSP sets out the continued need for increased recovery of residual mixed waste which are incapable of being recycled.

Therefore, a need exists to develop more residual waste treatment and recovery facilities and to ensure that sufficient disposal capacity is maintained at a level appropriate to support the overall aims of *Towards Zero Waste*. Reference is made to the annual Waste Planning Monitoring Reports (WPMRs) for the South West Wales region (as identified in TAN 21) which provide information and recommendations on cross border working, particularly in respect of how the region's residual waste is being managed and whether there is sufficient remaining landfill capacity.

11.576 General employment sites (B2 uses) may be suitable for many of the future 'in-building' waste facilities. These facilities would cater for industrial and commercial waste as well as local authority collected waste. Being mindful of the need to divert waste away from landfill, the opportunities offered by in-building energy from waste facilities to harness energy for heat and/or power from residual municipal waste will be permitted provided that they are compatible with neighbouring uses and meet the criteria set out above. Proposals that incorporate combined heat and power that could contribute toward district heating schemes for large developments will be encouraged. Those sites with the potential to accommodate in-building waste facilities are listed in Policy: SP6. This is in addition to the existing waste management facilities within the County which are listed in Appendix 8. Many of these, such as the Nantycaws waste management site, are well established and are likely to continue to play a role within the Plan period.

11.577 Proposals involving the recycling and re-use of inert construction and demolition wastes as well as mineral and industrial wastes, will be encouraged. Existing active mineral sites (identified on the LDP Proposals Maps, and listed in Appendix 4), or appropriate construction sites will be the preferred locations. B2 employment land allocations might also be options, for example where in-building waste transfer stations or materials recovery facilities capable of dealing with such waste can operate. Compatibility with existing

employment uses will be a critical factor when assessing proposals for recycling inert wastes on B2 sites.

11.578 B2 employment sites are not suitable locations for certain types of 'open-air' waste operations, particularly landfill or open-windrow composting. Other types of waste facilities, such as civic amenity (CA) sites, are also sometimes more suited to locations away from built up areas. Proposals for open-windrow composting may be considered suitable as part of farm diversification schemes.

WM1: Sustainable Waste Management and New Development

Development proposals must ensure that provision is made for the sustainable management of waste in all new development, including storage, recycling and by securing opportunities to minimise the production of waste.

11.579 New developments have the opportunity to make a contribution towards meeting the targets set out within the National Waste Strategy for Wales *Towards Zero Waste* (TZW) by incorporating adequate facilities and space for the collection, composting and recycling of waste materials into their design. Applying such an approach will also help to encourage participation in recycling at home, at work and public spaces.

11.580 There are a number of key issues that will need to be addressed in connection with waste management that apply to all types of development:

- **Separation of waste for recycling:** incorporating recycling facilities will help to ensure that waste diversion is easy and convenient to implement;
- **Access:** it is important to design easy and convenient access for both users of waste facilities and those who collect waste. This will also help in promoting recycling and make economic provision of waste services more achievable;
- **Pollution:** It is essential that any design and layout considers the potential impact of these facilities on neighbouring properties, in terms of potential odours, noise and the attraction of vermin;
- **Safety:** Security must be addressed at the design stage to ensure any negative impact on human health is minimised;
- **Visual impact:** it is important to minimise the visual impact of waste and recycling bins and to ensure that they do not detract from the amenity and landscape quality of the area.

11.581 The Council is keen to work with developers to see innovative methods of waste management (including on-site treatment where practicable) incorporated into new residential and other developments.

11.582 Developers should ensure sufficient space is incorporated within their development for the placement of waste containers at the kerbside on collection days, and that the route between the storage area and collection point is free from steps, kerbs or other obstructions. Road design and layout standards must take account of the Council's access requirements of waste collection vehicles.

11.583 All businesses are required to have adequate separation and storage facilities for waste. The storage area must meet health and safety requirements for access, lighting and ventilation and also be secure to prevent vandalism and fly tipping. It is also recommended that any storage is developed in consultation with the proposed service provider. Commercial premises will also be expected to recycle, therefore multiple bins/storage containers are likely to be required.

WM2: Landfill Proposals

Proposals for new landfill sites will only be permitted where they can accord with the following:

- a) Additional capacity is required within the Mid and South West Wales region (evidence must be provided to show where the material will be sourced):**
- b) The proposal conforms with the waste hierarchy, the concept of the nearest appropriate installation and self-sufficiency;**
- c) There would be no significant adverse impact on:**
 - i. The natural heritage, cultural and historic environment;**
 - ii. The geology and hydrogeology of the site;**
 - iii. Controlled waters, including water quality and quantity;**
 - iv. The amenities of neighbouring occupiers, including the effects of traffic movement and the generation of noise, dust, fumes and odours;**
 - v. The local highway network, including access, and highway safety;**
 - vi. Public safety, health and well-being;**
 - vii. The visual amenity of the site and its environs;**
 - viii. Public utilities infrastructure and services; and**
 - ix. Good quality agricultural land (Grades 1, 2 or 3a)**

The method of restoration and aftercare, and the proposed after use will need to form part of the landfill proposal and be completed within the lifetime of any permission granted.

11.584 The Welsh Government has a long term aim of eliminating landfilling as far as possible. TZW sets limits on the total amount of residual municipal waste and industrial and commercial waste sent to landfill. However, it is recognised that disposal to landfill will continue in the short to medium term. This is partly due to the way in which waste is collected, the infrastructure capacities currently in place to deal with waste, and the existence of legacy wastes (such as asbestos) and incineration residues, where no safe alternative to ultimate landfill disposal currently exists.

11.585 Each year a Waste Planning Monitoring Report (WPMR) is produced for the Mid and South West Wales region which identifies the amount of landfill capacity (voidspace) remaining within the region as a whole. The level (set out within TAN 21 Waste) at which the void in each region is considered sufficient and should be maintained is **5/7 years**. Whilst the latest WPMR for the 2018/19 period identifies sufficient capacity, if the situation changes in subsequent years then potential locations for a new landfill site will need to be considered that would serve the requirements of the region.

11.586 The last remaining landfill site in Carmarthenshire, at Nantycaws, has remaining capacity but is not operational at the present time. It is not clear if or when this situation is going to change during the course of the Plan. In terms of the local authority's collected waste, the residual element is presently being disposed of in landfills, and other treatment facilities, outside of the County (both within and outside the Mid and South West Wales region).

11.587 Proposals for new landfill sites will be evaluated in the context of the criteria set out above and with regard to detailed planning considerations set out within TAN 21 Waste - Annex C. Proposals will be carefully assessed to ensure landfill sites do not pose a serious risk to public health, the environment and neighbouring uses.

11.588 Where appropriate and feasible, developers may be required to enter into a S106 Agreement to ensure that proposals include measures to generate energy from landfill gas where methane might otherwise escape into the atmosphere. Ensuring that the restoration and aftercare of a completed landfill site (or cell) takes place to a standard agreed by the

Council will also be secured via a S106 Agreement. The final landscaping must be completed by the end date of the planning permission.

11.589 An EIA must be submitted for all applications falling within Schedule 1 of the EIA Regulations and, where appropriate, will be requested for any development falling within Schedule 2.

WM3: Agricultural Land – Disposal of Inert Waste

Proposals for the deposit of imported inert waste materials for the improvement of low-grade agriculture land will only be permitted where:

- a) It can be demonstrated that the improvement sought is reasonably necessary for the purposes of agriculture within the holding;**
- b) The volume of waste to be deposited is the minimum necessary to achieve the improvement sought;**
- c) Arrangements are in place for the separation and removal of any non-inert waste, or contaminated soils, received in error;**
- d) The extent, thickness and final surface treatment of the deposit is compatible with the surrounding landform.**

11.590 The purpose behind the disposal of inert waste by its deposition on farmland and elsewhere has in the past, on many occasions, been to dispose of waste in the cheapest way possible and avoid payment of landfill tax, rather than to improve agricultural land quality or facilitate other necessary development.

11.591 The main purpose of the proposal should clearly be to improve land quality rather than the disposal of waste. In this regard, the quantity of waste to be deposited should be the minimum required to achieve the proposed improvement. Where this is not the case, the Council will consider the proposal under Policy WM1 above.

11.592 Inert waste is generally sourced from construction, demolition and excavation operations and can include materials such as soils, bricks and concrete. The beneficial use of this waste for agricultural land improvement, where this is necessary, can be categorised as a waste recovery operation. Waste recovery can be defined as any operation the principal result of which is waste serving a useful purpose by replacing other materials which would have otherwise been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or wider economy.

11.593 The applicant should demonstrate to the Authority's satisfaction that the proposed waste development is a 'recovery operation'. The Authority will determine whether there is a genuine need for the development, or if the activity is in fact for the 'disposal' of waste to land for any other reason. The key consideration for 'recovery operations' is that the development would have occurred in any event even if the waste was not available. If this is not the case then the operation would be classified as disposal.

11.594 The proposal must demonstrate that the quantity of waste to be used is the minimum amount required and any resulting changes to the landform would be sympathetic to the area. The development should respect the nature conservation and amenity interests of the site and surrounding area, including landscape character and visual amenity.

12. Monitoring and Implementation

Implementation

12.1 In implementing the Revised LDP, the Council will continue to work collaboratively with internal and external partners, organisations and the private sector to implement new development proposals, including employment and housing schemes. The monitoring framework notes the bodies and agencies that are likely to contribute towards delivering specific aspects of the Plan.

12.2 In order to deliver new development the existence of appropriate infrastructure including water supply, sewerage, land drainage, gas, electricity and telecommunications is vital to ensuring the delivery of the Plan's policies and proposals. In some cases, where new or improved infrastructure is required to accommodate new development, this can be provided through scheduled works undertaken by utility companies. Where infrastructure improvements are required to cater for new development but are not programmed to take place within the development's timescale, the prospective developers will need to provide or requisition the infrastructure required to allow development to go ahead.

12.3 The Council will continue to work with DCWW and NRW to ensure that new developments do not place significant pressure on existing infrastructure and do not significantly affect environmental quality. The Council will work in partnership with these agencies and other service providers, utility companies and the private sector, to secure the required infrastructure provision at the optimal time for moving towards achieving the Plan's objectives. This will secure appropriate measures to mitigate the significant adverse effects which new development would have upon the natural environment. SPG and Development Briefs will where necessary provide more detailed information on infrastructure requirements and on working collaboratively to ensure delivery.

12.4 The ability of the public and private sector, to deliver new development and associated infrastructure improvements, will be heavily influenced by external economic circumstances. For this reason, the rate of development over the plan period is likely to vary.

12.5 The Council will also work closely with Local Authorities across the region to ensure alignment between this LDP and their Strategies and in developing regional strategic arrangements, and to ascertain and minimise the likely in-combination effects of this Plan's proposals.

12.6 This chapter takes the strategic policies set out within this Revised LDP and sets out the mechanisms for their implementation. It outlines the partners and agencies, both internal and external, which will contribute towards their implementation, and where appropriate will outline the tools which will be used, such as SPG and Development Briefs.

12.7 The implementation of this Plan will be continually monitored and where appropriate additional mechanisms will be considered to ensure that the best processes are in place, and that the appropriate information is used to inform and guide its implementation.

Monitoring

12.8 This section outlines a monitoring framework which will be used as a tool for measuring the implementation of Revised LDP's policies and proposals. The framework comprises a series of core and local performance indicators intended to monitor the effects and success of the LDP's policies.

12.9 The information gathered through the monitoring framework will be presented in the Annual Monitoring Report (AMR) which is required to cover the preceding financial year and submitted to the WG by 31st October each year following adoption of the LDP. The AMR is the main mechanism for measuring the implementation and the success of the Plan's policies and will report on issues which impact upon the Plan's objectives. The AMR will also analyse the effectiveness and continued relevance of the Plan's policies in the light of national policy and circumstantial changes. The findings of the AMR could result in amendments to policies to improve their effectiveness and in more extreme cases could result in a review of part or of the whole Plan. The report will set out the outcomes of the monitoring framework and the data gathered will, where required, provide a contextual narrative in relation to each finding.

12.10 Irrespective of the AMR's findings, the Council will be required to carry out a review no longer than 4 years from the date of adoption. This could result in the production of a replacement/revised Plan or in the alterations of aspects of the Plan.

12.11 LDP Regulations prescribes the following indicator required by legislation which must be included in the AMR:

- The number of net additional affordable and general market dwellings built in the LPA's area.

12.12 Table 29 of the Development Plans Manual Edition 3 sets out additional key indicators applicable to the Plan.

12.13 These indicators required by WG are identified as such in the monitoring framework. Contextual indicators will also be used in the to evaluate whether it is the Plan which is not achieving the targets or if there are external factors (e.g., the economy or changes in funding sources) outside of the planning system’s control which influence the outcomes of the framework.

12.14 As reflected within the ISA, the SEA Regulations (Article 17) require that the significant environmental effects of the Plan be monitored so that any unforeseen adverse effects can be remediated. To avoid duplication between the monitoring carried out for the ISA (incorporating the SA/SEA) and the rLDP, some indicators have been combined for the two processes to aid clarity. This is demonstrated within Chapter 8 of the ISA report.

12.15 The following options are available to the Council in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

Table 12: Monitoring Outcomes

Continue Monitoring (Green)

Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.

Officer / Member Training Required (Blue)

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.

Supplementary Planning Guidance (SPG) / Development Briefs Required (Purple)

Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged, the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.

Policy Research / Investigation (Yellow)

Where monitoring indicators suggest the LDP policies are not being as effective as intended, further research and investigation, including the use of contextual indicators (as outlined above) and comparisons with other local authorities and national statistics where appropriate will be undertaken to inform any decision to formally review the policy.

Review Policy (Orange)

Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council will consider modifying the Plan as appropriate. This may result in a review of Plan policies.

Plan Review (Red)

Where the monitoring indicators suggest the Plan and its strategy is not being implemented. An investigation into the reasons behind it not being implemented may result in a formal review of the Plan.

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
Strategic Policy - SP1: Strategic Growth						
SO3, SO10	SP1	MI. 1	Indicator Required by Legislation:	To deliver 8,822 dwellings in total during the Plan period - based on an annual completion rate of 588 units and 113 affordable units per year.	Delivery of below the Plan's annual build rate / target for at least two consecutive years.	Carmarthenshire County Council
ISA1, ISA10, ISA15	SP4 HOM1 HOM2 HOM3		Number of net additional open market dwellings and affordable homes built in the Plan area.			
SO3, SO12	SP1	MI. 2	Local Indicator:	No target.	No trigger.	Carmarthenshire County Council
ISA10, ISA14			Job creation.			
			Monitored for information purposes.			
SO1, SO2, SO3, SO13	SP1	MI. 3	Local Indicator:	Adopt SPG by December 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA2, ISA12, ISA14	SG3		Production of SPG on The Pembrey Peninsula.			
Strategic Policy – SP 2: Retail and Town Centres						

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
SO4	SP2	MI. 4	Local Indicator: Vacant Retail Units of commercial properties	Vacancy rates of commercial properties within defined town centre boundary.	Vacancy levels increase	Retail and Town Centre Audit
ISA1, ISA6, ISA14						
Strategic Policy – SP 3: Sustainable Distribution – Settlement Framework						
SO6, SO10	SP4	MI. 5	Key Indicator: Proportion of housing permitted on allocations per tier of the settlement hierarchy	The distribution of dwellings to be in accordance with the proportions specified in the Plan.	Deviation of +/- 10% from the expected distribution of allocations within the tiers for at least two consecutive years	Carmarthenshire County Council
ISA1, ISA10	SP3					
Strategic Policy – SP 4: A Sustainable Approach to Providing New Homes						
SO10	SP1	MI. 6	Key Indicator: The level of housing completions (private and affordable) monitored against the	Annual completions as per the housing trajectory.	Annual completion levels falling below the levels set out in the housing trajectory for at least two consecutive years.	Carmarthenshire County Council
ISA10, ISA15	SP4		Anticipated Annual Build Rate (AABR).			
	HOM1		.			
SO10	SP1	MI. 7	Key Indicator: Total cumulative completions monitored	Cumulative completions as per housing trajectory.	Cumulative completion levels falling below the levels set out in the	Carmarthenshire County Council

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
ISA10, ISA15	SP4 HOM1		against the anticipated cumulative completion rate.		housing trajectory for at least two consecutive years.	
SO6, SO10	SP4	MI. 8	Local Indicator: Number of dwellings delivered on Housing Allocations.	To deliver 6,824 dwellings on allocated sites.	The overall number of new housing units built on allocated sites which fall below the annual requirement for 2 consecutive years.	Carmarthenshire County Council
ISA10, ISA15	HOM1					
SO6, SO10	SP4	MI. 9	Local Indicator: Small Sites (less than 5 units) Allowance – Number of dwellings delivered in tiers 1 - 3.	To meet the planned target of 1,575 dwellings on small sites	20% of +/- 105 dwellings permitted annually on small sites in tiers 1 - 3.	Carmarthenshire County Council
ISA10, ISA15	HOM2					
SO10	SP4	MI. 10	Local Indicator: Windfall Allowance – number of dwellings delivered on windfall sites (excluding small sites allowance).	To meet the planned target of 1,305 dwellings on large windfall sites.	20% +/- 87 dwellings permitted annually on windfall sites (+5 no.).	Carmarthenshire County Council
ISA10, ISA15						
SO10	SP4	MI. 11	Local Indicator: Net increase in number of new homes in Rural Villages (Tier 4).	The number of open market homes within each Rural Village should not exceed the 10% cap above the number of existing	The net increase of open market homes within a Rural Village exceeds the 10% cap above the number of existing	Carmarthenshire County Council
ISA1, ISA10, ISA11, ISA15	HOM3					

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
SO10	SP4	MI. 12	Local Indicator: Production of SPG on Homes in Rural Villages	homes in the settlement, as at the LDP base date. Adopt SPG by October/November 2024	homes in the settlement, as at the LDP base date. Failure to progress in accordance with the timetable set.	
ISA1, ISA10, ISA11, ISA15	HOM3					
Strategic Policy – SP 5: Affordable Homes Strategy						
SO10	SP5	MI. 13	Key Indicator: The level of affordable housing completions monitored against the plan's overarching target.	To deliver 1700 affordable homes in total by 2033. To deliver 113 affordable homes annually.	Delivery falls below the Plan's annual build rate / target for at least two consecutive years	Carmarthenshire County Council
ISA6, ISA10, ISA12, ISA15	HOM4 AHOM1 AHOM2					
SO10	SP5	MI. 14	Key Indicator: Tenure of affordable housing completions.	Tenure split (social rented and intermediate) in line with need identified in the Local Housing Market Assessment (LHMA).	Non delivery of the identified tenure split over at least 2 consecutive years.	Carmarthenshire County Council
ISA6, ISA10, ISA12, ISA15	HOM4 AHOM1 AHOM2					
SO10	SP5	MI. 15	Key Indicator:	Policy requirements are reflective of the	Average house prices increase or	Council Valuers

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
ISA6, ISA10, ISA12, ISA15	AHOM1 AHOM2		Trends in key determinants of market conditions and viability such as, house prices, land values, build costs.	current economic circumstances and financial viability.	decrease by 5% above the base levels sustained over 1 year.	
SO10	SP5	MI. 16	Key Indicator: Delivery of the affordable housing policy - thresholds and percentage targets for each housing allocation site with a permission.	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AHOM1.	The proportion of affordable dwellings permitted on residential allocations not in accordance with HOM1	Carmarthenshire County Council.
ISA10, ISA12, ISA15	AHOM1 HOM1					
SO10	SP4	MI. 17	Local Indicator: Production of SPG on Affordable Housing.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	
ISA6, ISA10, ISA12, ISA15	AHOM1 AHOM2					
Strategic Policy – SP 6: Strategic Sites						
SO3, SO12	SP4	MI. 18	Key Indicator: Pentre Awel – Delivery of housing element of the site.	Annual completions as per the housing trajectory.	Annual completion levels falling below the levels set out in the housing trajectory.	Carmarthenshire County Council
ISA12, ISA13, ISA14	SP6			Granting of permission for the non-housing		City Deal

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
	SP7		Delivery of the non-residential component of the site.	component site during the Plan period	Permission for the non-residential component not secured prior to the first review of the Plan.	
SO3, SO12	SP6	MI. 19	Key Indicator: Delivery of Yr Egin development.	Granting of permission for the site during the Plan period.	Permission not secured prior to the first review of the Plan.	Carmarthenshire County Council
ISA11, ISA12, ISA13, ISA14	SP7					City Deal
Strategic Policy – SP 7: Employment and the Economy						
SO3, SO12	SP1	MI. 20	Key Indicator: Employment land take-up against employment allocations.	Employment land permitted (ha) on allocated employment sites.	No permissions on employment land allocations for at least two consecutive years	Carmarthenshire County Council
ISA10, ISA14	SP6					
	SP7					
	SG1					

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
SO3, SO12	SP1	MI. 21	Key Indicator: Job growth	Indicators monitoring Use Class B job growth in line with the strategy.	No permissions granted annually for development resulting in Use Class B jobs.	Carmarthenshire County Council
ISA10, ISA13, ISA14	SP6					
	SP7					
	SG1					
SO3, SO12	EME1	MI. 22	Local Indicator: Employment land lost to other land uses (includes identified existing and/or proposed employment sites)	No loss to other uses unless it can be justified through LDP policy.	Permission granted for non-employment uses not in accordance with LDP policy	Carmarthenshire County Council
ISA10, ISA14						
SO3, SO12	EME4	MI. 23	Local Indicator: Planning permissions for employment uses outside of identified existing or proposed employment sites where they are contrary to the provisions of Policy EME4	Ensure that employment uses outside of proposed and/or identified existing employment sites are in accordance with Policy EME4	Planning permission for employment uses on land outside of proposed and/or identified existing employment sites where they are contrary to Policy EME4	Carmarthenshire County Council
ISA14						

Strategic Policy – SP 8: Welsh Language and Culture

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
SO11	SP8	MI. 24	Local Indicator: Production of SPG on Welsh Language and New Developments.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA11	WL1					
SO11	SP8	MI. 25	Local Indicator: Planning applications supported by Welsh Language Action Plans or Welsh Language Impact Assessments	Planning Applications to be supported by relevant documentation in accordance with Policy WL1	Planning applications not supported by relevant documentation in accordance with Policy WL1	Carmarthenshire County Council
ISA11	WL1					
SO11	SP8	MI. 26	Local Indicator: Welsh speaking % in the County	Increase the proportion of Welsh speakers in the County	No trigger. Monitoring for contextual information.	Carmarthenshire County Council Census
ISA11, ISA15	WL1					Office of National Statistics Welsh Government Data

Strategic Policy – SP 9: Infrastructure

SO1, SO2, SO14	SP9	MI. 27	Key Indicator: The delivery of key infrastructure that underpins the plan strategy.	Monitor the development of new infrastructure, such as road and rail improvements, utility, and biodiversity enhancements.	No trigger. Monitoring for contextual information. Reference to other	Carmarthenshire County Council
	INF4					
ISA1, ISA2, ISA5						

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
					indicators within this framework.	
SO1, SO14	SP9	MI. 28	Local Indicator: Production of SPG on The Burry Inlet.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA2, ISA5	INF4					
SO14	SP7	MI. 29	Local Indicator: Production of SPG on Planning Obligations.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1	INF1					
SO2, SO14	SP7	MI. 30	Local Indicator: Production of SPG on Health Impact Assessments.	Adopt SPG by Summer 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA12	INF2					
Strategic Policy – SP 10: Gypsy and Traveller Provision						
SO10	SP10	MI. 31	Key Indicator: Gypsy and Traveller sites / pitches built on allocated sites.	To provide the required pitches identified within the GTAA.	No planning permission secured on an allocated site.	Carmarthenshire County Council
ISA10, ISA15	GTP1					

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
SO10	SP10	MI. 32	Local Indicator: Gypsy and Traveller sites / pitches built on unallocated sites	No target	The granting of any planning permission and/or traveller site.	Carmarthenshire County Council
ISA10, ISA15	GTP1					
SO10	SP10	MI. 33	Local Indicator: The need for Gypsy and Traveller transit sites	No unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years	1 unauthorised Gypsy and Traveller site recorded in one settlement for 3 consecutive years	Carmarthenshire County Council
ISA10, ISA15	GTP1					

Strategic Policy – SP 11: The Visitor Economy

SO13	SP11	MI. 34	Local Indicator: Total economic impact of tourism in Carmarthenshire	No target	No trigger. Monitoring for contextual information	STEAM Report prepared by GTS UK (Carmarthenshire CC Marketing and Media Annual Report)
ISA1, ISA14	VE1					
	VE2					
	VE3					
	VE4					
SO13	SP11	MI. 35	Local Indicator: Production of SPG on Alternative Luxury Camping	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	
ISA1, ISA14	VE1					
	VE2					

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
	VE3					
	VE4					
Strategic Policy – SP 12: Placemaking and Sustainable Places						
SO9	SP12	MI. 36	Local Indicator: Production of SPG on Placemaking and Sustainable Places	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	
ISA1, ISA8, ISA9, ISA12, ISA15						
SO9, SO11	SP12	MI. 37	Local Indicator: Production of SPG on advertisements (guidance on bilingual requirements)	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA11	PSD9					
SO1, SO2, SO7, SO9	SP12	MI. 38	Local Indicator: The provision of Green and Blue Infrastructure in the County.	No target	No trigger. Monitor for information purposes.	Carmarthenshire County Council
ISA1, ISA2, ISA3, ISA4, ISA5, ISA6,	PSD3 PSD4					

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
ISA7, ISA8, ISA9, ISA12, ISA15						
ISA1, ISA2, ISA3, ISA4, ISA5, ISA6, ISA7, ISA8, ISA9, ISA12, ISA15	SP12 PSD3 PSD4	MI. 39	Local Indicator: Production of SPG on Green and Blue Infrastructure Networks and Development	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set	
SO2, SO4	SP12	MI. 40	Local Indicator: The amount of identified open space lost to development.	No identified open space should be lost to development except where in accordance with Policy PSD7	Identified open space is lost contrary to the provisions of Policy PSD7	
ISA1, ISA9, ISA12, ISA15	PSD7					
SO1	SP12 PSD12	MI. 41	Local Indicator: Production of SPG on Light Pollution	Adopt by December 2025	Failure to progress in accordance with the timetable set	
Strategic Policy – SP 13: Rural Development						
SO5	SP13	MI. 42	Local Indicator: Production of SPG on Conversion and reuse of rural buildings for residential use	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set	
ISA1, ISA8	RD4					

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
Strategic Policy – SP 14: Maintaining and Enhancing the Natural Environment						
SO1, SO9	SP14	MI. 43	Local Indicator: Continue to work towards securing a minimum of 100 ha of suitable habitat for the Marsh Fritillary Butterfly within the Caeau Mynydd Mawr SPG project	Increase in every AMR period in the area of managed habitat in suitable condition	No increase in the area of managed habitat in suitable condition for 4 consecutive AMR periods.	Caeau Mynydd Mawr Project Steering Group.
ISA1, ISA2	NE4					Carmarthenshire County Council – Performance Improvement Management System (PIMS).
SO1, SO9	SP14	MI. 44	Local Indicator: Production of SPG on Caeau Mynydd Mawr.	Adopt SPG by October / November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA2	NE4					
SO1, SO9	SP14	MI. 45	Local Indicator: Production of SPG on Trees and planting as part of new developments	Adopt SPG by Summer 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA2, ISA9	PSD4					

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
SO1, SO9	SP14	MI. 46	Local Indicator: Production of SPG on Sites of Importance for Nature Conservation Value (SINCs).	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA2	NE1					
SO1, SO9	SP14	MI. 47	Local Indicator: Production of SPG on Nature Conservation and Biodiversity.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA2	NE2					
SO1, SO9	SP14	MI. 48	Local Indicator: Production of SPG on Landscape Character.	Adopt SPG by Summer 2025.	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA2	BHE2					

Strategic Policy – SP 15: Protection and Enhancement of the Built and Historic Environment

SO5	SP15	MI. 49	Local Indicator: Production of SPG on Archaeology.	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
ISA1, ISA8						

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
SO5 ISA1, ISA8	SP15	MI. 50	Local Indicator: Production of SPG on the Built and Historic Environment.	Adopt SPG by December 2025	Failure to progress in accordance with the timetable set.	Carmarthenshire County Council
Strategic Policy – SP 16: Climate Change						
SO7 ISA1, ISA4	SP16 CCH5	MI. 51	Key Indicator: Amount of highly vulnerable development (by TAN15 paragraph 5.1 development category) permitted in C2 flood risk zones not meeting all TAN15 tests (paragraph 6.2 i-v).	No applications permitted for highly vulnerable development in C1 and C2 flood risk zone contrary to NRW advice.	1 application permitted for highly vulnerable development in C2 flood risk zone contrary to NRW advice.	Carmarthenshire County Council
SO7 ISA1, ISA4	SP16 CCH1	MI. 52	Local Indicator: Production of SPG on Renewable Energy.	Adopt SPG by December 2025	Failure to progress in accordance with the timetable set.	
SO7	SP16	MI. 53	Local Indicator: To increase the amount of energy and heat	Annual increase in the permitted capacity of	No planning applications permitted for	Carmarthenshire County Council

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
ISA1, ISA4	CCH1		produced in the County from renewable sources	renewable energy and heat permitted.	renewable energy in one year.	
SO1	SP16	MI. 54	Local Indicator: Production of SPG on Water Quality – Protected Riverine SACs	Adopt SPG by October/November 2024	Failure to progress in accordance with the timetable set.	
ISA1, ISA2, ISA5, ISA7						
SO7, SO8	SP16	MI. 55	Local Indicator: Produce SPG on Electric and Ultra Low Emission Vehicles in Developments	Adopt SPG by Summer 2025	Failure to progress in accordance with the timetable set.	
ISA1, ISA4, ISA14	CCH3					

Strategic Policy – SP 17: Transport and Accessibility

SO8	TRA1	MI. 56	Local Indicator: Progress toward the implementation of identified road scheme	Implementation in accordance with the delivery timetables	The road scheme identified is not delivered in accordance with delivery timetables	Local Highway Authority
ISA6						
SO7, SO8	SP17	MI. 57	Local Indicator: Amount of walking and cycling infrastructure granted planning permission.	Increase in the number of schemes permitted.	No trigger. Monitoring for contextual information	Local Highway Authority
ISA4, ISA6, ISA12, ISA15	TRA2					Local Planning Authority
SO8	TRA1	MI. 58	Local Indicator: Implementation of	No target	No trigger. Monitoring for	Welsh Government

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
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ISA6			Welsh Government Road Schemes – including Llandeilo Bypass		contextual information	
			Monitored for information purposes			

Strategic Policy – SP 18: Mineral Resources

SO7	SP18	MI. 59	Local Indicator: The amount of hard rock landbank	Maintain a minimum aggregate landbank of 10 years for hard rock	Less than 10 years hard rock landbank.	Operators
ISA6	MR1					Planning Policy and guidance LDP policies Development management and decision-making process.
SO7	SP18	MI. 60	Local Indicator: The amount of sand and gravel landbank	Maintain a minimum landbank for sand and gravel of 7 years.	Less than 7 years sand and gravel landbank.	Operators
ISA6	MR1					

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
						Planning Policy and guidance
						LDP policies
						Development management and decision-making process.
SO7	MR2	MI. 61	Local Indicator: Sterilising developments permitted within mineral buffer zones.	No permanent, sterilising development within a mineral buffer zone.	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy over 3 consecutive years.	Planning Policy and guidance
ISA6						LDP policies
						Development management and decision-making process.
SO7	MR3	MI. 62	Local Indicator: Sterilising developments permitted within a mineral safeguarding areas.	No permanent, sterilising development will be permitted within a mineral safeguarding area.	5 permanent, sterilising developments permitted within a mineral safeguarding area over 3 consecutive years.	Planning Policy and guidance
ISA6						LDP policies
						Development management and

LDP and ISA Objectives	Policy	Indicator Ref:	Monitoring Indicator	Target	Trigger Point	Source
						decision-making process.
Strategic Policy – SP 19: Waste Management						
SO7	SP19	MI. 63	Local Indicator: Monitor planning permissions for waste management facilities	Maintain sufficient capacity to meet local need	Information set out within the Annual Mid and South West Wales Waste Planning Monitoring Reports	Planning Policy and guidance LDP policies Development management and decision-making process.
ISA6						

13. Glossary

Adopted Plan	This is the Final stage of Local Development Plan preparatory process - where the Local Development Plan becomes the statutory Development Plan.
Adopted	The final confirmation of the development plan as its land use planning policy by the Local Planning Authority (LPA).
Affordable Housing	<p>Housing provided to those whose needs are not met by the open market. Affordable housing should:</p> <ul style="list-style-type: none"> • meet the needs of eligible households, including availability at an affordable cost, determined with regard to local incomes and local house prices; and • include provision for the home to remain affordable for future eligible households, or if a home ceases to be affordable or staircasing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing. <p>This breaks down into two sub-categories:</p> <ul style="list-style-type: none"> • social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Assembly Government’s guideline rents and benchmark rents; and • Intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (e.g., Homebuy). Intermediate housing differs from low cost market housing, which the Welsh Government does not consider to be affordable housing for the purpose of the land use planning system. (TAN 2: Glossary).
Air Quality Management Area (AQMA)	<p>Locations identified where the Council believes that national air quality objectives are not likely to be met and where improvements are needed.</p> <p>The Council is under a legal obligation to declare by Order such sites as Air Quality Management Areas.</p>
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter relationship between them, or less tangible factors such as tranquillity.
Anaerobic Digestion	Processes whereby bacteria break down organic material in the absence of air, yielding biogas.

Ancient Woodland	Land that has had a continuous woodland cover since accurate maps were first produced.
Ancillary	Where the use of land or buildings differ from the primary use and is of a lesser importance and are permitted because of their association with the primary use.
Annual Monitoring Report (AMR)	This will assess the extent to which policies in the local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005).
Baseline/Pre Change Baseline	A description of the present state of an area against which to measure change.
Biodiversity	The variability among living organisms from all sources including animals, plants, birds, insects and fish, and the habitats of which they are part.
Brownfield land	See definition for Previously Developed Land
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any urban or rural location in terms of its landscape, townscape or the layout of streets and open spaces, often giving places their own distinct identity.
Candidate Site	Candidate Sites are those nominated by anyone for consideration by the LPA as allocations in an emerging LDP.
Candidate Sites Register	Register of candidate sites prepared following a call for candidate sites by the LPA.
City Region	See Swansea Bay City Region.
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Coalescence	The merging or joining up of two separate settlements or of separate elements of settlement.
Commitments	Undeveloped land with current planning permission or land which is currently being developed.
Community	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local planning authorities to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. A charge that local authorities can elect to place on new developments in their area to fund strategic infrastructure to support development.
Community Involvement Scheme (CIS)	Sets out the project plan and policies of the LPA for involving local communities, including businesses, in the preparation of

Committed Sum	local development plans. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for agreement.
Completions	Sums are monies received from developers and ring fenced for on/off-site use, development or maintenance. For example, provision of infrastructure, provision and maintenance of open space.
Consensus Building	Planning consents for developments which have been constructed or brought into operational use.
Conservation Area	A process of early dialogue with targeted interest groups to understand relevant viewpoints and agree a course of action.
Consultation	An area designated by the LPA under legislation which is of a special architectural or historic interest the character or appearance of which is desirable to preserve or enhance.
Contaminated Land	A formal process in which comments are invited on a particular topic or set of topics, or a draft document.
Contextual Indicator	Defined under the Environmental Protection Act 1990 Section 78A(2) as: 'Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that significant harm is being caused or there is a significant possibility of such harm being caused; or pollution of controlled waters is being, or is likely to be, caused.'
Controlled Waters	An indicator used to monitor changes in the context within which the plan is being implemented or prepared.
Countryside	Includes rivers, lakes, ponds, streams, canals, coastal waters, estuaries and groundwater.
Defined Settlements	Land that lies outside the defined settlements, as identified on the Proposals Map, and includes small groups of dwellings that are dispersed across the County.
Delivery Agreement (DA)	Those settlements identified within Strategic Policy SP3: Sustainable Distribution – Settlement Framework.
Density	Document comprising the LPA's timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.
Deposit	In the case of residential development, a measurement of either the number of habitable rooms per hectare (or acre) or number of dwellings per hectare (or acre).
Deposit Documents	The term used for the process of publishing the detailed Plan policies and proposals for public consultation. Placing the Plan "on deposit".
	These include the deposit LDP or deposit revised LDP, the Integrated Sustainability Appraisal, the Habitats Regulations Assessment, the initial consultation report, the candidate sites

<p>Design and Access Statement (DAS)</p>	<p>register, the Review Report (if appropriate), any relevant supporting documents.</p> <p>The requirement for a DAS and the content of such documents forms part of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Design and Access statements accompany certain applications and must, amongst other things, explain the design principles and concepts that have been applied to the development, demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account, explain the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account, and explain how specific issues which might affect access to the development have been addressed.</p>
<p>Development Limits</p>	<p>A line drawn to define the area of a settlement within which development is acceptable in principle subject to detailed consideration of environmental, amenity, access, public service provision and other considerations. Areas outside the limits are regarded as the open countryside.</p>
<p>Directly Related</p>	<p>Sites which are physically, functionally and visually linked to a settlement defined within Strategic Policy SP3.</p>
<p>Ecosystem Resilience</p>	<p>The ability of ecosystems to cope with pressures, disturbances and change – either by resisting, recovering or adapting. Achieving ecosystem resilience is about working at larger scales, promoting functional connections between natural places, ensuring they have high natural diversity, are in good condition and increasing their extent. Biodiversity is an essential underpinning element of all resilient ecosystems. All functioning and resilient ecosystems have a characteristic healthy and often rich biodiversity.</p>
<p>Employment Land</p>	<p>Land used for the purposes of employment by one or more of the following: offices, manufacturing, research and development, storage and distribution (see also Use Classes).</p>
<p>Engagement</p>	<p>A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people/section of the community.</p>
<p>Environmental Impact Assessment (EIA)</p>	<p>The evaluation of the likely environmental consequences of a development and considers how the severity of the impacts could be minimised. Applicants for certain types of development, often larger schemes, are required to submit an Environmental Statement to accompany a planning application, to set out the findings of the EIA process so that a decision on whether to grant permission may be better informed.</p>
<p>Evidence Base</p>	<p>Interpretation of Baseline or other information/data to provide the basis for plan policy.</p>
<p>Fluvial</p>	<p>Relating to a watercourse such as a river, stream, or brook.</p>

Fluvial Flood	Flooding from rivers.
Future Wales: the national plan 2040	Prepared by the Welsh Government under the provisions of the Planning (Wales) Act 2015. Future Wales sets out a 20-year land use framework for Wales and replaces the Wales Spatial Plan.
Geodiversity	The variety of earth materials, forms and processes that constitute and shape the Earth. It covers geology, rocks, and the process by which they change and geomorphology, landforms, and topography.
Geological	Relating to the earth's physical structure and substance.
Geomorphological	The form or surface features of the earth.
Green and Blue Infrastructure (GBI)	The network of multi-functional green space, encompassing both land and water (blue space). Green and Blue Infrastructure areas include existing and new (created) features in both rural and urban areas. The Green and Blue Infrastructure network delivers a wide range of Ecosystem Services including environmental and quality of life benefits for local communities.
Green Infrastructure Statement	A requirement for the planning application of any major development which demonstrates how GBI design solutions have been considered and accommodated as part of the proposed development.
Greenfield site	Land which has never been built on.
Alternative Luxury Camping sites	A non-permanent luxury style of camping.
Groundwater	Water that has percolated into the underground strata, including soils and may form underground ponds or streams (i.e., aquifers), which may discharge above ground but lower down the catchment.
Habitat	An area of conservational interest.
Habitats Regulations Assessment (HRA)	The screening and appropriate assessment of options required under Part 6 and Chapter 8 of The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) is a recognised iterative process which helps determine the likely significant effect on a plan or programme and (where appropriate) assess adverse impacts on the integrity of a European site. The assessment is required to be undertaken by a competent authority in respect of plans or projects which are likely to have a significant effect (alone and in combination with other plans and projects) on an “European Site” (see paragraph 5.1.2 of TAN 5). The UK is bound by the terms of the EC Birds and Habitats Directives and the Ramsar Convention. The Conservation (Natural Habitats &c.) Regulations 1994 (the Habitats Regulations) and the Offshore Marine Conservation (Natural Habitats &c) Regulations 2007 refer to “European sites” and “European Offshore Marine Sites”.

Hamlets and Groups of dwellings	A hamlet, or a group of dwellings is (defined for the purposes of the LDP) a small cluster of dwellings with core of at least 6 dwellings.
Houses in Multiple Occupation (HMO)	A HMO is a property occupied by three or more tenants not living together as a single family household who share basic amenities such as a kitchen, bathroom or toilet facilities but have separate bedrooms. The term covers bedsits, non self-contained flats, shared houses and lodgings.
Infill Development	The development of a small gap between existing buildings. To qualify as infill, the proposed development must be related to the size and character of the settlement.
Infrastructure	Includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.
Integrated Community Strategy (ICS)	Required by the Local Government (Wales) Measure 2009 (Part 2: Sections 37-46) with the aim of improving the social, environmental and economic well-being of their areas. Also referred to as a “Single Integrated Plan”.
Integrated Sustainability Appraisal (ISA)	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e., social, environmental, and economic factors). This approach meets requirements for a joint SA/SEA alongside the Well-being of Future Generations Act 2015, Equality Act 2010, Environment (Wales) Act 2016, Technical Advice Note (TAN) 20, and considerations under Public Health (Wales) Act 2017, into a single, non-exhaustive ISA which enables a more transparent, holistic, and rounded assessment of the sustainability implications of the growth options, objectives, policies, and proposals contained in the rLPD.
Integrated Sustainability Appraisal Report (ISA Report)	Document incorporating the requirements for an Environmental Report as part of the SA/SEA process to describe and appraise the likely significant effects on sustainability (i.e., social, environmental, and economic factors) of implementing the LDP, in addition to other requirement/considerations (please see definition for ISA).
Landmap	Wales-wide landscape assessment that is organised by Natural Resources Wales (NRW in partnership with the Welsh local authorities). Introduced in 1997 and updated in 2003, the LANDMAP methodology and quality assurance process ensures a nationally consistent resource for landscape planning and decision making. LANDMAP information is collected in a structured and rigorous way that is defined by five methodological chapters, the Geological Landscape, Landscape Habitats, Visual & Sensory, Historic Landscape and Cultural Landscape.

Landscape	An area whose character is the result of the action and interaction of natural and/or human factors.
Listed Buildings	Buildings are 'Listed' because they are of special architectural and / or historic interest and as a result require special protection. Listing protects the whole building both inside and out and possibly also adjacent buildings if they were erected before 1st July 1948. The prime purpose is to protect the building and its surroundings from changes which will materially alter the special historic or architectural importance of the building or its setting.
Local Area for Play (LAP)	Open space designed for young children located close to where the children live.
Local Equipped Area for Play (LEAP)	An equipped area of play (and informal recreation).
Local Planning Authority (LPA)	A planning authority whose responsibilities include the preparation of an LDP.
Local Development Plan (LDP)	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local planning authority area for the purposes of the Act. It should include a vision, strategy, area-wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations must be shown geographically on the Proposals Map forming part of the Plan.
Local Need Housing	<p>All new affordable local need housing will be restricted to those who can demonstrate they have a need to live in the locality and are in Affordable Housing Need. In practice the occupant must meet one of the following criteria:</p> <ul style="list-style-type: none"> • The person is continuously resident in the locality defined for three years immediately prior to occupation; or • The person has been in continuous employment in the locality defined for at least the last 12 months immediately prior to occupation; or • The person is a former resident who wishes to return to the locality defined having completed a post-secondary (tertiary) education course within 12 months prior to occupation and who immediately prior to attending the course lived in the locality defined for at least three years; or

- The person is currently in prison, hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation lived in the locality defined for at least three years; or
- The person needs to live in the locality defined because they need substantial care from a relative who lives in the locality defined, or because they need to provide substantial care to a relative who lives in the locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- The person is a former resident who lived in the locality defined for three years and then lived outside the locality defined for social and/or economic reasons and is returning to live in the locality defined within three years of the date of their departure; or
- The person:
 - (a) Is serving in the regular forces or who has served in the regular forces within five years of the date of their application; or,
 - (b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where - (i) The spouse or civil partner has served in the regular forces; and (ii) Their death was attributable (wholly or partly) to that service; or
 - c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service and, housing for local affordable need is also restricted to:
- Those who do not have available to them and could not afford to acquire or rent a home suitable to their needs at normal market prices or rents prevailing in the locality, and
- Needs to move from accommodation which is shared, temporary, overcrowded or has significant hazards. Regard should be had to the relevant housing legislation, or
- Needs to be housed as a result of leaving tied accommodation, or

Local Well-being Plan	<ul style="list-style-type: none"> • Older or disabled person and needs to move to more suitable accommodation due to medical conditions. <p>Under The Well-being of Future Generations (Wales) Act 2015 Public Service Boards were established for each local authority area and prepare the Well-being Plan. These plans replace the SIPs.</p>
Marine Plan	The Welsh National Marine Plan prepared under the Marine and Coastal Access Act 2009.
Market Housing	Private housing for rent or sale where the price is set in the open market. (TAN2: Glossary).
Mitigation	Measures to avoid, minimise or offset adverse effects.
Mitigation Hierarchy	A tool which promotes limiting negative/adverse effects (as far as possible). In sequential order, proposals must first consider avoiding impacts, then ways of minimising impacts, and lastly mitigating impacts which may potentially be placed upon biodiversity and/or the wider environment.
Mixed Use	Developments or proposals comprising of more than one use type on a single site.
Multi-use Games Area (MUGA)	A versatile outdoor area made from macadam, polymeric surfacing, or artificial grass and is designed to be used for a variety of different sports and games including football, hockey, rugby, cricket, and tennis.
National Nature Reserve (NNR)	An area designated for its national importance in nature conservation terms and managed through joint nature reserve agreements with landowners etc.
Natural Resources	Materials that occur naturally that are useful to man. Includes minerals, timber, land, ecosystems, etc.
Neighbourhood Equipped Area for Play (NEAP)	Equipped play area (and informal recreation, and provision for children and young people).
Non-Defined Rural Settlements	Non-defined rural settlements are those consisting of a group of existing dwelling houses which make up a hamlet / settlement that is not defined in Policy SP3.
Objective/Strategic Objective	A statement of what is intended, specifying the desired direction of change in trends.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Ordinary Watercourses	All watercourses that are not a designated main river, and which are the responsibility of NRW and local authorities to regulate.

Partners	Other local/National Park authority departments and statutory bodies where the LDP will help to deliver some of the objectives of their strategies. Partners may be expected to contribute to formulating relevant parts of the LDP.
Placemaking	Process to collectively design and manage the public realm to create quality places that people want to live and work in, that are appealing, accessible, safe and support social interaction and amenities.
Plan Period	The period of time a plan covers namely 2018 to 2033.
Planning Obligation	A legal agreement between an applicant and the local planning authority to ensure a development is carried out in a certain way. Also referred to as a Section 106 Agreement.
Planning Policy Wales (PPW)	Planning Policy Wales sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is provided through circulars and policy clarification letters.
Playing Fields	Land set out with a pitch or pitches for games.
Pluvial	Relating to rainfall - increase of the amount of rain, which can cause surface water flooding before entering watercourses and the drainage system.
Pluvial Flooding	Flooding from surface water. This occurs when heavy rain saturates drainage systems and excess water cannot be absorbed.
Pre-deposit Documents (LDP)	These include the vision, strategic options, preferred strategy, key policies, the Integrated Sustainability Appraisal report, the candidate sites register, Review Report (if appropriate).
Pre-deposit Stage	In the LDP Manual, referred to as the Strategic Options and Preferred Strategy stage of LDP preparation.
Previously Developed Land	See the definition of Previously Developed Land contained in PPW: Edition 11 - page 37.
Protected Species	Species protected under certain Acts and Regulations.
Public Rights of Way (PROW)	Paths that the public have a right to pass. PROWs are inclusive of footpaths, bridleways and byways.
Ramsar Site	A wetland site of international importance for nature conservation. Designation is enabled by the Ramsar Convention.
Regionally Important Geological/ Geomorphological Sites (RIGs)	Locally designated earth science sites, which are selected using nationally agreed criteria.
Renewable Energy	For the purposes of planning policy, renewable energy is defined as those sources of energy, other than fossil fuels or nuclear fuel, which are continuously and sustainably available in our

environment.	This includes wind, water, solar, geothermal energy and plant material (biomass). Low carbon energy is the term used to cover technologies that are energy efficient (but does not include nuclear).
Residual Waste	Residual waste remains after recyclable or compostable material has been removed from the waste stream.
Review Report	The required statutory report under S69 of the Planning and Compulsory Purchase Act 2004 and/or Reg41 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005; to conclude on the LDP revision procedure to be followed based on a clear assessment of what has been considered and what needs to change and why, based on evidence.
Ribbon Development	The linear extension of settlements, including frontage development along approach roads, resulting in the unnecessary intrusion of development into the countryside.
Riparian Corridor	An area adjacent to a water body (e.g., river, lake, estuary) that influences the aquatic ecosystem, and contains plant and animal communities.
Rural Enterprise	Land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises.
Scheduled Monument	Nationally important archaeological sites or historic buildings, given protection against unauthorised change through primary legislation.
Section 106 Agreement	See Planning Obligations.
Single Integrated Plan (SIP)	Discharges statutory duties identified by Welsh Government (“Shared Purpose – Shared Delivery”, WG 2012), including Community Strategies; prepared by a Local Service Board. See “Local Well-being Plans” which are to replace SIPs”.
Site of Special Scientific Interest (SSSI)	Sites of Special Scientific Interest are notified by Natural Resources Wales (NRW) under legislation to afford protection to flora, fauna and geological or physiological feature of special interest.
Site Specific Allocations	Allocations of sites (proposals) for specific or mixed uses or development. Policies will identify any specific requirements for individual proposals with the allocations shown on the LDP’s proposals map.
Soundness	In order to be adopted, an LDP must be determined ‘sound’ by the examination Inspector (S64 of the Planning and Compulsory Purchase Act 2004). Tests of soundness are identified in the Development Plans Manual.

South-west Wales Area Statement (2020)	One of the 7 area statements produced by NRW as a collaborative response to the Natural Resources Policy (NRP), published by the Welsh Government in 2017, which sets out the key challenges and opportunities for the sustainable management of Wales natural resources into the future.
Special Area of Conservation (SAC)	Sites of conservational importance designated under the Habitats Directive (Council Directive 92/43/EEC) (transposed into national law through the Conservation of Habitats and Species Regulations 2017 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019). In addition, there are candidate SAC's which should, as a matter of Government policy, be viewed as full SAC's when examining land use impacts.
Special Protection Area (SPA)	Sites of conservational importance designated under the Wild Birds Directive (Directive 2009/147/EC) (transposed into national law through the Conservation of Habitats and Species Regulations 2017 (as amended), Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended), and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019).
Specific Policies	A suite of criteria-based policies which will ensure that all development within the area meets the aims and objectives set out in the Strategy.
Stakeholders	Organisations and interested parties – whose involvement is generally through representative bodies.
Statement of Common Ground (SoCG)	The purpose of a SOCG is to establish the main areas of agreement between two or more parties on a particular issue.
Strategic Development Plan (SDP)	Provision is made under the Planning (Wales) Act 2015 for the preparation of SDP's at a regional level. SDP will have regard to the NDF and responding at a regional level to strategic issues.
Strategic Environmental Assessment (SEA)	Term used internationally to describe environmental assessment as applied to plans and programmes. SEA process is derived from European legislation and defined at European level – Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (SEA Regulations) require a formal “environmental assessment of certain plans and programmes, including those in the field of planning and land use”. A set of overarching intentions that elaborate on the Vision and that focus on the delivery of the Plan.
Strategic Objectives	
Supplementary Planning Guidance (SPG)	Forms a supplementary document/information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with the Plan and with national planning policy. Can be developed to consider individual or thematic aspects of the Plan and site allocations including masterplans.
Sustainability Appraisal (SA)	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e., social, environmental, and economic factors). Each LPA is required by S62(6) of the Planning and

**Technical Advice
Notes (TAN)**

Compulsory Purchase Act 2004 to undertake a SA of the LDP. This form of SA fully incorporates the requirements of the SEA Regulations.

Vision

A topic-based document published by the Welsh Government to supplement Planning Policy Wales.

**Wales Spatial Plan
(WSP)**

Defines the core purpose of the Plan.

A plan prepared and approved by the National Assembly for Wales under S60 of the Planning and Compulsory Purchase Act 2004, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62(5)(b) of the 2004 Act a local planning authority must have regard to the WSP in preparing an LDP.

**Welsh National
Marine Plan
(WNMP) 2019**

The Welsh National Marine Plan (WNMP) 2019 prepared and adopted under the Marine and Coastal Access Act 2009.

Appendices

Appendix 1:	Context – Legislative and National Planning Policy Guidance
Appendix 2:	Regional and Local Strategic Context
Appendix 3:	Supplementary Planning Guidance
Appendix 4:	Minerals Sites
Appendix 5:	Active Travel Routes
Appendix 6:	Policy Assessment
Appendix 7:	Housing Trajectory
Appendix 8:	Waste Management Facilities

Appendix 1 - Context - Legislative and National Planning Policy and Guidance

The statutory requirement to prepare and adopt a Development Plan for the administrative area of Carmarthenshire is set out under legislation, with specific guidance published by the Welsh Government on the procedural aspects of Plan preparation and its content. This includes:

- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Town and Country Planning (Local Development Plan, Wales) Regulations, 2005
- Well-Being of Future Generations (Wales) Act 2015 • Environment (Wales) Act 2016
- Planning (Wales) Act 2015
- Local Development Plan Manual – Edition 3

The Welsh Government are under a legal duty through the Government of Wales Act 2006 to promote sustainable development. This requirement in turn falls on the respective Local Authorities.

The 2nd Deposit Plan places sustainable development as a central part of its strategy. In this regard, reference should be had to the requirements of the:

- Strategic Environmental Assessment Regulations 2004,
- Conservation of Habitats and Species Regulations 2017, and
- Equalities Act 2010

Each of the above have formed key parts of the Plan making process and have informed its content.

As well as the above legislative framework, the Plan is being prepared with regard to the National Planning. Policies and Guidance as well as other strategic thematic documents including the following:

- Planning Policy Wales (PPW)
- Technical Advice Notes (TANs)

- Minerals Technical Advice Notes (MTANs)
- Future Wales: the National Plan 2040
- Welsh National Marine Plan 2019
- Welsh Government Circulars
- The Wales Transport Strategy
- Economic Renewal: A New Direction
- Vibrant and Viable Places – New Regeneration Framework
- Environment Strategy for Wales
- Shoreline Management Plan
- One Wales: One Planet – The Sustainable Development Scheme for Wales
- Climate Change Strategy for Wales
- Working to Achieve a Healthier Future for Wales
- Prosperity for All the National Strategy
- Towards Zero Waste – One Wales One Planet: The Overarching Waste Strategy for Wales (2010)
- The Welsh Language (Wales) Measure 2011
- Housing (Wales) Act 2014
- Historic Environment (Wales) Act 2016
- Active Travel (Wales) Act 2013
- The Wales Act 2017
- Welsh Government - People, Places, Futures – The Wales Spatial Plan (WSP)
- Environment (Wales) Act 2016
- Countryside and Rights of Way Act (CRoW) 2000
- The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017

Regional

- The Swansea Bay City Region Economic Regeneration Strategy 2013 – 2030:
- Swansea Bay City Deal 2017
- South-west Wales Regional Economic Delivery Plan (REDP)
- Joint Local Transport Plan for South-west Wales (2015-20):
- Waste Planning Monitoring Report(s) for the South-west Wales Region:
- Dŵr Cymru Welsh Water Resources Management Plan
- River Basin Management Plan Western Wales River Basin District
- South-west Wales Area Statement

- Regional Technical Statement (RTS) for the South Wales Regional Aggregate Working Party 2nd Review 2020
- Market Analysis and Potential Interventions: A report to the Welsh Government, March 2020

Local

- Carmarthenshire County Council - Corporate Strategy
- Moving Forward in Carmarthenshire: the next 5-years
- Carmarthenshire Local Well Being Plan
- Transformations: A Strategic Regeneration Plan for Carmarthenshire
- Affordable Homes Delivery Plan 2016 – 2020: Delivering more homes for the people of Carmarthenshire
- Moving Rural Carmarthenshire Forward
- Carmarthenshire Economic Recovery and Delivery Plan (April 2021)
- Carmarthenshire County Council – Gypsy Traveller Accommodation Assessment
- Carmarthenshire Rights of Way Improvement Plan (ROWIP)
- Local Flood Risk Management Strategy
- Flood Risk Management Plan for the Western Wales River Basin District
- Net Zero Carbon Action Plan
- Carmarthenshire County Council - Ageing Well Plan
- Carmarthenshire County Council - Older People's Strategy 2015-2025
- Carmarthenshire County Council - Welsh in Education Strategic Plan
- Carmarthenshire County Council – Social Care Annual Report

Appendix 2 Regional and Local Strategic Context

It noted that whilst the LDP represents a key part of the strategic picture both within the County and regionally it does not sit in isolation of other Plans and strategies. A number of these provide guidance for Plan preparation, others are part of a strategic suite of documents which shape how the region and County will develop over the coming years.

Regional

Swansea Bay City Region

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.

Swansea Bay City Deal

The £1.3 billion Swansea Bay City Deal was signed in March 2017. The City Deal is expected to give the Swansea Bay City Region a permanent uplift in its GVA of £1.8 billion and will generate almost 10,000 new jobs over the next 15 years.

Pentre Awel, Llanelli will become the largest ever regeneration project in South-west Wales and aims to improve the health and wellbeing of people across the region.

A creative industry project at Yr Egin in Carmarthen seeks to take advantage of the new infrastructure proposals of the Internet Coast. Yr Egin will create major and positive change in the creative and digital economy of Wales.

South West Wales Regional Economic Delivery Plan

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

To respond to changing circumstances, the four local authorities in South West Wales, in partnership with Welsh Government, produced a new Regional Economic Delivery Plan (REDP) which will replace the previous Swansea Bay City Region Economic Regeneration Strategy.

The REDP commission includes:

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

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

Emerging National Development Framework - Mid and West Wales Region and Strategic Development Plans

Future Wales makes reference to four regions which provide a focus for Welsh Government policy and future investment. Carmarthenshire is included within the West Wales region. Swansea Bay and Llanelli is identified as a part of a national growth, whilst Carmarthen is identified as one of the regional centres.

We will, through the membership of the Mid and South West Wales Regional Planning Group (SWWRPG) and through the shared work programmes associated within the South West Corporate Joint Committee arrangements continue to work closely particularly in understanding and developing the concept and opportunities for a Strategic Development Plan (SDP) across the region.

Joint Transport Plan for South-west Wales (2015-20):

This sets out the vision, objectives and a long-term strategy for a 20 year period and a five year programme of projects. The Plan encompasses the region which fall within the

administrative areas of Carmarthenshire County Council, Neath Port Talbot County Borough Council, Pembrokeshire County Council and the City and County of Swansea.

The South West Wales Tourism Partnership (SWWTP)

The SWWTP had responsibility for delivering the national tourism strategy at the regional level. Whilst wound up in 2014, Visit Wales continues to maintain its ongoing commitment to Destination Management through Regional Engagement Teams.

Waste Planning Monitoring Report(s) for the Mid and South West Wales Region:

These reports are produced in accordance with TAN21: Waste and set out to collate and assess available data on all waste arising's, landfill void and the management of residual waste in the region in order to monitor trends and ultimately monitor performance against the targets set out in Towards Zero Waste. It also assesses the progress of waste policy coverage in LDPs, as well as providing information on current local authority waste management / resource recovery schemes and future procurement.

River Basin Management Plan Western Wales River Basin District (2015-2021), Natural Resources Wales 2015

The River Basin Management Plan for the Western Wales River Basin District is prepared under the Water Framework Directive. It describes the current condition of the river basin district and what has been achieved since 2009; details the Programme of Measures for improving the water environment by 2021 and provides the water body objectives.

Neighbouring Authorities' Development Plans

The Council is in regular and close contact with neighbouring authorities, both individually and collectively at regional level (through the Mid and South-west Wales Regional Planning Group), to ensure alignment between respective LDPs.

The Plan has been prepared with regard to and where appropriate in co-operation with neighbouring authorities. This has included evidence gathering and research across the broader region but also at a sub-regional level between those authorities undertaking Reviews of the LDP's.

Certain factors preclude complete conformity, but constructive discussions and shared information and experience minimised the risk of conflicting policies, and ensured an appropriate level of integration.

Neath Port Talbot County Borough Council adopted its LDP in January 2016 and has commenced the preparation of its replacement Plan. Ongoing dialogue has ensured an understanding of the respective approaches and emerging direction of the policy frameworks including through regional arrangements and the scope and progress of the Strategic Development Plan. The progress of the review into the Neath Port Talbot LDP will be monitored and duly considered as necessary.

The City and County of Swansea adopted its LDP in February 2019. The adoption of the Swansea LDP allows for the consideration of their policies and proposals, along with the ability to respond (and integrate) as appropriate in the preparation of the Revised Carmarthenshire LDP. Continuing liaison will ensure a mutual understanding of the respective approaches including through regional arrangements and the scope and progress of the Strategic Development Plan. Specific dialogue has been undertaken on matters relating to the Carmarthen Bay and Estuaries European Marine Site.

Powys County Council adopted its LDP in April 2018 and has commenced the preparation of its replacement Plan. The Council will continue to examine strategic relationships. Any future review of the Powys LDP will be monitored and duly considered.

Pembrokeshire Coast National Park Authority's adopted LDP is broadly compatible with a hierarchical settlement structure and a consistency in the broad planning policy approach with Carmarthenshire. Continuing liaison will ensure a mutual understanding of the respective approaches including through regional arrangements and the scope and progress of the Strategic Development Plan. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations.

Pembrokeshire County Council adopted its LDP in February 2013. It is considered that there is a broad consistency and alignment in terms of the approach from a policy and strategic perspective. Having commenced the preparation of their revised LDP the timetable toward adoption has been adversely impacted by the publication of NRW guidance on phosphate pollution in protected riverine SACs. There broad alignment of approach to the scale of development and growth. The timetable for the preparation of their Plan is broadly comparable to Carmarthenshire County Council. The broad alignment outlined above remains. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations, particularly noting shared issues across the region on matters such as phosphates.

Ceredigion County Council adopted its LDP in April 2013. Whilst it is considered that the respective settlement strategies of Ceredigion and Carmarthenshire differ slightly, there is a general compatibility with the respective visions. There is a commitment to respect and

maintain the diversity and quality of the plan areas, to reduce the need to travel and to sustainability and the creation of sustainable places. Ceredigion County Council commenced the preparation of their replacement LDP. The preparation of their revised LDP has been adversely impacted by Covid and recently the publication of NRW guidance on phosphate pollution in protected riverine SACs. The broad alignment outlined above remains. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations, particularly noting shared issues across the region on matters such as phosphates.

Brecon Beacons National Park Authority adopted its LDP in December 2013. It is considered that there are no clear cross border settlement issues. The Park Authority are in the process of preparing their replacement LDP. The preparation of their revised LDP has been adversely impacted by the publication of NRW guidance on phosphate pollution in protected riverine SACs. A proactive approach towards regional and sub-regional working is implicit on policy matters, evidence gathering and strategic considerations, particularly noting shared issues across the region on matters such as phosphates. The implications of proposals in the west of the Park will be duly considered - particularly in terms of the level of housing apportionment.

Local

Carmarthenshire Well-being Plan

This Plan outlines how the Public Service Board will work in partnership to address some of the key issues affecting the well-being of the citizens and communities of Carmarthenshire. Reference is made to the Carmarthenshire “at a glance” section which sets out considerations in terms of Demography, Economy, Health and wellbeing, Environment and Culture. The four wellbeing objectives are:

- **Healthy Habits** - People have a good quality of life, and make healthy choices about their lives and environment;
- **Early Intervention** - To make sure that people have the right help at the right time; as and when they need it;
- **Strong Connections** - Strongly connected people, places and organisations that are able to adapt to change; and
- **Prosperous People and Places** - To maximise opportunities for people and places in both urban and rural parts of our county.

Moving Forward in Carmarthenshire – The Council’s New Corporate Strategy 2018 – 2023

This is the Council’s Corporate Strategy for the period 2018 – 2023 (approved 2018 – updated 2019). It sets out the direction for the Council over the next five years, incorporating its improvement and well-being objectives as defined by legislation (see figure 1 overleaf). It also references the Executive Board’s key projects and programmes for the next five years, a set of almost 100 priority projects.

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. The 15 Well-being Objectives cover the broad range of Council Services to ensure economic, environmental, social, and cultural well-being.

Motions passed by the Council

Those motions relevant to the Revised LDP passed by the Council recently include declaring a Climate Emergency and Nature Emergency along and focusing on planning and the Welsh language.

Carmarthenshire Economic Recovery & Delivery Plan

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.

Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015 – 2030

This sets out Carmarthenshire’s regeneration strategy, building on the opportunities for growth and investment. This in turn reflects Carmarthenshire as a confident, ambitious and connected component of the Swansea Bay City Region.

Our Commitment to Affordable Homes 2015 – 2020 and Affordable Housing Delivery Plan 2016-2020

The Council published its five-year vision for increasing the supply of affordable homes in 2015 and, in 2016, it set out our first ambitious programme to deliver over 1000 additional affordable homes across the County. September 2019 saw the fourth year of delivering affordable homes

and in the first three years the Council has been very successful with nearly 700 homes delivered, ensuring that the Council is well on course to reach its 1000 homes target.

The affordable housing action areas are as follows: Carmarthenshire Rural and Market Towns; Ammanford and the Amman Valley; Carmarthen and the West; and Llanelli and District.

The Council's Vision can be summed up as follows:-

Life is for living, let's start, live and age well in a healthy, safe and prosperous environment



Well-being Objectives

1. Help to give every child the best start in life and improve their early life experiences.

2. Help children live healthy lifestyles.

3. Support and improve progress and achievement for all learners.

4. Ensure all young people are in Education, Employment or Training (EET) and are following productive learning and career pathways.

5. Tackle poverty by doing all we can to prevent it, helping people into work and improving the lives of those living in poverty.

6. Creating more jobs and growth throughout the county.

7. Increase the availability of rented and affordable homes.

8. Help people live healthy lives (tackling risky behaviour and obesity).

9. Supporting good connections with friends, family and safer communities.

10. Support the growing numbers of older people to maintain dignity and independence in their later years.

11. A Council wide approach to supporting Ageing Well in Carmarthenshire.

12. Looking after the environment now and for the future.

13. Improving the highway and transport infrastructure and connectivity.

14. Promoting Welsh language and culture.

15. Building a Better Council and Making Better Use of Resources

Figure 1 - Carmarthenshire County Council's Corporate Strategy

Building More Council Homes – ‘Our ambition and plan of action’.

At its September 2019 meeting, the Council endorsed an ambitious investment programme of nearly £150m that will deliver over 900 new Council homes. This plan seeks to align to the Affordable Homes Delivery Plan and provide even more affordable homes in the County. The homes will be built using a range of delivery models, with the delivery of the new build programme following the affordable housing action areas.

Report and Recommendations of the Carmarthenshire Rural Affairs Task Group

The report contains 55 recommendations, with six recommendations listed under the “planning and housing” section. In consolidating an awareness of the important contribution of rural areas of the County on a corporate level, there are recommendations that are directly relevant to the Revised LDP and as such the importance of this report in informing the Revised LDP cannot be understated.

Moving Rural Carmarthenshire Forward

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.

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.

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.

Modernising Education Programme (MEP).

In 2005, the Council adopted its Modernising Education Programme (MEP). The aim of the MEP is to ensure that the network of schools meet current and future needs, and that it does so in a strategic and operationally effective way. In doing this, the MEP identifies future requirements for investment to ensure the delivery of suitable and sufficient provision of school places and sets out future investment plans in a coordinated and structured manner.

The Council's MEP is an ambitious and progressive strategic approach which delivers a series of high-quality education facilities across the County. In developing this role and function paper regard has been had to the work already undertaken to date, and it also considers what is known to be programmed for the future.

The Welsh Language

"The importance of the Welsh language in the social fabric of the County's communities is reflected in its significance at a corporate level within the Council. Of particular note in this regard are the below:

1. Welsh in Education Strategic Plan 2017-2020;
2. Welsh Language Standards (Welsh Language (Wales) Measure 2011) Compliance Notice (issue date 30/9/2015) and the Welsh Language Standards Action Plan (2020/2021); and
3. The Welsh Language Promotion Strategy 2016-2021.

All of these documents can be viewed on the Council's website.

Net Zero Carbon by 2030

The Council is committed to tackling Climate Change as acknowledgement of the significant role it must 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.

Appendix 3 - Supplementary Planning Guidance

Policy Ref.	Topic	Existing SPG to be carried forward.	New SPG	Target date for Adoption
Note: Subject to updating				
NE4	Caeau Mynydd Mawr Special Area of Conservation	Y (Note original substantively updated as a result of revised evidence)	N	October / November 2024
HOM3	Homes in Rural Villages	N	Y	October / November 2024
AHOM1, AHOM2	Affordable Housing	Y (Note original substantively updated)	N	October / November 2024
INF4	Burry Inlet	N	Y	October / November 2024
SP12	Placemaking and Sustainable Places	N	Y	October / November 2024
PSD4	Trees and planting as part of new developments	N	Y	Summer 2025
NE1	Sites of Importance for Nature Conservation Value (SINCs)	N	Y	October / November 2024
NE2	Nature Conservation and Biodiversity	Y	N	October / November 2024
SP15	Built and Historic Environment	N	Y	December 2025
CCH1, CCH2	Renewable Energy	N	Y	December 2025

CCH4	Water Quality – Protected Riverine SACs	N	Y	October / November 2024
PSD9	Advertisements (guidance on bi lingual requirements).	N	Y	Summer 2025
INF1	Planning Obligations	Y (Note original substantively updated)	N	October / November 2024
SP15	Archaeology	Y	N	October / November 2024
SG3	Pembrey Peninsula	N	Y	December 2025
PSD3	Green and Blue Infrastructure Networks and Development	N	Y	Summer 2025
BHE2	Landscape Character	N	Y	Summer 2025
WL1	Welsh Language and New Developments	Y (Note original substantively updated)	N	October / November 2024
	Site Specific (planning and development briefs - TBC)			Continuous
Multiple	Design Principles in New Development (Suite of SPG to be prepared over the lifetime of the LDP)	N	Y	Continuous
RD2	Conversion and reuse of rural buildings for residential use	Y (Note original substantively updated)	N	October / November 2024
INF2	Health Impact Assessments	N	Y	Summer 2025
VE3	Alternative Luxury Camping	N	Y	October / November 2024
PSD12	Light Pollution	N	Y	December 2025
CCH3	Electric and Ultra Low Emission Vehicles in Developments	N	Y	Summer 2025

Appendix 4: Minerals Sites

Active/Inactive Sites

LDP Reference	Quarry Name	Site Status	Mineral Extracted
M1	Alltygarn	Inactive	Silica Sandstone
M2/M3	Garn Bica/Maesdulais	Active	Limestone
M4/M5/M6	Torcoed/Torcoed Fawr/Crwbin	Active	Limestone
M7	Blaenyfan	Inactive	Limestone
M8	Pennant	Active	Sandstone
M9	Coygen	Active	Limestone
M10	Garn Wen	Active	Igneous
M11	Dinas	Inactive	Sandstone
M12	Llwynjack Farm	Active	River Shoal/ Sand and Gravel
M13	Glan Lash Opencast Coal Site	Inactive	Opencast Coal
M14	Foelfach	Active	Sandstone
M15	Llanelli Sand Dredging Ltd ¹⁰⁹	Active	Marine Sand

Dormant Sites

LDP Reference	Quarry Name	Site Status	Mineral Extracted
M16	Pwllymarch	Dormant	Limestone
M17	Llwynyfran	Dormant	Limestone
M18	Tyr Garn	Dormant	Limestone
M19	Garn	Dormant	Sandstone
M20	Limestone Hill	Dormant	Limestone
M21	Penybanc	Dormant	Limestone
M22	Cynghordy	Dormant	Sandstone
M23	Glantowy	Dormant	Sand and Gravel

¹⁰⁹ Operations do not involve the extraction of minerals and so no buffer zone is required around the site. Also safeguarded is the marine landing site situated approximately 800m to the east of the Llanelli Sand Dredging site due to its importance in the landing of marine sand.

Appendix 5: Active Travel Routes

CCC INM Route List				
Scheme Number	Location	Term	Type	Detail
7.21 / A1	Ammanford	Short Term	Pedestrian	ERM 7.21 Fail - Footpath requires surface upgrade
A2	Ammanford	Aspirational	Pedestrian	Traffic management along Penygarn Road – improved footway
A3	Ammanford	Aspirational	Pedestrian	Improve footway along Heol Tycroes. Construct footway on Pantyffynnon Road & segregated pedestrian facility over level crossing.
A4	Ammanford	Aspirational	Shared Use	Route connecting Pantyffynnon to Penybank via access from the end of Mill Terrace road in Pantyffynnon
A5	Ammanford	Aspirational	Pedestrian	Place tactile and dropped kerbs at crossing points - New Road
A7	Ammanford	Aspirational	Pedestrian	Ammanford central footway link and improved pedestrian access to local trip attractors. Details for this scheme to be confirmed subject to discussions with Welsh Government.
A9	Ammanford	Aspirational	Pedestrian	Dyffryn Road footway link and improved pedestrian access to local trip attractors.
A10	Ammanford	Aspirational	Pedestrian	Footway link to Dyffryn Road and improved pedestrian access to local trip attractors.
A11	Ammanford	Aspirational	Cycle	Off Road Cycleway alongside Blaenau Road and off-road link to Ammanford Station
A12	Ammanford	Aspirational	Pedestrian	Footway link near railway. Upgrade and widen path along Blaenau to Llandybie including zebra crossing.
A13	Ammanford	Aspirational	Pedestrian	Creation of new footway and improved links along Kings Road
7.36 / A14	Ammanford	Short Term	Pedestrian	ERM Fail - Lighting needed along footpath. Overgrown, steep steps, narrow with bollard
A16	Ammanford	Aspirational	Pedestrian	Footway link to Parc Penrhiw
A17	Ammanford	Aspirational	Pedestrian / Cycle	Traffic calming and improved pedestrian permeability outside Bettws School
A18	Ammanford	Aspirational	Pedestrian	Improved and new footway links along Pentwyn Road

A19	Ammanford	Aspirational	Pedestrian	Improved and new footway links along Wernolau Road
A20	Ammanford	Aspirational	Pedestrian	Creation of new footways along Maesquarre Road
1.5b / A25	Ammanford	Short Term	Cycle	ERM Route 1.5b Fail - Existing route requires maintenance
A27	Ammanford	Aspirational	Pedestrian	Creation of footway linking Hospital with Amman Valley Cycleway
A28	Ammanford	Short Term	Pedestrian	Completion of footway link along Folland Road
A29	Ammanford	Aspirational	Cycle	Route along Ammanford Road A483 from Llandybie. Details for this scheme to be confirmed subject to discussions with Welsh Government.
A30	Ammanford	Aspirational	Pedestrian / Cycle	Connection through west of Ammanford - Tir-Yr-Dail Lane
B1	Brynamman	Short Term	Cycle	Link to formalise Amman Valley Cycleway through Brynamman Rugby Club land
B2	Brynamman	Aspirational	Pedestrian	Upgrade of crossing points on A4609 to allow for easier pedestrian movement
B3	Brynamman	Aspirational	Pedestrian / Cycle	Speed limit on New Road to allow for safer pedestrian and cycling movements. Cycling provision to be determined.
B4	Brynamman	Aspirational	Pedestrian / Cycle	Proposed 20mph on Ardwyn Rd. Cycling provision to be determined.
B5	Brynamman	Aspirational	Pedestrian / Cycle	Proposed 20mph limit on Brynceunant Rd. Cycling provision to be determined.
BP1	Burry Port	Medium Term	Cycle	Existing cycling route alongside B4311 - No cycle infrastructure, provide off road route
BP5	Burry Port	Short Term	Pedestrian / Cycle	Section of path along Old Tramway. Shared use. Improve signage and provision behind shops
BP7	Burry Port	Short Term	Shared Use	ERM cycle route upgrade to shared use - Section of path along Old Tramway. Short term improvements
BP9	Burry Port	Medium Term	Pedestrian	Footway request at Cliff Terrace and complete loop on map as shown along Furnace Road missing footway and Gwscwm Road.
BP10	Burry Port	Aspirational	Pedestrian	Add missing footway between Ar-Y Bryn and Mumbles Head Estates.
BP11	Burry Port	Aspirational	Pedestrian	Footway link provision at junction of Maenor Helyg and Ashburnham Road

BP12	Burry Port	Aspirational	Pedestrian	Pedestrian tactile crossing facilities at both estate junctions. Golwgfor Estate / Dan Y Bryn Estate, Lando Road
BP15	Burry Port	Aspirational	Cycle	Aspirational cycle route Burry Port to Cross Hands
BP16	Burry Port	Aspirational	Cycle	A494 Aspirational cycle route to Kidwelly
C1 / 1.1	Carmarthen	Short Term	Cycle	ERM Route 1.1 Fail - Cycle track alongside road to provide a link onwards – requires upgrading - maintain foliage. Details for this scheme to be confirmed subject to discussions with Welsh Government.
C2	Carmarthen	Medium Term	Cycle	Travellers' Rest On road cycle provision – requires upgrading. Provide cycle infrastructure to separate from traffic
C3	Carmarthen	Medium Term	Shared Use	Carmarthen West Link Road – 3m shared use path on either side of road facilities incorporated in plan. Not yet complete on site
C4	Carmarthen	Short Term	Cycle	Shared use path linking College Road and Trevaughan Road. Need better signs to mark the path as it crosses through a farm.
C6	Carmarthen	Medium Term	Cycle	St Clears Road -on road cycling provision – requires upgrading. Links to cycle network
5.1c / C9	Carmarthen	Short Term	Cycle	ERM Route 5.1c Fail - Existing on road cycling provision – requires surface upgrading.
C12	Carmarthen	Medium Term	Pedestrian / cycle	Llansteffan Road. Improved links to school and existing cycle network. On road cycle route
7.1 / C14	Carmarthen	Short Term	Pedestrian / Cycle	Shared Use link to existing cycle network and route. Part of route is ERM route 7.1 - pedestrian. Proposed shared use path
C15	Carmarthen	Aspirational	Cycle	Aspirational link across river linking Johnstown with Pensarn/Pibwrlwyd
C21	Carmarthen	Short Term	Cycle	Route requires upgrading. Provide on or off-road cycle infrastructure
C23	Carmarthen	Short Term	Pedestrian	Picton Court - provide signage and footways
C25	Carmarthen	Short Term	Pedestrian / Cycle	St Catherine Street on road cycling route – requires signage
C26	Carmarthen	Short Term	Cycle	College Road - on road cycling route – requires upgrading including crossing

C28	Carmarthen	Short Term	Pedestrian	Section of footway required along access road
4.2 / C29	Carmarthen	Short Term	Cycle	ERM Route 4.2 Fail - Picton Place existing on road cycling provision – requires upgrading – maintain foliage covering signage
1.5 / C30	Carmarthen	Short Term	Pedestrian	ERM route 1.5 – requires upgrading - lighting and surfacing
C32	Carmarthen	Short Term	Pedestrian	Existing walking route – requires upgrading. Provide tactile paving, lighting and resurface defects
C35	Carmarthen	Short Term	Pedestrian	Lime Grove Avenue link improvements and footway widening
C36	Carmarthen	Short Term	Pedestrian	Creation of a small walking link between Ysgol y Dderwen and Fountain Hall Terrace via Llys Ffynnon
C38	Carmarthen	Short Term	Pedestrian	Existing walking route – requires upgrading, steps restrict access for all users
C41	Carmarthen	Short Term	Pedestrian	Friars Park - Needs footway along access road section
C42	Carmarthen	Short Term	Pedestrian	Lammas St to Friars Park - needs new footway along access road
C44	Carmarthen	Short Term	Pedestrian	St Catherine St to Lammas St. needs wider footway
C48	Carmarthen	Short Term	Pedestrian	Jackson's Lane - requires lighting improvements
C49	Carmarthen	Short Term	Pedestrian	King Street requires removal of bollards to increase footway width
5.4a / C52	Carmarthen	Short Term	Cycling	ERM route 5.4a - on road cycling route – requires signage upgrade and route maintenance. Contraflow to allow cyclists along The Quay
5.4b / C53	Carmarthen	Short Term	Cycling	ERM Route 5.4b - The Parade on road cycling route - Enforce on street parking restrictions
C54	Carmarthen	Short Term	Pedestrian	Off road footway between Priory St and Esplanade. Route needs signage and widening
C55	Carmarthen	Aspirational	Pedestrian / cycle	Road safety improvements outside school along Richmond Terrace including plateau for safer pedestrian movement. Cycling provision to be determined.
C56	Carmarthen	Short Term	Pedestrian	Footpath link from Richmond Terrace to St Peters car park. Upgrades as part of Safe Routes
C57	Carmarthen	Short Term	Pedestrian	Footpath link improvement from Richmond Terrace to Richmond School Car Park. Upgrades as part of Safe Routes
C58	Carmarthen	Aspirational	Pedestrian	Footway creation and link to Wellfield Road

C59	Carmarthen	Short Term	Pedestrian	Remove barriers at southern end of route
C60	Carmarthen	Short Term	Pedestrian	Park Hall to Oak Terrace. Provide footway where missing and adequate lighting along link
C61	Carmarthen	Short Term	Pedestrian	Belvedere Av to Park Hall. Remove steps which restrict access
C62	Carmarthen	Medium Term	Pedestrian	Belvedere Av to Ross Av. Remove steps which restrict access and maintain overgrown vegetation
C63	Carmarthen	Medium Term	Pedestrian	Cwm-Oernant - Resurface route to enable access for all users. Maintain overgrown vegetation and provide adequate lighting
C64	Carmarthen	Aspirational	Pedestrian	Footway provision along North Parade
7.19 / C65	Carmarthen	Short Term	Shared Use	ERM Pedestrian route 7.19, INM shared use route. Provide cycle signage
C66	Carmarthen	Aspirational	Cycle	Aspirational shared use path linking with Bronwydd
C67	Carmarthen	Aspirational	Pedestrian	Footway extension on Castell Pigyn Road
C68	Carmarthen	Aspirational	Cycle	Aspirational shared used extension towards Towy Valley Path via Abergwili
C69	Carmarthen	Aspirational	Pedestrian / Cycle	Road safety measures along Gyfre Gardens and 20 mph zone – improved provision for pedestrians and cyclists
C70	Carmarthen	Aspirational	Pedestrian	Footway at the entrance to Wellfield road leading towards Merlins Hill
C75	Carmarthen	Short Term	Pedestrian	Improvements to pedestrian permeability along section between Wellfield Road and Bryn Myrddin
C77	Carmarthen	Short Term	Pedestrian	Remove steps restricting access and provide lighting. Provide crossings at each end of link
C78	Carmarthen	Aspirational	Pedestrian	Penmorfa Lane - traffic order on Keep Clear Zig Zag markings – improved pedestrian safety. Create footway where missing
C79	Carmarthen	Short Term	Pedestrian	Rhiw Babell - Widening of footway at 'Lockerly'
C82	Carmarthen	Aspirational	Pedestrian	Heol Login to Heol Llangynnwr - Existing walking route currently across fields. Requires upgrading.
C83	Carmarthen	Short Term	Shared Use	New cycleway/shared use path linking to new Police HQ
C85	Carmarthen	Short Term	Pedestrian	Footway linking Springfield Road to Capel Evan Rd
C86	Carmarthen	Short Term	Pedestrian	Footway linking Abbey Mead to Towy Valley Path
7.20 / C87	Carmarthen	Aspirational	Pedestrian	Footway linking Abergwili Road to Pigyn Road

C88	Carmarthen	Aspirational	Cycle	On road cycle improvements along Abergwili Road linking to Towy Valley Path
C89	Carmarthen	Aspirational	Pedestrian	Footway linking Towy Valley path to Abergwili Road
C90	Carmarthen	Aspirational	Pedestrian	Cillefwr footpath requires improvements
C91	Carmarthen	Aspirational	Cycle	South Johnstown extension of cycleway the will connect with a new development. Tie into existing infrastructure by the leisure centre
CH1	Cross Hands	Aspirational	Pedestrian	Footway alignment and widening works along Capel Seion Road and Heol Cwmbach
CH2	Cross Hands	Short Term	Pedestrian	Heol Cwmmawr existing footway - Requires upgrading. Provide pedestrian refuge or crossing near school. Restrict footway parking
CH3	Cross Hands	Aspirational	Pedestrian	Plateau crossing to access school over Heol Blaenhirwaun
CH4	Cross Hands	Aspirational	Cycle	Extended off-road section of cycleway linking Cwm Mawr with Cross Hands
CH5	Cross Hands	Aspirational	Pedestrian	Additional footway sections along Bethesda Road
7.3 / CH6	Cross Hands	Short Term	Pedestrian	ERM Route 7.3 - Footpath requires surface upgrade
CH7	Cross Hands	Aspirational	Cycle	Tyisha Rd to Darren Las - Additional section of cycleway linking to the existing main cycle route
5.2b / CH8	Cross Hands	Medium Term	Cycle	ERM Route 5.2b - Heol Y Foel cycle route on road – need to improve provision and enforce on street parking. Details for this scheme to be confirmed subject to discussions with Welsh Government.
5.2a / CH9	Cross Hands	Medium Term	Cycle	ERM Route 5.2a- Cycle route on road – need to improve provision and enforce on street parking
CH10	Cross Hands	Aspirational	Cycle	Mynydd Mawr Woodland Park link. Cycle link away from road
CH11	Cross Hands	Medium Term	Cycle	Cycle link to existing cycle network and route. Repair surface defects and provide continuous route. Remove End of Route signage
1.2 / CH12	Cross Hands	Short Term	Cycle	ERM Route 1.2- Define access
CH13	Cross Hands	Short Term	Shared Use	Spine Road shared use under construction
CH15	Cross Hands	Aspirational	Pedestrian	Widening of existing footway on Carmarthen Road alongside Cross Hands Hotel

CH16	Cross Hands	Aspirational	Cycle	Link to existing cycle infrastructure along Meadows Rd
CH17	Cross Hands	Short Term	Cycle	Improvements required to existing cycle infrastructure. Details for this scheme to be confirmed subject to discussions with Welsh Government.
CH18	Cross Hands	Short Term	Shared Use	Existing cycle route - needs upgrading to a continuous off-road route
CH19	Cross Hands	Aspirational	Pedestrian	Footway link along Black Lion Road
CH20	Cross Hands	Aspirational	Pedestrian	Improved road safety outside school – 20mph zone
CH21	Cross Hands	Medium Term	Shared Use	Cross Hands Economic Link Road
CH22	Cross Hands	Aspirational	Pedestrian	Footway required along Llandeilo Road
CH23	Cross Hands	Aspirational	Pedestrian	Footway widening Penygroes to Blaunau
CH24	Cross Hands	Aspirational	Pedestrian / Cycle	Improved Road Safety outside school including vertical measures
CH25	Cross Hands	Aspirational	Cycle	Long distance aspirational route joining Cross Hands with Ammanford via Blaenau/Llandybie
7.16 / CH26	Cross Hands	Short Term	Pedestrian	ERM - Upgrade on existing footpath – lighting
7.17 / CH27	Cross Hands	Medium Term	Pedestrian	ERM - Upgrade on existing footpath – lighting and resurfacing
CH32	Cross Hands	Aspirational	Pedestrian	Signalise cross roads and improve pedestrian provision
7.11 / CH33	Cross Hands	Short Term	Pedestrian	ERM Route 7.11 - Upgrade on existing footpath – lighting
CH34	Cross Hands	Aspirational	Pedestrian	Upgrade existing pedestrian right of way from Cwmfferws Road to Saron Road. Complete footway links.
CH35	Cross Hands	Aspirational	Pedestrian	Footway from Access lane to Cruglas Farm to No. 56 Cwmfferws
CH36	Cross Hands	Aspirational	Cycle	B4317 Aspirational long distance cycle route to Kidwelly
K1	Kidwelly	Short Term	Pedestrian	Footway along Station Road. Needs upgrading
B / C / K2	Kidwelly	Short Term	Cycle	ERM Routes B & C - on road needs improvement. Restrict parked vehicles
K3	Kidwelly	Short Term	Shared Use	Provide cycle signage and lighting through park
K5	Kidwelly	Short Term	Shared Use	Existing shared use facilities – requires resurfacing.
K6	Kidwelly	Aspirational	Pedestrian	Aspirational footway provision from Awel y Mor to connect with existing
K7	Kidwelly	Short Term	Pedestrian	Provide formal footway
K8	Kidwelly	Aspirational	Pedestrian	Linking footway along sections of southern curtilage on Carmarthen Road
K9	Kidwelly	Aspirational	Cycle	Aspirational long distance cycle route west from Kidwelly to Ferryside

K10	Kidwelly	Aspirational	Cycle	Direct link from Millennium Coastal Path to Kidwelly Railway Station
K11	Kidwelly	Aspirational	Cycle	Aspirational Route towards Carmarthen from Ferryside
K12	Kidwelly	Aspirational	Cycle	link BP15 to Kidwelly along former Burry Port & Gwendraeth Valley Railway
K13	Kidwelly	Aspirational	Cycle	Aspirational route along A484 to Carmarthen
K14	Kidwelly	Aspirational	cycle	Cycle route along Ferry Road, Kidwelly
LL1	Llandovery	Short Term	Pedestrian	Footway links around trip generators along New Road. Restrict footway parking. Details for this scheme to be confirmed subject to discussions with Welsh Government.
LL5	Llandovery	Aspirational	Shared Use	Aspirational off-road cycle/shared use path. Details for this scheme to be confirmed subject to discussions with Welsh Government.
LL6	Llandovery	Aspirational	Cycle	Aspirational route towards Llandeilo along A4069 / A40. Details for this scheme to be confirmed subject to discussions with Welsh Government.
L1	Llanelli	Short Term	Pedestrian / Cycle	Upgrade path leading to Pwll School. Traffic calming to support 20mph zone. Improved crossings. Part of Safe Routes.
L2	Llanelli	Short Term	Pedestrian	Footway improvements along Sandy Road linking to trip attractors as part of Safe Routes
L3	Llanelli	Short Term	Pedestrian	Footway link along Denham Avenue to link with existing infrastructure. Upgrades as part of Safe Routes
L4	Llanelli	Aspirational	Shared Use	Widen paths to allow shared use.
L5	Llanelli	Aspirational	Pedestrian	New crossing with dropped kerbs
L6	Llanelli	Aspirational	Pedestrian	Kerb buildouts on Queen Victoria Road to improve Crossing visibility
L7	Llanelli	Aspirational	Pedestrian	Footway buildout on Old Castle Road
L8	Llanelli	Aspirational	Pedestrian	Crossing Plateau on Waunlanurafon
L9	Llanelli	Short Term	Shared Use	Route through People's Park. Upgraded Links to NCN / Millennium Coastal Path.

L10	Llanelli	Short Term	Pedestrian	Improved pedestrian passage and safety over railway bridge at Old Road, Furnace, Llanelli. Upgrades as part of Safe Routes bid.
L11	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route
L12	Llanelli	Short Term	Shared Use	Church St Proposed shared use path
L16	Llanelli	Medium Term	Shared Use	Station Road to Llanelli centre. Current on road cycle route and footway, proposed shared use path
L17	Llanelli	Medium Term	Cycle	Pottery St - Cycling infrastructure improvements - provide dedicated cycle route
L18	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route
L19	Llanelli	Aspirational	Pedestrian	Create new path to link to school
L20	Llanelli	Aspirational	Pedestrian	Provision of pedestrian tactile crossing facilities Dillwyn St
L21	Llanelli	Medium Term	Shared Use	Llanelli Station links provision of shared use path
L22	Llanelli	Medium Term	Shared Use	Proposed shared use path connecting Marine Street to Pen-y-Fan
L23	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - provide dedicated cycle route Ty-Isaf to Parc Trostre
L24	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements linking to new school and Wellness Village
L25	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - potential to move off road and link to new school and Wellness village
L26	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - potential to move off road and link to new school and Wellness village
L27	Llanelli	Short Term	Shared Use	Existing shared use path. Short term signage improvements
L28	Llanelli	Aspirational	Cycle	Extend cycle route along B4304 - aspirational cycle route
L29	Llanelli	Medium Term	Shared Use	Proposed shared use path Morfa to Parc Trostre
42 / L30	Llanelli	Medium Term	Cycle	ERM Pedestrian route 42, INM cycling route including proposed crossing upgrade over existing bridge

L34	Llanelli	Aspirational	Pedestrian	Footway creation around Parc Trostre linking to trip attractors
L35	Llanelli	Aspirational	Pedestrian	Footway creation around Parc Trostre linking to trip attractors
L36	Llanelli	Medium Term	Shared Use	Provide off road cycle route around Parc Trostre linking to trip attractors
L37	Llanelli	Medium Term	Pedestrian	Footway improvements along private road to Tata Steel - Maes-ar-Ddafen Road
L38	Llanelli	Aspirational	Shared Use	Proposed shared use path connecting trip attractors
L39	Llanelli	Medium Term	Shared Use	Proposed shared use path A4138
L43	Llanelli	Short Term	Cycle	Cycling infrastructure improvements A484. Provide dedicated cycle facilities
L44	Llanelli	Aspirational	Pedestrian / Cycle	Traffic calming measures on Walters Road, Marblehall Road and Penallt Road
95 / L45	Llanelli	Short Term	Shared Use	ERM Route 95 - Footpath upgrade required – maintain foliage
L46	Llanelli	Medium Term	Shared Use	Swansea Rd proposed shared use path
49 / L47	Llanelli	Short Term	Shared Use	A484 to Swansea Rd - no existing cycling infrastructure, proposed shared use path
L48	Llanelli	Medium Term	Shared Use	Corporation Avenue - no existing cycle infrastructure. Proposed shared use path
L49	Llanelli	Medium Term	Cycle	Cycling infrastructure improvements - no existing infrastructure
L50	Llanelli	Short Term	Shared Use	Afon Lliedi Shared use path requires upgrade - signage
L54	Llanelli	Medium Term	Shared Use	Heol Nant Y Felin on road cycling - Proposed shared use path
L55	Llanelli	Medium Term	Shared Use	Corporation Avenue to Heol Goffa Shared use path off road - upgrades required
L56	Llanelli	Medium Term	Shared Use	Corporation Ave North - Proposed shared use path
L57	Llanelli	Medium Term	Shared Use	Corporation Avenue to Gower View Proposed shared use path
L58	Llanelli	Aspirational	Pedestrian	Footway provision between no. 204, 208 and 210 Felinfoel Rd

L59	Llanelli	Aspirational	Pedestrian	Llon Y Dderwen Widen and realign road to accommodate footway. Narrow, steep gradient no footways
66 / L60	Llanelli	Short Term	Pedestrian	ERM Footpath Route 60 - upgrade required – maintain foliage
L61	Llanelli	Aspirational	Pedestrian	Footway and minor road widening at Community Centre, Tanyrhodyn leading to Rhandirfelin
L62	Llanelli	Short Term	Shared Use	Salem Rd / Glan Yr Afon proposed shared use path
59 / L64	Llanelli	Short Term	Pedestrian	ERM Footpath Route 59 upgrade required – maintain foliage
L65	Llanelli	Medium Term	Shared Use	Provide continuous shared use path. Part off road part on road. Penygaer Rd to Brynsiriol
55 / L66	Llanelli	Short Term	Shared Use	ERM Route 55 Existing Pedestrian - Proposed shared use path - improve signage
L68	Llanelli	Medium Term	Shared Use	Bryn Eli proposed shared use path - no existing cycle infrastructure
L70	Llanelli	Short Term	Pedestrian	Bryngwyn Rd - Footway improvements linking to trip attractors. Restrict footway parking and relocate traffic signs from footway
L72	Llanelli	Medium Term	Shared Use	Dafen Cricket Club - Proposed shared use path, no footpath currently
L73	Llanelli	Medium Term	Shared Use	Prince Phillip Hospital to A4138 Proposed shared use path
L76	Llanelli	Medium Term	Shared Use	Dafen Road to Prince Phillip hospital- no existing cycle infrastructure. Proposed shared use path. New build through field to connect to hospital.
L79	Llanelli	Medium Term	Shared Use	Ynyswen to Afon Lliedi Proposed shared use path - away from road.
L81	Llanelli	Aspirational	Pedestrian / Cycle	Heol Belli Glas / Pennant Cycling/pedestrian improvements and extend 20 mph zone to include key routes to school
L83	Llanelli	Short Term	Shared Use	Proposed shared use path linking residential and employment sites - not yet built
L84	Llangennech	Aspirational	Pedestrian	Footway and Road Safety Improvements North and south of the roundabout along Troserch Road
L85	Llangennech	Aspirational	Cycle	Improved safety and speed measures along Maes y Dderwen Rd / Pontarddulais Rd plus additional cycle supporting measures.

L86	Llangennech	Aspirational	Pedestrian	Provision of linking section footway across No. 3 Heol Y Mynydd
L87	Llangennech	Aspirational	Pedestrian	Footway in vicinity of Ty Ddraig Gwyrdd and along Genwen Road
L88	Llanelli	Aspirational	Pedestrian / Cycle	20mph limit on Cwmfelin Road near junction with School. Improved links along Tanygraig Rd
L89	Llanelli	Aspirational	Pedestrian	Improved footway and widening of footway where road narrows along Berwick Road
L90	Llanelli	Medium Term	Cycle / Pedestrian	Crossing across B4297
L91	Llanelli	Aspirational	Pedestrian	Footway on Western side of B4297 in Bynea
C / L92	Llanelli	Medium Term	Shared Use	ERM Route C outside of Gateway Holiday Park very poor surface needs upgrading
C / L93	Llanelli	Medium Term	Shared Use	ERM along (NCN4) Machynys Peninsula very poor surface needs upgrading
L94	Llanelli	Aspirational	Shared Use	Build a cycle/pedestrian lane, put in lights across the A484, this would link up the two cycle parts of Penyfan with the new route recently built on the A4138, whilst avoiding Trostre Roundabout completely.
L95	Llanelli	Aspirational	Shared Use	Furnace School aspirational links to NCN
L96	Llanelli	Short Term	Pedestrian	Footway creation to south of Furnace School
L97	Llanelli	Short Term	Shared Use	Shared use path creation linking the community centre with the rugby club and NCN
L98	Llanelli	Aspirational	Pedestrian	Footway improvements over Old Road bridge and link to NCN
L99	Llanelli	Aspirational	Shared Use	New shared use link to North Dock as an alternative to link L4
L100	Llanelli	Aspirational	Pedestrian	Off road footpath improvements to link to Glascoed and School
L101	Llanelli	Aspirational	Pedestrian	Aspirational shared use to connect to back of school
L102	Llanelli	Short Term	Shared Use	Replacement of existing steps to link estate to Sandy Water Park
L103	Llanelli	Short Term	Shared Use	Replacement of small bridge to complete route
H1	Hendy	Aspirational	Pedestrian	Footway/Road Safety improvements along Heol Y Parc between Heol Llynbedw and Clos Y Wern.
H2	Hendy	Aspirational	Pedestrian	Footway link improvements on Bronallt Road
H3	Hendy	Aspirational	Pedestrian	Footway provision improvements along Carmarthen Road
H4	Hendy	Aspirational	Pedestrian / Cycle	Improved cycle/pedestrian facilities along Iscoed Road especially outside the school including crossing facilities.
H6	Hendy	Aspirational	Shared Use	Route connecting Hendy and Llangennech

SC1	St Clears	Aspirational	Pedestrian	Provide footway along Bethlehem Road
SC2	St Clears	Short Term	Cycle	Existing Cycleway. Better visibility leading up to path under the underpass and surface of path into St Clears Car Park. Better surface on path between St Clears and Church leading down to the river. Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC3	St Clears	Medium Term	Pedestrian	Pedestrian footway improvements along Station Road
SC4	St Clears	Short Term	Cycle	A40 - Existing cycleway. Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC5	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen Details for this scheme to be confirmed subject to discussions with Welsh Government.
SC6	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen
SC7	St Clears	Aspirational	Cycle	Aspirational cycleway to link to SC4 and East to Carmarthen
SC8	St Clears	Aspirational	Shared Use	Footpath/Cycle route from St Clears Boat Club through to existing cycle route alongside river
SC9	St Clears	Aspirational	Shared Use	Aspirational shared use path connecting Pwll Trap to St Clears
SC10	St Clears	Aspirational	Shared Use	Aspirational shared use path along Tenby Rd

Appendix 6: Policy Assessment

Strategic Policy: SP1 Strategic Growth	
Strategic Objectives	SO3 - To assist in widening and promoting education and skills training opportunities for all.
National Well-being Goals	A more equal Wales.
Local Well-being Goals	<p>Early Intervention - To make sure that people have the right help at the right time; as and when they need it.</p> <p>Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.</p>
Monitoring	<p>The following indicators will monitor the effectiveness of the policy:</p> <p>MI.1, MI.5, MI.6, MI.18.</p>
Planning Policy Wales Edition 11 alignment	Active and Social Places & Productive and Enterprising Places.

Strategic Policy: **SP2 Retail and Town Centres**

Strategic Objectives

SO4 - 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, as well as vibrant town centres.

National Well-being Goals

A prosperous Wales.

Local Well-being Goals

Early Intervention - To make sure that people have the right help at the right time; as and when they need it.

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.4.

Planning Policy Wales Edition 11 alignment

Active and Social Places & Productive and Enterprising Places.

Strategic Policy: **SP3 Sustainable Distribution – Settlement Framework**

Strategic Objectives

SO6 - To ensure that the principles of spatial sustainability are upheld by directing development to sustainable locations with access to services and facilities and wherever possible encouraging the reuse of previously developed land.

National Well-being Goals

A Wales of cohesive communities, A prosperous Wales & A resilient Wales.

Local Well-being Goals

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.47.

**Planning Policy Wales
Edition 11 alignment**

Placemaking & Active and Social Places & Productive and Enterprising Places & Distinctive and Natural Places

Strategic Policy: **SP4 A Sustainable Approach to Providing New Homes**

Strategic Objectives

SO10 - To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.

National Well-being Goals

A Wales of cohesive communities.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.1, MI.5, MI.6, MI.7, MI.8, MI.9, MI.10, MI.11, MI.16, MI.47.

**Planning Policy Wales
Edition 11 alignment**

Placemaking & Active and Social Places.

Strategic Policy: SP5 Affordable Homes Strategy

Strategic Objectives

SO10 - To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.

National Well-being Goals

A Wales of cohesive communities & A more equal Wales.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.12, MI.13, MI.14, MI.15.

Planning Policy Wales Edition 11 alignment

Placemaking & Active and Social Places.

Strategic Policy: SP6 Strategic Sites

Strategic Objectives

SO12 - To encourage investment & innovation in rural and urban areas by making adequate provision to meet employment need and to contribute at a regional level to the delivery of the Swansea Bay City Deal.

National Well-being Goals

A prosperous Wales.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.16, MI.17, MI.18.

**Planning Policy Wales
Edition 11 alignment**

Productive and Enterprising Places.

Strategic Policy: SP7 Employment and the Economy

Strategic Objectives

SO12 - To encourage investment & innovation in rural and urban areas by making adequate provision to meet employment need and to contribute at a regional level to the delivery of the Swansea Bay City Deal.

National Well-being Goals

A prosperous Wales.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.16, MI.17, MI.18.

**Planning Policy Wales
Edition 11 alignment**

Productive and Enterprising Places.

Strategic Policy: **SP8 Welsh Language and Culture**

Strategic Objectives

SO11 - To assist in protecting, enhancing and promoting the Welsh Language and the County’s unique cultural identity, assets and social fabric.

National Well-being Goals

A Wales of vibrant culture and thriving Welsh Language.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.21, MI.22, MI.23, MI.25, MI.26.

**Planning Policy Wales
Edition 11 alignment**

Distinctive and Natural Places.

Strategic Policy: SP9 Infrastructure

Strategic Objectives

SO14 - To reflect the requirements associated with the delivery of new development, both in terms of hard and soft infrastructure (including broadband).

National Well-being Goals

A prosperous Wales.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.24.

**Planning Policy Wales
Edition 11 alignment**

Productive and Enterprising Places.

Strategic Policy: SP10 Gypsy and Traveller Provision

Strategic Objectives

SO10 - To make provision for an appropriate number and mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.

National Well-being Goals

A more equal Wales & A Wales of cohesive communities.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.27, MI.28, MI.29.

**Planning Policy Wales
Edition 11 alignment**

Active and Social Places

Strategic Policy: SP11 The Visitor Economy

Strategic Objectives

SO13 - To make provision for sustainable & high quality all year round tourism related initiatives.

National Well-being Goals

A prosperous Wales.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.30.

**Planning Policy Wales
Edition 11 alignment**

Productive and Enterprising Places

Strategic Policy: SP12 Placemaking and Sustainable Places

Strategic Objectives

SO9 - To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County’s communities by promoting a place making approach and a sense of place.

National Well-being Goals

A Wales of cohesive communities & A healthier Wales.

Local Well-being Goals

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.31, MI.32, MI.33, MI.34, MI.35.

Planning Policy Wales Edition 11 alignment

Placemaking & Active and Social Places

Strategic Policy: SP13 Rural Development

Strategic Objectives

SO2 - To assist with widening and promoting wellbeing opportunities through access to community, leisure and recreational facilities as well as the countryside.

National Well-being Goals

A prosperous Wales, A Wales of cohesive communities & A healthier Wales.

Local Well-being Goals

Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.

Prosperous People and Places - To maximise opportunities for people and places in both urban and rural parts of our county.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.36.

**Planning Policy Wales
Edition 11 alignment**

Active and Social Places & Productive and Enterprising Places & Distinctive and Natural Places

Strategic Policy: **SP14 Maintaining and Enhancing the Natural Environment**

Strategic Objectives

SO1 - To ensure that the natural environment, including habitats and species, are safeguarded and enhanced.

National Well-being Goals

A globally responsible Wales & A resilient Wales.

Local Well-being Goals

Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.37, MI.38, MI.39, MI.40, MI.41, MI.42.

**Planning Policy Wales
Edition 11 alignment**

Distinctive and Natural Places

Strategic Policy: **SP15 Protection and Enhancement of the Built and Historic Environment**

Strategic Objectives

SO5 - To safeguard and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.

National Well-being Goals

A globally responsible Wales & A Wales of vibrant culture and thriving Welsh Language.

Local Well-being Goals

Healthy Habits - People have a good quality of life, and make healthy choices about their lives and environment.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.43, MI.44.

**Planning Policy Wales
Edition 11 alignment**

Distinctive and Natural Places

Strategic Policy: SP16 Climate Change

Strategic Objectives

SO7 To make a significant contribution towards tackling the cause and adapting to the effect of Climate Change, including promoting renewable energy and the efficient use and safeguarding of resources.

National Well-being Goals

A globally responsible Wales & A resilient Wales.

Local Well-being Goals

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.45, MI.46.

**Planning Policy Wales
Edition 11 alignment**

Placemaking & Distinctive and Natural Places

Strategic Policy: SP17 Transport and Accessibility

Strategic Objectives

SO8 - To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.

National Well-being Goals

A Wales of cohesive communities & A globally Responsible Wales.

Local Well-being Goals

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.49.

Planning Policy Wales Edition 11 alignment

Productive and Enterprising Places

Strategic Policy: SP18 Mineral Resources

Strategic Objectives

SO7 - To make a significant contribution towards tackling the cause and adapting to the effect of Climate Change, including promoting renewable energy and the efficient use and safeguarding of resources.

National Well-being Goals

A globally responsible Wales.

Local Well-being Goals

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.51, MI.52.

**Planning Policy Wales
Edition 11 alignment**

Productive and Enterprising Places

Strategic Policy: SP19 Waste Management

Strategic Objectives

SO7 - To make a significant contribution towards tackling the cause and adapting to the effect of Climate Change, including promoting renewable energy and the efficient use and safeguarding of resources.

National Well-being Goals

A globally responsible Wales.

Local Well-being Goals

Strong Connections - Strongly connected people, places and organisations that are able to adapt to change.

Monitoring

The following indicators will monitor the effectiveness of the policy:

MI.55.

**Planning Policy Wales
Edition 11 alignment**

Productive and Enterprising Places

Appendix 7 - Site Trajectory Schedule

Allocated Sites with no Planning Permission

Cluster	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Total Completions (April 2018 - March 2022)	U/C April 2022	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
1																								
	Carmarthen	Land off Parc y Delyn	PrC1/h4	17	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	10	7	0	0
		East of Devereaux Drive	PrC1/h5	10	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0
		Llansteffan Road	PrC1/h8	50	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0
		Brynhyfryd Castell Pigin Road, Abergwili	PrC1/h10	20	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0
		West Carmarthen	PrC1/MU1	270	6 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	20	50	50	50	50	50
		Pibwrlwyd	PrC1/MU2	265	6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	60	60	55	50	40
	Pontyates / Meinciau / Ponthenri	Cae Canfas, Heol Llanelli	SeC1/h4	8	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	0
		Land off Heol Glyndwr	SeC1/h7	9	3 months	6 months	2 months	0	0	0	0	0	0	0	2	2	2	3	0	0	0	0	0	0
	Ferryside	Land to the rear of Parc y Flynnon	Sec2/h2	12	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0	0
	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	5	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	0	0
		Land adj. Lleine	SuV1/h2	13	6 months	6 months	3 months	0	0	0	0	0	0	0	0	2	2	2	2	2	2	1	0	0
	Bronwydd	Land at Troed Rhiw Farm	SuV4/h1	6	N/A	3 months	1 month	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	0	0
	Peniel	Aberdeuddwr / Pantyfedwen	SuV10/h2	38	3 months	6 months	6 months	0	0	0	0	0	0	0	0	0	10	10	10	8	0	0	0	0
	Alltwalis	Land at Alltwalis School	SuV11/h1	12	3 months	4 months	3 months	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0
	Llanpumsaint	Adj. Gwyn Villa	SuV12/h1	20	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0
		Llandre	SuV12/h2	4	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0
	Rhydargaeau	Cefn Farm	SuV14/h1	17	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	4	4	4	5	0	0	0	0
	Capel Dewi	Llwynddewi Road	SuV16/h1	2	N/A	3 months	3 months	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0
	Nantgaredig	Rear of former joinery, Station Road	SuV17/h1	35	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	15	10	0	0	0
	Llanddarog	Land adj. and the r/o Hauffan	SuV19/h2	10	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	4	4	0	0	0
	Porthyrhyd	Land adjacent to Llwynhenry Farm	SuV20/h1	6	N/A	6 months	2 months	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
Total for the cluster				864				0	0	0	0	0	0	0	2	19	56	78	91	166	143	119	100	90
Cluster 2																								
Tier 1	Llanelli	Beech Grove, Pwll	PrC2/h1	10	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0

Cluster	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Total Completions (April 2018 - March 2022)	U/C April 2022	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
										0	0	0	0	0	0	0	6	7	0	0	0	0	0	0
		Land adjacent The Dell, Furnace	PrC2/h10	13	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	6	7	0	0	0	0	0	
		Ynys Las, Llwynhendy	PrC2/h16	33	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	16	17	0	0	0	
		Harddfán	PrC2/h20	6	N/A	6 months	3 months	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	
		Dafen East Gateway	PrC2/h23	150	6 months	8 months	6 months	0	0	0	0	0	0	0	20	65	65	0	0	0	0	0	0	
		Pentre Awel	PrC2/SS1	240	6 months	8 months	6 months	0	0	0	0	0	0	0	0	0	65	60	60	60	60	0	0	
Tier 2	Kidwelly	Land off Priory Street	SeC3/h2	20	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	4	
		Llys Felin	SeC3/h3	15	3 months	6 months	3 months	0	0	0	0	0	0	0	0	5	5	5	0	0	0	0	0	
		Land between Clayton Road and East of Bronallt Road	SeC6/h2	12	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	6	6	0	0	0	
	Llangennech	Golwg Yr Afon Opposite Parc Morlais	SeC7/h3	50	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	
		Maesydderwen	SeC7/h4	32	3 months	6 months	3 months	0	0	0	0	0	0	0	0	15	17	0	0	0	0	0	0	
			SeC7/h5	5	N/A	6 months	3 months	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	
	Trimsaran / Carway	Cae Linda	SeC8/h2	25	3 months	9 months	6 months	0	0	0	0	0	0	0	0	0	5	5	5	5	5	0	0	
Tier 3	Mynyddgarreg	Land adjacent to 1y Newydd, Meinciau Road	SuV22/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0	
		Five Roads / Horeb	Adjacent Little Croft	SuV23/h2	25	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	5	10	10	
Total for the cluster				644				0	0	0	0	0	0	0	26	87	181	109	94	90	7	18	18	14
Cluster 3																								
Tier 1	Ammantford (inc Betws and Penyban)	Land at r/o No 16-20 & 24-30 Betws Road	PrC3/h1	9	N/A	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	3	3	3	0	
		Land Adjoining Maes Ifan, Maesquarre Road	PrC3/h6	18	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0	
	Cefneithin	Land off Heol y Parc	PrC3/h8	18	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0	0	
	Drefach (Tumble)	Nantyydderwen	PrC3/h14	33	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	10	13	0	0	
		Land off Heol Caegwyn	PrC3/h15	5	N/A	4 months	1 month	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	
	Gorslas	Land adjoining Brynlluan	PrC3/h18	29	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	9	10	10	0	0	
	Llandybie	Land north of Maespiode	PrC3/h20	45	6 months	6 months	3 months	0	0	0	0	0	0	10	10	10	10	5	0	0	0	0	0	
	Penygroes	Emlyn Brickworks	PrC3/MU1	177	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	17	40	40	40	40	
	Saron	Land off Parc-y-Mynydd	PrC3/h26	15	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0	

Cluster	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Total Completions (April 2018 - March 2022)	U/C April 2022	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
		Land off Nant-y-Ci Road	PrC3/h27	18	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	3	5	5	5
	Tumble	Land at Factory site between No. 22 & 28 Bethesda Road	PrC3/h28	30	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0
Tier 2	Brynamman	Heol Gelynen	SeC9/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
Tier 2	Pontyberem	Land off Heol Llannon	SeC11/h1	15	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	3	0
Tier 3	Llanedi	Rear of 16 Y Garreg Llwyd	SuV26/h1	11	3 months	18 months	3 months	0	0	0	0	0	0	0	3	4	4	0	0	0	0	0	0	0
	Carmel	Land adjacent to Tŷ Newydd	SuV27/h1	5	N/A	3 months	1 month	0	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0
	Ystradowen	Land off Pant y Brwyn	SuV30/h1	5	N/A	3 months	1 month	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0	0
Total for the cluster				441				0	0	0	0	0	0	0	16	20	28	28	42	57	84	62	55	49
Cluster 4																								
Tier 2	Newcastle Emlyn	Trem y Ddol	SeC12/h1	17	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	3	4	4	4	2	0	0
		Land to r/o Dolcoed	SeC12/h3	20	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	4	4	0	0
	Llanybydder	Adj. Y Neuadd	SeC13/h1	10	3 months	6 months	1 month	0	0	0	0	0	0	0	0	0	2	2	2	2	2	0	0	0
	Pencader	Blossom Garage Land adj Maescader	SeC14/h1 SeC14/h2	20 24	3 months 3 months	6 months 6 months	1 month 3 months	0 0	0 0	0 0	0 0	0 0	0 0	0 0	5 0	5 0	5 0	5 6	0 6	0 6	0 6	0 6	0 0	0 0
	Llangeler	Land opp Brogeler	SuV33/h1	5	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	0
	Saron/Rhos	Land adj. Arwynfa	SuV35/h1	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	1	0	0	0	0	0
	Llanllwni	Cae Pensarn Helen Land at Bryndulais	SuV36/h1 SuV36/h2	6 16	N/A 3 months	3 months 3 months	3 month 3 months	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 5	0 5	0 6	2 0	2 0	2 0	0 0	0 0	0 0	0 0
	Cwmann	Land south of Cae Coedmor Land adjacent to Lleinau	SuV37/h2 SuV37/h3	20 10	3 months 3 months	3 months 3 months	3 months 3 months	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	5 0	5 5	5 5	5 0	0 0	0 0	0 0	0 0
	Capel Iwan	Maes y Bryn	SuV38/h1	6	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	0
	Llanfihangel ar arth	Adj Yr Hendre	SuV39/h1	7	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	1	2	2	2	0	0	0
	New Inn	Blossom Inn	SuV43/h1	5	3 months	3 months	3 months	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	0

Cluster	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Total Completions (April 2018 - March 2022)	U/C April 2022	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Total for the cluster				172				0	0	0	0	0	0	0	11	12	22	34	35	27	19	12	0	0
Cluster 5																								
Tier 2	Llandoverly	Land adjacent to Bryndeilog, Tywi Avenue	SeC15/h2	8	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	2	
	Llandeilo	Llandeilo Northern Quarter	SeC16/h1	27	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	10	10	7	0	0	0	0
	Llangadog	Land opp. Llangadog C.P School	SeC17/h1	16	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	4	4	4	4	0	0	0	0
		Land off Heol Pendref	Sec17/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	4	0	0	0	0
Tier 3	Cwmifor	Opp. Village Hall	SuV51/h1	8	N/A	12 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	2	3	1	0
Total for the cluster				67				0	0	0	0	0	0	0	0	0	4	16	16	17	2	6	4	2
Cluster 6																								
Tier 2	St Clears / Pwll Trap	Adjacent to Brittonia Terrace	SeC18/h1	60	6 months	8 months	3 months	0	0	0	0	0	0	0	0	0	0	0	25	25	10	0	0	
		Land adjacent to Cefn Maes	SeC18/h3	100	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	40	40	20	0	0	0	0	0
		Land at Heol Llaidelyn	SeC18/h4	6	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
		Land adjacent to Gwynfa, Station Road	SeC18/h5	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0
		Land to the rear of Station Road	SeC18/h6	25	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	10
		Land adjacent to Gardde Fields	SeC18/h7	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0	0
		Whitland	Land at Park View, Trevaughan	SeC19/h1	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0
	Land at Whitland Creamery		SeC19/h2	20	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0
	Laugharne	Land off Clifton Street	SeC20/h3	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	
Tier 3	Glandy Cross	Land to the north of Cross Inn P.H	SuV55/h2	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0
	Efailwen	Land to the r/o Talar Wen	SuV56/h1	6	N/A	3 months	2 months	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0
	Meidrim	Land adj. to Lon Dewi	SuV58/h1	10	3 months	6 months	3 months	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0
		Land off Drefach Road	SuV58/h2	14	3 months	4 months	2 months	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2
	Bancyfelin	North of Maes y Llewod	SuV59/h2	19	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	9	10	0	0	0	0	0	0
	Llangynog	Land at College Bach	SuV60/h1	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1
	Pendine	Land at Nieuport Farm	SuV61/h1	10	6 months	6 months	3 months	0	0	0	0	0	0	0	0	3	4	3	0	0	0	0	0	0

Cluster	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Total Completions (April 2018 - March 2022)		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
								U/C April 2022																
				312				0	0	0	0	0	0	0	0	13	57	61	36	41	42	27	20	15
Total for the cluster				312				0	0	0	0	0	0	0	0	13	57	61	36	41	42	27	20	15
Overall Housing				2500				0	0	0	0	0	0	0	55	151	348	326	314	398	297	244	197	170

Housing Commitments

Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters	Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
1																					
	Carmarthen	Springfield Road	PrC1/h2	outline	29	0	0	0	0	0	0	9	10	10	0	0	0	0	0	0	0
		113 Priory Street	PrC1/h3	Full	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0
		Penybont Farm, Llysonnen Road	PrC1/h7	Full	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
		Mounthill	PrC1/h9	Full	5	0	0	1	1	0	3	0	0	0	0	0	0	0	0	0	0
		Rhiw Babell extension Bronwydd Road (south)	PrC1/h11	Full	12	0	0	5	4	3	0	0	0	0	0	0	0	0	0	0	0
		Adj Tyle Teg, Llysonnen Road	PrC1/h14	Full	44	0	0	0	8	8	3	25	0	0	0	0	0	0	0	0	0
		Rhiw Babell	PrC1/h15	Full	7	0	0	4	1	0	2	0	0	0	0	0	0	0	0	0	0
		Rhiw Babell	PrC1/h16	Outline	9	0	0	0	0	0	0	4	5	0	0	0	0	0	0	0	0
		4-5 Quay Street	PrC1/h17	Full	5	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
		Castell Howell	PrC1/h18	Full	7	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0	0
		Land adjacent Ty Gwynfa	PrC1/h19	Full	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
		5-8 Spilman Street	PrC1/h20	Full	12	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0
		West Carmarthen	PrC1/MU1	Various	430	0	5	70	20	10	0	60	80	80	80	25	0	0	0	0	0
	Pontyates / Meinciau / Ponthenri	Lime Grove	SeC1/h1	Outline	19	0	0	0	0	0	0	5	5	5	4	0	0	0	0	0	0
		Land adjoining Tabernacle Chapel	SeC1/h3	Outline	11	0	0	0	0	0	2	2	2	2	2	1	0	0	0	0	0
		Land at 8 Heol Llanelli	SeC1/h5	Full	6	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0
		Land off Heol Llanelli	SeC1/h6	Outline	10	0	0	0	0	0	0	1	2	2	2	1	1	1	0	0	0
	Ferryside	Caradog Court	Sec2/h1	Full	12	1	1	0	1	0	4	6	0	0	0	0	0	0	0	0	0
	Tier 3 Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	1 full, 2 outline	3	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0
	W/31230 Llansteffan	Land to the rear of Maesgriffith	SuV3/h1	Full	16	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0
	Cwmffrwd	Land at Maesglasnant	SuV5/h1	Full permissions	20	0	9	3	1	1	0	2	2	2	0	0	0	0	0	0	0
	Llangain	South of Dol y Dderwen	SuV8/h1	Outline permission	36	0	0	0	0	0	0	10	10	10	6	0	0	0	0	0	0
	W/39679 Peniel	South of Pentre	SuV10/h1	Full	9	0	0	0	0	3	3	3	0	0	0	0	0	0	0	0	0
	Llanpumsaint	Llandre	SuV14/h2	Full	4	1	0	1	0	1	1	1	0	0	0	0	0	0	0	0	0
	Rhydargaeau	Cefn Farm	SuV14/h1	Full	19	0	4	4	5	6	0	0	0	0	0	0	0	0	0	0	0
	Llanarthne	Llanarthne School	SuV15/h1	Full	8	0	2	3	3	0	0	0	0	0	0	0	0	0	0	0	0
	Capel Dewi	Llwynddewi Road	SuV16/h1	Full	6	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0

Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters	Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	Pontargothi	Land off A40, Pontargothi	SuV18/h1	Full	15	0	0	0	0	0	0	5	5	5	0	0	0	0	0	0	0
	Llanddarog	Land Opp. Village Hall	SuV19/h1	RM	16	0	0	0	0	0	0	3	5	5	3	0	0	0	0	0	0
Total for the cluster					826	2	21	130	56	35	28	150	137	140	100	27	1	1	0	0	0
Cluster 2																					
Tier 1	Llanelli	Former Laboratory Pen y Fai Lane	PrC2/h2	RM	13	4	0	0	0	0	7	6	0	0	0	0	0	0	0	0	0
		Parc y Strade, Llanelli West	PrC2/h3	RM	94	0	24	70	0	0	0	0	0	0	0	0	0	0	0	0	0
		North Dock (inc former Pontrilas)	PrC2/h4	Outline	210	0	0	0	0	0	0	0	0	20	20	20	30	30	30	30	30
		107 Station Road	PrC2/h6	Full	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		13-15 Station Road	PrC2/h7	Full	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
		*3-5 Goring Road	PrC2/h9	Full	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
		*Llys yr Hen Felin, Town Centre	PrC2/h12	Full	26	0	0	15	5	6	0	0	0	0	0	0	0	0	0	0	0
		*Land off Frondeg Terrace	PrC2/h13	Full	29	0	2	27	0	0	0	0	0	0	0	0	0	0	0	0	0
		Rear of 22c,22d and 22e Llwynhendy Road	PrC2/h14	Full	6	0	0	4	0	2	0	0	0	0	0	0	0	0	0	0	0
		Maesarddafen Road / Erw Las, Llwynhendy	PrC2/h15	Outline permission	94	0	0	0	0	0	0	0	30	30	34	0	0	0	0	0	0
		*Dylan, Trallwm	PrC2/h18	built	32	0	0	20	4	8	0	0	0	0	0	0	0	0	0	0	0
		Genwen, Bryn	PrC2/h19	built	240	0	52	132	51	5	0	0	0	0	0	0	0	0	0	0	0
	S/40692	Maes Y Bryn, Bryn	PrC2/h21	Full	34	0	8	26	0	0	0	0	0	0	0	0	0	0	0	0	0
		Cwm y Nant, Dafen	PrC2/h22	outline	202	0	0	0	0	0	0	0	40	40	41	41	40	0	0	0	0
		Clos Ffordd Fach	PrC2/h24	Full planning	13	0	0	0	0	0	4	5	4	0	0	0	0	0	0	0	0
		Land off Clos-y-Berllan	PrC2/h25	Full Planning	20	0	0	0	0	0	0	15	5	0	0	0	0	0	0	0	0
		YMCA MU SITE	PrC2/h26	Full planning	8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
		42 Stepney Street	PrC2/h27	Full Planning	8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0
		Heol y Graig, Llwynhendy	PrC2/h28	Various Planning	5	0	0	0	0	0	1	1	1	1	1	0	0	0	0	0	0
		Adjacent to No 19 Llwynhendy Road	PrC2/h29	Full	6	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0
Tier 2	Kidwelly	Llys Felin	SeC3/h3	Various Planning	9	3	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0
		Land at Former Dinas Yard	SeC3/h4	RM	71	0	0	0	0	0	0	0	10	20	20	21	0	0	0	0	0
	Burry Port	Gwdig Farm	SeC4/h1	Full	105	13	0	0	35	57	13	0	0	0	0	0	0	0	0	0	0
		Burry Port Harbourside	SeC4/h2		364	0	0	0	0	0	0	0	0	45	45	46	46	46	46	45	45
		Glanmor Terrace	SeC4/h3	Full	32	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0
	Pembrey S/21597	Garreglwyd	Sec5/h1	Full	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
		Awel y Mynydd	Sec5/h2	Full	100	0	0	0	0	0	20	40	40	0	0	0	0	0	0	0	0
	Hendy / Fforest	Llwyngwern	SeC6/h1	Full / Completed	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land between Clayton Road and East of Bronallt Road	SeC6/h2	Full	8	0	0	2	2	2	2	0	0	0	0	0	0	0	0	0	0
		Bronallt Road	SeC6/h3	Various Permissions	6	1	4	0	0	0	1	1	0	0	0	0	0	0	0	0	0
		Adjacent to Clos Benallt Fawr, Fforest	SeC6/h4	Full	35	0	0	0	20	15	0	0	0	0	0	0	0	0	0	0	0

Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters	Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	Llangennech	Box Farm	SeC7/h1	outline with a Voc	7	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0	0
	Trimsaran / Carway	Ffos Las	SeC8/h1	Full	159	0	20	40	70	29	0	0	0	0	0	0	0	0	0	0	0
		Cae Linda	SeC8/h2	Full	20	1	0	1	3	0	1	5	5	5	0	0	0	0	0	0	0
		Golwg Gwendraeth	SeC8/h3	RM	141	0	0	0	0	0	0	30	30	30	30	21	0	0	0	0	0
Tier 3	Mynyddygarreg	Gwenllian Gardens	SuV22/h1		25	13	0	0	0	0	15	10	0	0	0	0	0	0	0	0	0
	Five Roads / Horeb	Clos y Parc	SuV23/h1		16	2	0	0	0	14	2	0	0	0	0	0	0	0	0	0	0
Total for the cluster					2196	37	137	359	231	144	85	113	131	198	190	149	117	116	76	75	75
Cluster 3																					
Tier 1	Ammanford (inc Betws and Penybanc)	Former Petrol Station, Wind Street	PrC3/h2	Full	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land at Gwynfryn Fawr	PrC3/h3	Full	28	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
		Land at Tirychen Farm Yr Hen Felin, Pontamman Road	PrC3/h4	Outline	150	0	0	0	0	0	0	0	30	30	30	30	30	0	0	0	0
		Llys Dolgader	PrC3/h33	Full	9	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0	0
		Betws Colliery	PrC3/h36	RM	66	0	0	0	0	0	0	0	0	0	0	0	22	22	22	0	0
	Castell yr Rhingyll	Clos y Gât	PrC3/h34	Full	5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0
	Cross Hands	Land adjacent to Maesyrfhaf	PrC3/h9	Full	5	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
		Ffordd y Neuadd & Clos yr Eithin	PrC3/h11	Full	60	11	0	0	18	31	11	0	0	0	0	0	0	0	0	0	0
		Land adjoining A48 and Heol y Parc	PrC3/h12	Full	9	0	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0
		Land at Heol Cae POUND	PrC3/h13	RM	135	0	34	27	0	0	0	40	34	0	0	0	0	0	0	0	0
	Drefach (Tumble)	Land off Heol Caegwyn	PrC3/h15	Full	2	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
		Uwch Gwendraeth	PrC3/h16	Full	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Llandybie	Land off Llys y Nant	PrC3/h19	Full	9	1	1	4	0	2	2	0	0	0	0	0	0	0	0	0	0
		Maespiode	PrC3/h21	Full	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
		Clos Felingoed	PrC3/h37	Full	24	0	0	0	0	0	0	8	8	8	0	0	0	0	0	0	0
	Penygroes	Adj to Pant y Blodau	PrC3/h22	Full	79	0	0	0	0	0	0	0	0	0	20	20	20	19	0	0	0
		Land at Waterloo Road	PrC3/h23	Full	13	0	3	8	0	0	0	0	2	0	0	0	0	0	0	0	0
		Land between 123 and 137 Waterloo Road	PrC3/h24	Full	7	0	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land off Gate Road	PrC3/h25	Full	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Clos Penpont	PrC3/h35	Full	9	4	0	0	0	4	4	1	0	0	0	0	0	0	0	0	0

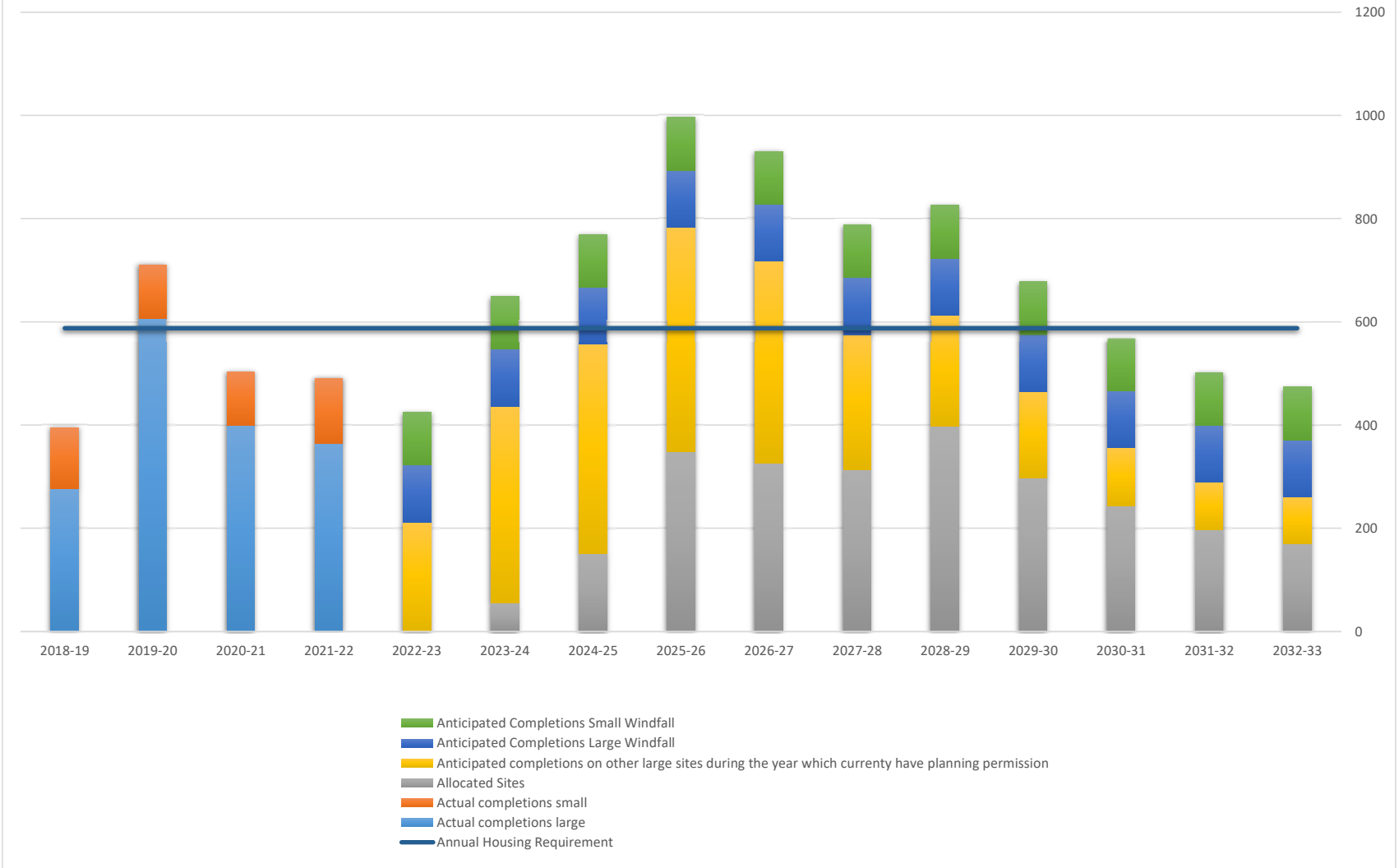
Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters	Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	Tumble	Central Garage	PrC3/h29	RM	24	0	0	2	19	1	2	0	0	0	0	0	0	0	0	0	0
	Tycroes	Land at Fforestfach Land south of Tycroes Road	PrC3/h31 PrC3/h32	Full Full	17 37	0 0	0 0	12 0	5 16	0 21	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0
Tier 2	Glanamman / Garnant	Garnant CP School, New School Road Land adj. No 13 Bishop Road	SeC10/h1 SeC10/h2	Full Full	12 8	1 0	0 0	1 1	2 0	5 2	4 1	0 2	0 2	0 2	0 2	0 0	0 0	0 0	0 0	0 0	0
	Pontyberem / Bancffosfelen	Land at Ffynnon Fach	SeC11/h2	Full	19	1	4	8	3	2	2	0	0	0	0	0	0	0	0	0	0
Tier 3	Llannon	Land north of Clos Rebecca	SuV25/h1	Full	47	0	0	0	0	0	12	12	12	11	0	0	0	0	0	0	0
	Cwmgwili	Adjacent to Coed y Cadno	SuV28/h1	Full	18	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0
Total for the cluster					826	19	68	68	97	104	39	69	97	49	50	50	72	41	22	0	0
Cluster 4																					
Tier 2	Newcastle Emlyn	Heol Dewi	SeC12/h2	Full	14	2	4	4	0	2	4	0	0	0	0	0	0	0	0	0	0
	Llanybydder	Bro Einon	SeC13/h4	Full	9	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0	0
Tier 3	Waungilwen	Opposite Springfield	SuV32/h1	RM	6	0	0	0	0	0	2	2	2	0	0	0	0	0	0	0	0
	Pontyweli	Cilgwyn Bach	SuV41/h2	Outline and Full	14	0	0	0	0	0	2	2	2	2	2	2	2	0	0	0	0
	New Inn	Blossom Inn	SuV43/h1	Full	3	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0
Total for the cluster					46	2	4	4	0	2	10	8	7	5	2	2	2	0	0	0	0
Cluster 5																					
Tier 2	Llandovery	Land to north of Dan y Crug	SeC15/h1	Full	61	0	0	0	0	0	0	0	0	10	20	20	11	0	0	0	0
	Llangadog	Adjacent to Rhyd y Fro	SeC17/h3	Full complete	21	0	0	19	2	0	0	0	0	0	0	0	0	0	0	0	0
	Llanfynydd	Awel y Mynydd	SuV/49/h1	RM	13	0	0	0	0	0	1	2	2	2	2	2	2	0	0	0	0
Total for the cluster					95	0	0	19	2	0	1	2	2	12	22	22	13	0	0	0	0
Cluster 6																					
Tier 2	St Clears / Pwll Trap	Former Butter Factory	SeC18/h2	Full	45	0	0	0	0	0	20	20	5	0	0	0	0	0	0	0	0

Cluster	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters	Site capacity	Under Construction	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
		Land at Cae Glas	SeC18/h8	Outline	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2
		Land to the west of High Street	SeC18/h9	Full	64	0	0	0	0	0	0	0	20	24	20	0	0	0	0	0	0
	Whitland	Land at Whitland Creamery	SeC19/h2	Full	28	0	0	0	0	0	0	0	0	0	0	8	10	10	0	0	0
		Gerddi Lingfield	SeC19/h3	Full	57	0	0	0	0	23	19	15	0	0	0	0	0	0	0	0	0
		Parc y Dressig	SeC19/h4	Full	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0
	Laugharne	Pludds Meadow	SeC20/h1	Full	24	0	0	1	6	11	6	0	0	0	0	0	0	0	0	0	0
		Adj. Laugharne School	SeC20/h2	Outline	42	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	14
Tier 3	Glandy Cross	Land to the r/o Maesglas	SuV55/h1	Outline	9	W/38320	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0
	Meidrim	Land off Drefach Road	SuV58/h2	Full Planning	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
	Bancyfelin	Maes y Llewod	SuV59/h1	Full Planning	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Llanmiloe	Land at Woodend	SuV63/h1	RM and full	28	4	0	0	2	3	4	4	4	4	4	3	0	0	0	0	0
Total for the cluster					335	4	17	1	8	52	49	40	32	31	27	11	10	10	14	17	16
Total Commitments					4324	64	247	581	394	337	212	382	406	435	391	261	215	168	112	92	91

Housing Trajectory

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
B Remaining years at year end	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C LDP Housing Requirement (8,822)	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822
D Actual recorded completions on large sites during year	277	607	399	365	0	0	0	0	0	0	0	0	0	0	0
E Actual recorded completions on small sites during year	117	103	104	125	0	0	0	0	0	0	0	0	0	0	0
F Anticipated completions on LDP allocated sites during year	0	0	0	0	0	55	151	348	326	314	398	297	244	197	170
G Anticipated completions on other large sites during the year which currently have planning permission	0	0	0	0	212	382	406	435	391	261	215	168	112	92	91
H Anticipated completions windfall during the year	0	0	0	0	110.55	110.55	110.55	110.55	110.55	110.55	110.55	110.55	110.55	110.55	110.55
I Anticipated completions small sites during year	0	0	0	0	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36	102.36
Total completions	394.0	710.0	503.0	490.0	424.9	649.9	769.9	995.9	929.9	787.9	825.9	677.9	568.9	501.9	473.9
J Total annual completions (D+E+F+G+H+I) minus annual flexibility allowance (10%)	354.6	639.0	452.7	441.0	382.4	584.9	692.9	896.3	836.9	709.1	743.3	610.1	512.0	451.7	426.5
K Total cumulative completions	394.0	1104.0	1607.0	2097.0	2521.9	3171.8	3941.7	4937.6	5867.6	6655.5	7481.4	8159.3	8728.2	9230.1	9704.0
L Residual housing requirement (C-K)	8428.0	7718.0	7215.0	6725.0	6300.1	5650.2	4880.3	3884.4	2954.5	2166.5	1340.6	662.7	93.8	-408.1	-882.0
M 5 Year requirement (L/B*5)	2809.3	2756.4	2775.0	2802.1	2863.7	2825.1	2711.3	2427.7	2110.3	1805.5	1340.6	828.4	156.3	-1020.3	-4410.1
AAR adjustment for the last five years of the Plan (589) see manual												1251.7	1271.8	1358.9	1474.0
N Total Annual Building Requirement (M/5)	561.9	551.3	555.0	560.4	572.7	565.0	542.3	485.5	422.1	361.1	268.1	250.3	254.4	271.8	294.8
O Land available - large sites with planning permission	594.0	1000.0	1435.0	1826.0	1875.0	1708.0	1470.0	1147.0	848.0	678.0	463.0	295.0	183.0	91.0	0.0
P Land available - allocations	55.0	206.0	554.0	880.0	1194.0	1537.0	1683.0	1579.0	1450.0	1306.0	908.0	611.0	367.0	170.0	0.0
Q Land available - large windfall	221.1	331.7	442.2	552.8	552.8	552.8	438.3	438.3	438.3	438.3	438.3	438.3	438.3	438.3	438.3
R Land available - small windfall	204.7	307.1	409.4	511.8	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0	641.0
Total land available for the five year period (O+P+Q+R)	1074.8	1844.7	2840.6	3770.6	4262.8	4438.8	4232.3	3805.3	3377.3	3063.3	2450.3	1985.3	1629.3	1340.3	1079.3
T Housing land supply in years (S/N)	1.9	3.3	5.1	6.7	7.4	7.9	7.8	7.8	8.0	8.5	9.1	7.9	6.4	4.9	3.7

Housing Trajectory 2018-2033



Appendix 8 – Permitted Waste Management Sites

Site Operator	Name/Address	Type of Facility	Grid Reference	Post Code
Sion Davies	Coomb Farm, Llangynog	On-farm anaerobic digestion facility	SN 33914 14273	SA33 5HP
Recycling Equipment UK Ltd	Linton Yard, Bynea Business Park, Heol Y Bwlch, Bynea, Llanelli	HCI Waste Transfer Station	SS 54996 98484	SA14 9SU
Sims Group UK Ltd	Pen Y Banc Yard, Gorslas	Metal Recycling Site	SN 56612 13726	SA14 7HT
A M G Resources Ltd	Nevills Dock, Llanelli	Metal recycling site	SS 50518 99013	SA15 2HD
EV Recycling Ltd	The Beacon Workshops, Unit 12, Llanelli Gate, Dafen, Llanelli	Metal recycling site	SN 53813 01833	SA14 8LQ
McKenna Waste Ltd	Land Adjacent to Ty Newydd, Thornhill Rd, Cwmgwili	HCI Waste Transfer Station	SN 57736 11573	SA14 6PT
Airfield Metals Limited	Carmarthen Metal Recycling, Cillefwr Road West, Cillefwr Industrial Estate, Johnstown, Carmarthen	Metal recycling, vehicle storage, depollution	SN 39044 19020	SA31 3RB
Gavin Griffiths Recycling Ltd	New Lodge Farm, Pontardulais rd, Cwmgwili	Physical Treatment Facility	SN 57330 09759	SA14 6PW
Rees Metals	Pencoed Works, Bellvue Road, Llanelli	Metal Recycling Site	SS 54420 99188	SA14 9LN
J and A Metals	J & A Metals Recycling Centre, Cwmgwili	HCI Waste Transfer Station	SN 57585 11289	SA14 6PT
All Waste Services Ltd	Old Sawmills Waste Transfer Station With Treatment & Recycling Facility, Llangadog	HCI Waste Transfer Station	SN 70114 28686	SA19 9LS
Carmarthenshire Recycling Company Limited	Transfer Station / Recycling Centre, Johnstown, Carmarthen	Material Recycling Treatment Facility	SN 39557 19206	SA31 3RA

Site Operator	Name/Address	Type of Facility	Grid Reference	Post Code
Ammanford Recycling Ltd	Ammanford Metal Recycling, Shands Rd, Ammanford	ELV Facility	SN 62340 12974	SA18 3QU
JH Davies	Neville's Dock, Seaside, Llanelli	Metal Recycling Site	SS 50335 98852	SA15 2NW
Dyfed Recycling Services	Pencoed Yard, Bellevue Rd, Bynea, Llanelli	HCI Waste Transfer Station	SN 52853 01353	SA14 9LN
Taybrite Works	Heol Y Bwlch, Bynea	HCI Waste Transfer Station	SS 55200 98400	SA14 9ST
Pendragon Waste & Skip Hire	Pendragon Waste & Skip Hire, Thornhill Rd, Cwmgwili, SA14 6PT	HCI Waste Transfer Station	SN 57576 11300	SA14 6PT
CWM Environmental Ltd	Trostre Road Industrial Estate	Household Waste Amenity Site	252,371,199,453	SA14 9UU
CWM Environmental Ltd	Nantycaws Waste Management Site, Llanddarog Rd, Nantycaws, Carmarthen	Material Recycling Treatment Facility	SN 47308 17601	SA32 8BG
CWM Environmental Ltd	Nantycaws Waste Management Site, Llanddarog Rd, Nantycaws, Carmarthen	Physical Treatment Facility	SN 47308 17601	SA32 8BG
CWM Environmental Ltd	Nantycaws Landfill, Llanddarog Rd, Nantycaws, Carmarthen	Non Hazardous LF	SN 47860 17580	SA32 8BG
Rock & Fountain Quarry	Cynwyl Elfed, Carmarthen	HCI Waste Transfer Station	SN 39039 25798	SA33 6AR
T Richard Jones Betws Ltd	Foundry Road, Ammanford	HCI Waste TS + asbestos	SN 63272 12187	SA18 2LS
Carmarthen Recycling & Environmental Services Ltd	Transfer Station, Johnstown, Carmarthen	HCI Waste TS + asbestos	SN 38980 18935	SA31 3RB
Natural UK Ltd Healthcare Management Facility	Unit 3, Capel Hendre Industrial Estate, Capel Hendre, Ammanford	Clinical Waste Transfer Station	SN 59321 11008	SA18 3SJ
Browns Recycling Group Ltd	Former Morlais Colliery, Pontardulais Rd, Llangennech, Llanelli	Physical Treatment Facility	SN 57410 02518	SA14 8YF

Site Operator	Name/Address	Type of Facility	Grid Reference	Post Code
Carmarthenshire County Council	Cwmamman Depot, Glanamman, Ammanford	HCI Waste Transfer Station	SN 67644 13719	SA18 1LQ
Carmarthenshire County Council	Cillefwr Depot, Johnstown, Carmarthen	HCI Waste Transfer Station	SN 39659 19097	SA31 3QZ
Carmarthenshire County Council	Troste Depot, Trostre Industrial Park, Llanelli	HCI Waste Transfer Station	SS 52270 99331	SA14 9RA
CWM Environmental Ltd	Trostre Civic Amenity / Transfer Station, Llanelli	Household Waste Amenity Site	SS 52371 99453	SA14 9UU
CWM Environmental Ltd	Wernddu Civic Amenity and Transfer Station, Wernddu Road, Ammanford	Household Waste Amenity Site	SN 64731 15307	SA18 2UR
CWM Environmental Ltd	Whitland Recycling Centre & Civic Amenity Site, Whitland	Household Waste Amenity Site	SN 19250 16750	SA34 0AE
Gwendraeth Valley Recycling Ltd	Carway Fawr Site Office, Former Cynheidre Colliery, Five Roads, Llanelli	HCI Waste TS + treatment + asbestos	SN 49590 07986	SA15 5YN
Mekatek Limited	Amex Park, Johnstown, Carmarthen	Household, commercial and industrial waste transfer Stn	SN 40034 19327	SA31 3NF

Source: EPR Waste sites, NRW

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Appendix 3:

Revised Carmarthenshire Local Development Plan 2018 – 2033 Second Deposit

Housing and Economic Growth

The following sets out a summary of evidential work undertaken to support the preparation of the Second Deposit LDP. It seeks to review the evidence base on household and economic growth underpinning the content of the Plan and what this means in terms of the provision of new homes and jobs during the Plan period 2018 - 2033. This is a central component of the Plan and will underpin the growth identified in the Plan and the allocation of sites across the County.

In preparing the Revised LDP the Council must ensure that both economic and housing growth are broadly aligned, accepting there is no direct mathematical relationship. With respect to population and household growth, regard must be had to the WG 2018-based projections, however the evidence base should consider a variety of options, based on a series of assumptions. The WG 2018 based projections identify low rates of growth, commensurate with those published in the 2014 based projections.

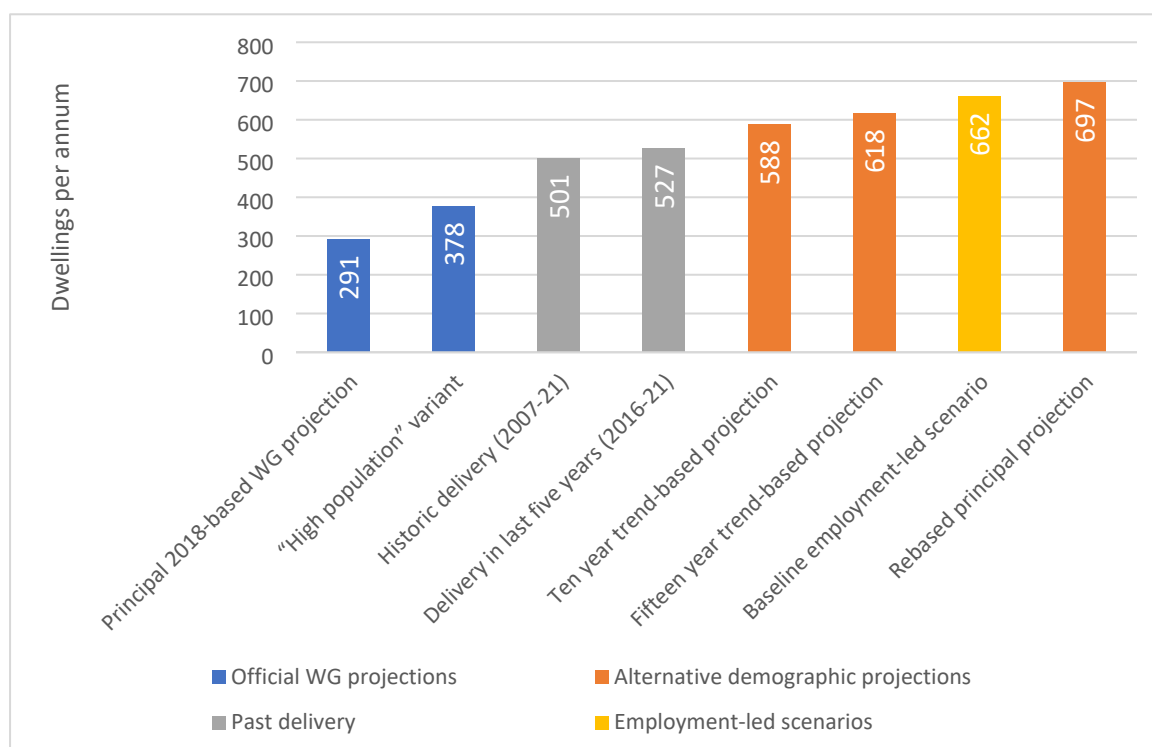
The following bullet points set out a number of the considerations in determining a balanced growth level for the county. The following context is noted in reaching decision on the recommended level of growth. It is worth noting that the first Deposit LDP included a housing requirement of 8,835 homes which with the associated flexibility allowance resulted in a provision of 10,160 homes.

- Build rates – this paper highlights a past historic build rate of 501 dpa and 521 dpa over the last 5 years.
- Committed Sites – There are currently 3,244 dwellings within the proposed housing allocations that have planning permission (as at 1st October 2022). Lower growth will reduce the potential to identify non committed sites and the ability to plan for the allocation of new sites.
- Average household sizes at 2.30 persons. This may be a reflection of individuals being left with no choice but to stay in the family home or share with other adults, due to a shortage of available housing. (See commentary below)
- Reduction in the flexibility from 15% (1st Deposit Plan) to a maximum of 10% in the Revised LDP
- Impact on the Council's Council Affordable Housing Strategy and the level of provision identified in the Plan.
- Correlation between the provision of new homes and job creation within the County.
- The job growth forecast by Experian is unlikely to be supported if the population of Carmarthenshire was to grow in the manner suggested by the principal Welsh Government projection.
- Need to ensure growth levels and distribution consider the impacts on the Welsh language noting that the Revised LDP identifies the whole County as linguistically sensitive. Further evidential work is being undertaken to understand and mitigate any impacts.

The following table sets out a summary of the growth scenarios identified in the appended paper.

	Additional residents	Jobs per annum 2020-33	Homes needed per annum ¹
Principal 2018-based WG projection	6,197	201	291
“High population” variant	9,460	257	378
Ten year trend-based projection	14,468	276	588
Fifteen year trend-based projection	15,854	353	618
Baseline employment-led scenario	16,407	337	662
Rebased principal projection ²	17,635	401	697

Figure 1: Summary of Housing and Economic Growth Scenarios (2018-33)



¹ Applying 2018-based household membership rates, with no adjustments

² Drawing on demographic trends in the five year period to 2020, rather than the equivalent period to 2018 like the latest official WG projection

Recommendation

It is recommended that the Council adopts the Ten year trend-based projection as the basis for the Revised LDP and its housing and growth requirements. This is based on an annual dwelling delivery rate of 588.

It is further proposed that a 10% flexibility be incorporated which would reduce the overall provision in the Plan from 10,160 to 9,702 and would provide for a balanced level of provision across the County.

Briefing

Carmarthenshire Housing and Economic Growth Report

October 2022

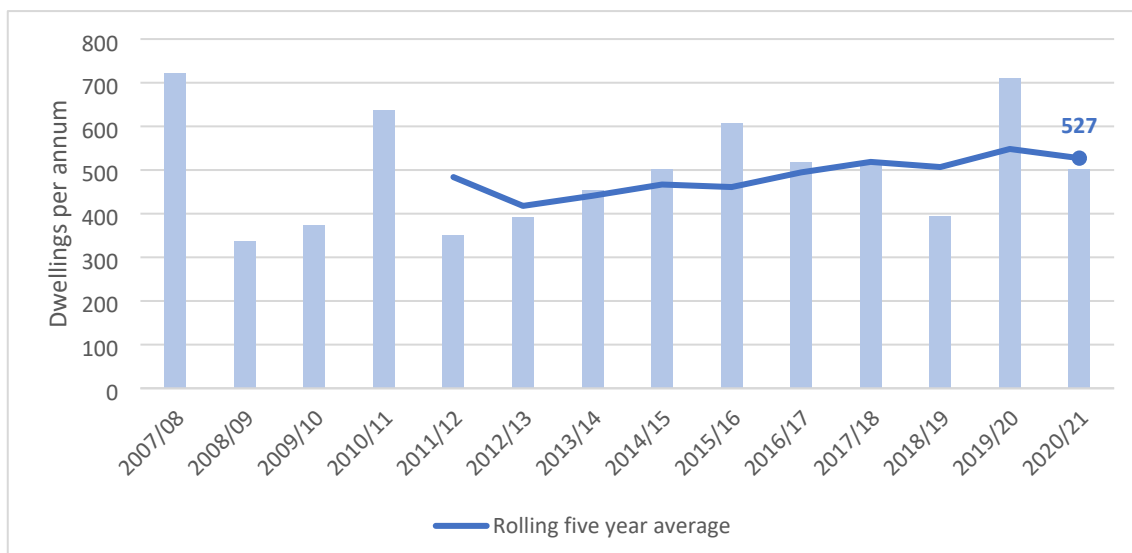
2. This note is intended to provide the steering group with an early indication of emerging findings, ahead of a draft report being prepared. It presents modelled outputs developed by SQW and Edge Analytics and is accompanied by separate technical analysis from SQW, which further explains their approach to economic forecasting.
3. Please note that not all of the scenarios presented here will necessarily appear in the final report, as such it is provided for information purposes and not as a definitive representation of the final evidence report.

Context

4. The existing Local Development Plan, adopted in December 2014, aimed to provide an average of **1,013 dwellings per annum** over the period from 2006 to 2021. Less than half as many homes are believed to have been delivered, with the Council's monitoring indicating that **501 dwellings per annum** have been provided on average since 2007³. Delivery has though exceeded this long-term average in six of the past seven years, which have seen as many as 710 homes completed in a single year.

Figure 2: Historic Housing Completions in Carmarthenshire (2007-21)

³ The Council's published monitoring does not appear to confirm the number of dwellings completed in 2006/07, the first year of the current plan period



Source: Council monitoring; Turley analysis

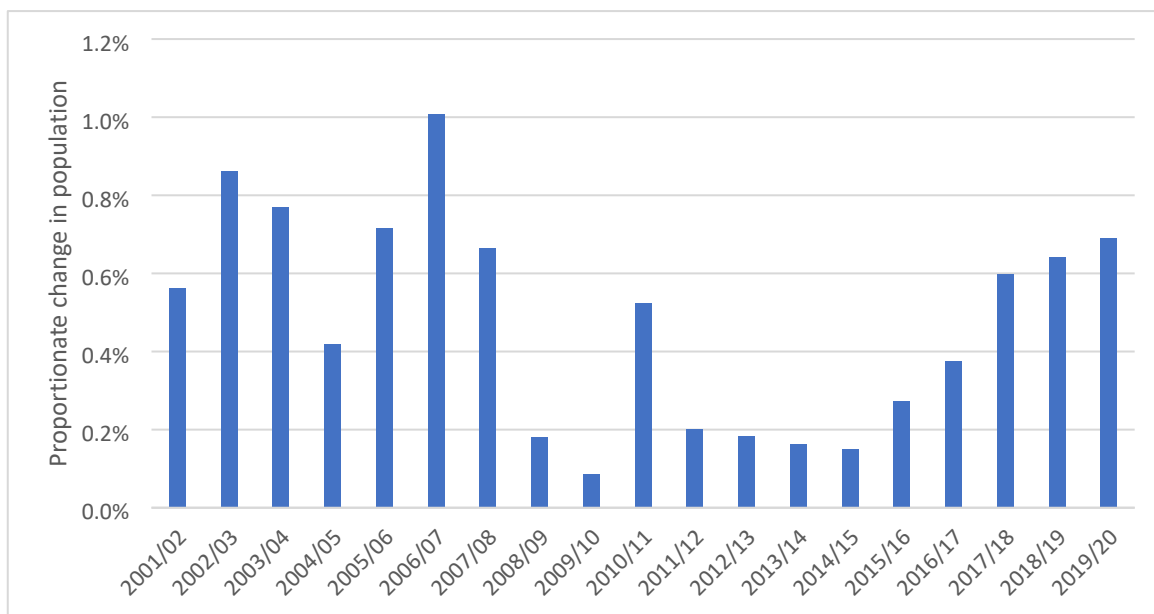
5. This undersupply surprisingly does not appear to have led to a worsening in affordability, with the ratio between entry-level house prices and earnings in Carmarthenshire having markedly improved since 2007. House prices were then equivalent to circa 6.6 years’ earnings, but are now estimated to equate to 5.2 years’ earnings. This has been largely driven by a 51% rise in lower quartile earnings, which has more than offset the 20% rise in the cost of purchasing an entry-level home⁴.

6. Undersupply equally has not stopped the population of Carmarthenshire from growing at an average rate of 0.4% per annum since the start of the current plan period in 2006, matching the average for Wales and being the ninth highest figure recorded amongst its 22 local authorities. The rate of housing provision may have nonetheless been a factor behind the relatively slow growth recorded between 2008 and 2015, with the subsequent stepping up of delivery – from 435 dwellings per annum in that period to 541 thereafter – then enabling a return to higher levels of population growth. There is, however, a degree of uncertainty around whether the population has actually grown to this extent, with the 2021 Census indicating that Carmarthenshire was home to fewer residents than previously estimated⁵.

Figure 3: Average Annual Population Growth in Carmarthenshire (2001-20)

⁴ ONS (2022) House price to workplace-based earnings ratio, Tables 6a, 6b and 6c

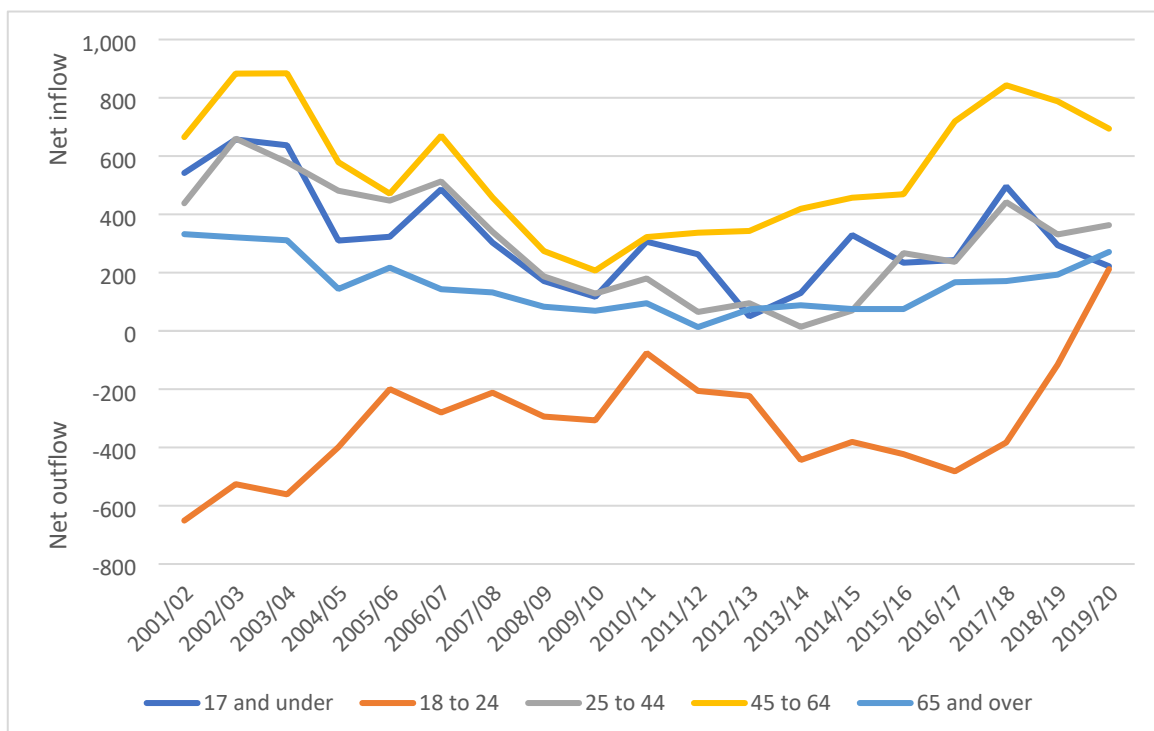
⁵ The ONS estimated that Carmarthenshire had 190,073 residents in mid-2020, but the 2021 Census found that the county had a population of around 187,900 people as of the following March



Source: ONS; Turley analysis

- Notwithstanding this uncertainty, the Office for National Statistics (ONS) believed that population growth in Carmarthenshire was being mainly driven by the net inflow of people from other parts of the UK and, to a lesser extent, from overseas. It has also been notable, in respect of the former, that younger people have been more effectively attracted and retained in recent years, with 2019/20 seeing the first net inflow of those aged 18 to 24 for almost twenty years. The net inflows of those aged 25 to 44 have also recently been at their highest levels since the start of the current plan period, as shown by Figure 3 overleaf.

Figure 4: Net Migration Flows by Age Group (2001-20)



Source: ONS; Turley analysis

8. Population growth, despite an apparent undersupply of housing, will have no doubt supported the growth of Carmarthenshire's economy. SQW have reviewed two historic datasets which suggest that **over 538 jobs per annum** have been created throughout the county between 2007 and 2020⁶.
9. One potential consequence of undersupply, however, is that residents of Carmarthenshire are living in larger households than was previously anticipated. The Welsh Government's 2008-based projections largely drew upon trends prior to the current plan period and suggested that the average household in Carmarthenshire would contain 2.05 people in 2021. The latest 2018-based projections, in contrast, anticipated an average of 2.26 people per household in the same year, while the Census suggests that there were actually slightly more (2.30). This may be a reflection of individuals being left with no choice but to stay in the family home or share with other adults, due to a shortage of available housing.

Demographic projections

10. The principal variant of the Welsh Government's 2018-based projections suggests that only **291 dwellings per annum** will be needed in Carmarthenshire over the new plan period⁷ (2018-33). This rises to **378 dwellings per annum** under the "high population" variant⁸ but even that falls below the rate of provision recorded in all but three of the last 14 years, and indeed in each of the last nine. Over 291 dwellings per annum have been provided in every year of the current plan period, setting the principal projection in essential context.
11. Both of these demographic scenarios are based to 2018, so take no account of two further years – now available from the ONS – in which the population of Carmarthenshire has continued to grow strongly as shown by the earlier Figure 2. Rebasings the principal Welsh Government projection to take this into account, by effectively moving forward its five-year trend period, consequently has a significant impact and suggests that some **697 dwellings per annum** could be needed throughout the county over the new plan period. This does, however, reduce again when the *length* of the trend period is extended to ten years (**588dpa**) or fifteen years (**618dpa**) rather than the default five.
12. In considering this scenario, and indeed the official projections, it is important to acknowledge that from a demographic perspective there is a degree of uncertainty as to whether the level of population growth suggested in the underpinning estimates has actually happened to the extent suggested, following the release of the initial findings from the 2021 Census. This will not be fully resolved until revised population estimates are released by the ONS, so in the meantime – as we explore below – it is useful to consider other drivers of potential population change, such as the scale of the economic opportunity in Carmarthenshire.

⁶ This represents the level of job growth suggested by the ONS "jobs density" dataset. Experian alternatively suggest that 646 jobs per annum have been created over the same period (2007-20)

⁷ Allowing for a vacancy rate of 3.8% based on Council Tax data published by the Welsh Government

⁸ This is based on 'high fertility, life expectancy and migration assumptions'

Supporting baseline employment growth

13. SQW have reviewed three up-to-date employment forecasts and endorsed the one from Experian, in which **circa 337 jobs per annum** would be created between 2020 – the historical base point – and 2033. This is comparable to, if slightly lower than, another forecast from Cambridge Econometrics but has been favoured for consistency, having been previously used as a baseline for Carmarthenshire. In contrast, the baseline forecast from Oxford Economics is very divergent from the historic trend.
14. The job growth forecast by Experian is unlikely to be supported if the population of Carmarthenshire was to grow in the manner suggested by the principal Welsh Government projection, with Edge Analytics’ modelling indicating that this would support the creation of only **201 jobs per annum** over the rest of the new plan period⁹ (2020-33). This would increase to **257 jobs per annum** under the “high population” variant, but would evidently remain some way short of the forecast.
15. Edge Analytics’ rebased version of the principal projection, which draws on trends over five years to 2020, in contrast appears able to support the creation of some **401 jobs per annum**, surpassing what must be acknowledged as only a baseline forecast from Experian. This makes it unsurprising that further modelling, this time employment-led, suggests that slightly fewer homes (**662dpa**) would be needed over the entire plan period to support only that baseline level of growth.

Table 2: Summary of Housing and Economic Growth Scenarios (2018-33)

	Additional residents	Jobs per annum 2020-33	Homes needed per annum ¹⁰
Principal 2018-based WG projection	6,197	201	291
“High population” variant	9,460	257	378
Ten year trend-based projection	14,468	276	588
Fifteen year trend-based projection	15,854	353	618
Baseline employment-led scenario	16,407	337	662
Rebased principal projection ¹¹	17,635	401	697

Source: Turley; Edge Analytics; SQW

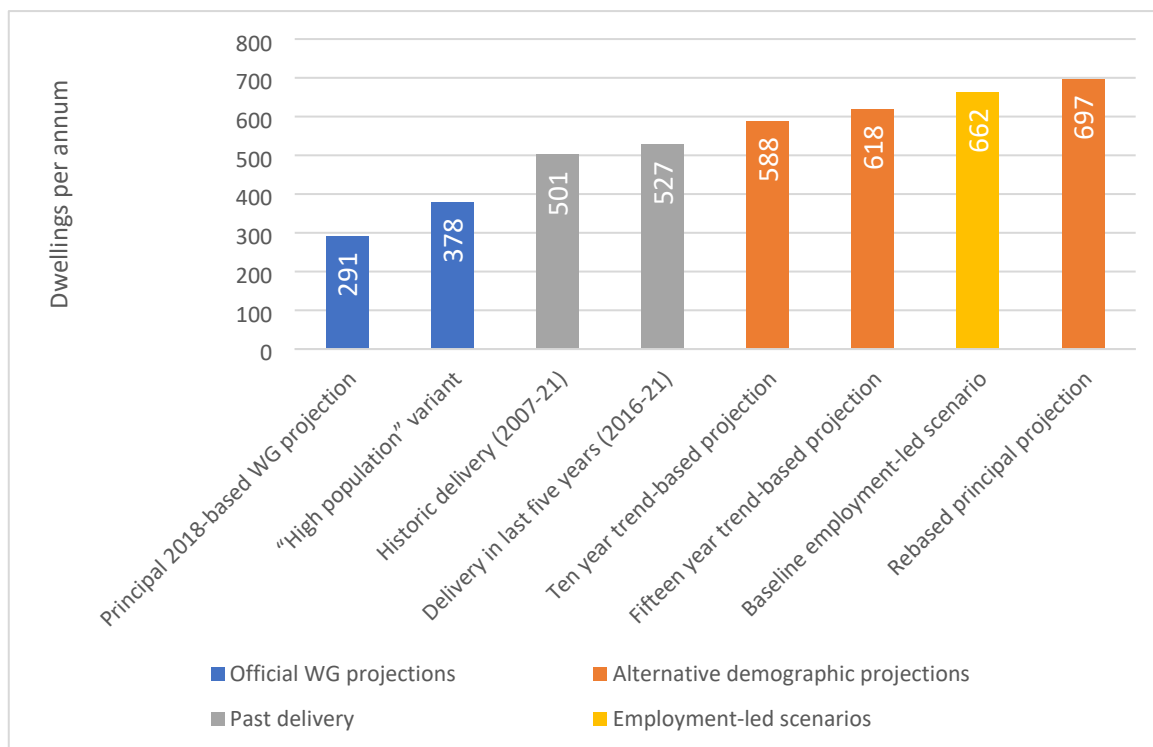
16. The housing need associated with each scenario is further illustrated, and benchmarked against past delivery, at Figure 4 below.

Figure 5: Summary of Housing and Economic Growth Scenarios (2018-33)

⁹ Reasonably assuming that **economy activity** rates change in the manner forecast by the Office for Budget Responsibility; **unemployment** remains at the average rate recorded over the past five years (3.9%); the **commuting** ratio remains at 1.09 as recorded in both 2001 and 2011; and **double jobbing** continues at the rate recorded over the last decade

¹⁰ Applying 2018-based household membership rates, with no adjustments

¹¹ Drawing on demographic trends in the five year period to 2020, rather than the equivalent period to 2018 like the latest official WG projection



Source: Turley; Edge Analytics

Planning for stronger job growth

17. While arguably not a reflection of need per se – with the Welsh Government distinguishing policy-based considerations from assessments of housing need that are based on demographics and past trends¹² – there is also a scenario in which the Council chooses to pursue a higher level of job growth beyond the baseline forecast.
18. SQW have indeed identified the potential for a higher level of job growth if various known and potential investments are made. They estimate that some **642 jobs per annum** could be created throughout Carmarthenshire over the remaining years of the new plan period (2020-33) in such an investment-led scenario, potentially requiring the provision of as many as **896 dwellings per annum**.
19. This could reduce, however, if such strong job growth was to alter the longstanding trend that has seen a net outflow of commuters from Carmarthenshire, with the Welsh Government itself encouraging more sustainable commuting patterns¹³ and this arguably therefore representing another policy choice for the Council. This could be explored through further modelling that would likely help to bridge the gap between the existing demographic and employment-led scenarios.

Planning to address a consequence of past under-supply

20. The modelling introduced above uses assumptions drawn from the official 2018-based projections to convert the population into households. Research by Edge Analytics has,

¹² Welsh Government (March 2020) Development Plans Manual: Edition 3, p104

¹³ Welsh Government (February 2021) Planning Policy Wales: Edition 11, paragraph 3.50

however, found that these projections build in the aforementioned assumption that many individuals will live in larger households, rather than in smaller households – or alone – as more did in the past. Given that this historic trend will have been at least partially influenced by the supply of housing falling short of the previously evidenced need, there is arguably a rationale for seeking to avoid embedding this situation into the future projections of housing need, should the Council wish to take such a policy approach.

21. Edge Analytics have developed an adjustment targeted at the younger people, aged 25 to 34, who are most likely to have been historically affected and are most likely to aspire to form independent households when given the opportunity to do so. The adjustment is applied to the household membership rates within the Welsh Government’s 2018-based projections and assumes a partial return to the trend of the earlier 2008-based projections over the course of the new plan period¹⁴ (2018-33). These earlier projections are arguably more positive in largely drawing from a time that was not influenced by undersupply during the current plan period.
22. Edge Analytics have initially applied this adjustment to a selection of the scenarios introduced above, with Table 2 showing how it uplifts the number of households formed by the same population and consequently elevates the implied annual need for housing by circa 72-75 homes. This assumes that the development of these additional homes would create the space for younger adults to live alone or in smaller households, rather than in larger shared households or with family for example.

Table 3: Impact of Alternative Assumptions on Household Membership¹⁵ (2018-33)

	Additional residents	Homes needed without adjustment	Homes needed <i>with</i> adjustment
Ten year trend-based projection	14,468	588	661
Fifteen year trend-based projection	15,854	618	693
Baseline employment-led scenario	16,407	662	734
Rebased principal projection	17,635	697	770

Source: Edge Analytics

Contact

Andrew Lowe
andrew.lowe@turley.co.uk

11 October 2022

CARP3003

¹⁴ As illustrated at **Appendix 1**

¹⁵ Equivalent outputs linked to the Welsh Government’s 2018-based projections will be requested from Edge Analytics, for completeness

Appendix 1: Impact of Adjusting Household Membership Rates

SENSITIVITY PARAMETERS				Carmarthenshire		
				2033		
Rates	Sex	AgeGrp	Category	HH-08	HH-18	Mid-point
HH-18 PR	Male	25-29	1 person	26.1%	6.3%	16.2%
HH-18 PR	Male	25-29	2 person	24.9%	24.6%	24.7%
HH-18 PR	Male	25-29	3 person	32.1%	28.9%	30.5%
HH-18 PR	Male	25-29	4 person	11.5%	20.4%	15.9%
HH-18 PR	Male	25-29	5+ person	5.4%	19.8%	12.6%
HH-18 PR	Male	30-34	1 person	27.5%	12.6%	20.1%
HH-18 PR	Male	30-34	2 person	25.3%	21.8%	23.5%
HH-18 PR	Male	30-34	3 person	28.6%	29.0%	28.8%
HH-18 PR	Male	30-34	4 person	12.6%	21.8%	17.2%
HH-18 PR	Male	30-34	5+ person	6.1%	14.8%	10.4%
HH-18 PR	Female	25-29	1 person	17.5%	4.4%	11.0%
HH-18 PR	Female	25-29	2 person	37.4%	31.1%	34.3%
HH-18 PR	Female	25-29	3 person	28.4%	24.9%	26.7%
HH-18 PR	Female	25-29	4 person	10.5%	24.0%	17.3%
HH-18 PR	Female	25-29	5+ person	6.1%	15.6%	10.9%
HH-18 PR	Female	30-34	1 person	12.2%	9.2%	10.7%
HH-18 PR	Female	30-34	2 person	28.4%	28.6%	28.5%
HH-18 PR	Female	30-34	3 person	29.9%	25.5%	27.7%
HH-18 PR	Female	30-34	4 person	18.5%	23.0%	20.7%
HH-18 PR	Female	30-34	5+ person	11.0%	13.7%	12.4%

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**COMMUNITIES, HOMES & REGENERATION
SCRUTINY COMMITTEE
16th NOVEMBER 2022**

**REVENUE & CAPITAL BUDGET
MONITORING REPORT 2022/23**

THE SCRUTINY COMMITTEE IS ASKED TO:

- receive the budget monitoring report for the Housing, Regeneration & Property, Place and Sustainability and Leisure & Recreation Services and considers the budgetary position.

REASONS:

- To provide Scrutiny with an update on the latest budgetary position as at 31st August 2022, in respect of 2022/23.

CABINET MEMBER PORTFOLIO HOLDERS:

- Cllr. Linda Evans (Deputy Leader and Homes)
- Cllr. Ann Davies (Rural Affairs and Planning Policy)
- Cllr. Gareth John (Regeneration, Leisure, Culture and Tourism)
- Cllr. Alun Lenny (Resources)

<p>Directorate: Corporate Services</p> <p>Name of Service Director: Chris Moore</p> <p>Report Author: Chris Moore</p>	<p>Designation:</p> <p>Director of Corporate Services</p>	<p>Tel No. / E-Mail Address:</p> <p>01267 224120 CMoore@carmarthenshire.gov.uk</p>
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EXECUTIVE SUMMARY

COMMUNITIES, HOMES & REGENERATION SCRUTINY COMMITTEE 16th NOVEMBER 2022

Revenue & Capital Budget Monitoring Report 2022/23

The Financial monitoring Report is presented as follows:

Revenue Budgets

Appendix A

Summary position for Communities, Homes & Regeneration Scrutiny Committee. Services within the Communities, Homes & Regeneration Scrutiny remit are forecasting a £580k 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 overspent by £27k for 2022/23.

Capital Budgets

Appendix E

Details the main variances on capital schemes, which shows a forecasted net spend of £42,490k compared with a working net budget of £86,429k giving a -£43,939k variance.

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
NONE	NONE	YES	NONE	NONE	NONE	NONE

3. Finance

Revenue - The Regeneration & Property, Place & Sustainability, Leisure & Recreation and Non-HRA Housing Services show a net variance of £580k against the 2022/23 approved budgets and the HRA Housing Service is predicting to be overspent by £27k.

Capital - The capital programme shows a variance of -£43,939k against the 2022/23 approved budget.

Savings Report - The expectation is that at year end £243k of Managerial savings against a target of £268k are forecast to be delivered. There were no Policy savings put forward for 2022/23.

CABINET MEMBER PORTFOLIO HOLDERS AWARE/CONSULTED?
YES

(Include any observations here)

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
2022/23 Budget	Corporate Services Department, County Hall, Carmarthen
2022-27 Capital Programme	Online via corporate website – Minutes of County Council Meeting 2 nd March 2022

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Communities, Homes & Regeneration Scrutiny Report
Budget Monitoring as at 31st August 2022 - Summary

Division	Working Budget				Forecasted				Aug 2022 Forecasted Variance for Year £'000	Jun 2022 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	17,076	-12,518	4,555	9,114	17,719	-13,235	4,555	9,039	-74	47
Place and Sustainability	5,305	-2,056	330	3,579	5,154	-2,203	330	3,281	-298	-311
Leisure & Recreation	17,211	-9,868	5,783	13,126	16,653	-8,512	5,783	13,923	797	1,040
Council Fund Housing	9,216	-7,993	798	2,020	10,845	-9,468	798	2,176	156	90
GRAND TOTAL	48,807	-32,434	11,466	27,839	50,370	-33,417	11,466	28,419	580	866

Communities, Homes & Regeneration Scrutiny Report
Budget Monitoring as at 31st August 2022 - Main Variances

Division	Working Budget		Forecasted		Aug 2022 Forecasted Variance for Year £'000	Notes	Jun 2022 Forecasted Variance for Year £'000
	Expenditure £'000	Income £'000	Expenditure £'000	Income £'000			
Regeneration & Property							
Regeneration - Core Budgets							
Community Development and External Funding	545	0	529	0	-16	3 posts have recently become vacant. Estimated to be filled from December	0
Property	1,195	-91	1,079	-12	-37	4 posts currently vacant estimated to be filled from November. These vacancies and an underspend on supplies and services are covering a shortfall on income generated from external work undertaken.	5
Commercial Properties	34	-463	108	-563	-26	Occupancy levels relatively high	-25
Industrial Premises	494	-1,519	520	-1,567	-21	Occupancy levels relatively high	-16
County Farms	79	-351	82	-308	46	Income target not met due to current economic climate, as no scope to increase tenancy agreements at the moment	43
Other Variances					-20		41
Place and Sustainability							
Planning Admin Account	331	-17	408	-116	-22	Due to underspend on supplies & services	-9
Building Control	687	-509	660	-429	53	Income shortfall offset by vacant post estimated to be filled in November	25
Minerals	333	-198	294	-172	-14	Due to vacant post estimated to be filled in November	-7
Development Management	1,839	-948	1,715	-1,087	-263	£252k underspend on pay costs, four estimated to be filled from November, no commitment for fifth, offset by additional agency, fees & travel	-159
Conservation	485	-13	457	-13	-27	Some officers not on top of grade	-24
Net Zero Carbon Plan	135	0	112	0	-23	Carbon Reduction officer post vacant for first 5 months of this financial year	-55
Other Variances					-2		-82
Leisure & Recreation							
Pendine Outdoor Education Centre	557	-375	393	-186	26	Income shortfall for Board & Accom (COVID19 recovery) £190k offset by reduced staffing requirement £117k along with various underspends in Premises and S & S headings	45
Newcastle Emlyn Sports Centre	337	-192	302	-132	26	Income shortfall (COVID19 recovery) £60k offset by in year vacancies / lower use of casual staff £20k, along with various underspends in S & S headings	41
Cardarthen Leisure Centre	1,513	-1,616	1,397	-1,348	151	Income shortfall (COVID19 recovery) £267k offset by in year vacancies / lower use of casual staff £95k, along with various underspends in S & S headings	279
Arman Valley Leisure Centre	960	-856	908	-692	112	Income shortfall (COVID19 recovery) £165k offset by in year vacancies / lower use of casual staff £53k	150
Llanedochy Swimming Pool	376	-259	357	-143	97	Income shortfall (COVID19 recovery) £116k offset with by in year vacancies / lower use of casual staff £19	125
Gwendraeth Sports Centre	0	0	-37	0	-37	Credit relating to backdated NNDR	-38
Actif health, fitness and dryside	213	-135	189	-71	40	Income shortfall (COVID19 recovery) £67k offset by in year vacancies / lower use of casual staff £27k	0

Communities, Homes & Regeneration Scrutiny Report
Budget Monitoring as at 31st August 2022 - Main Variances

Division	Working Budget		Forecasted		Aug 2022 Forecasted Variance for Year £'000	Notes	Jun 2022 Forecasted Variance for Year £'000
	Expenditure £'000	Income £'000	Expenditure £'000	Income £'000			
PEN RHOS 3G PITCH	21	-48	11	-58	-20	Forecast excess income to budget £10k along with numerous minor underspends in	-2
St John Lloyd - 2G Pitch	62	-14	39	-13	-23	Numerous minor expenditure underspends	-9
Llanelli Leisure Centre	1,297	-1,094	1,309	-807	299	Income shortfall (COVID19 recovery) £287k and Premises Mtce £69k offset by in year vacancies / lower use of casual staff £45k, along with various underspends in S & S headings	255
Pembrey Country Park	873	-1,139	881	-1,105	41	Forecast overspend due to planned on site mtce	90
Pembrey Country Park Restaurant	519	-382	528	-434	-44	Forecast to over achieve income to budget	-51
Carmarthen Museum, Abergwili.	187	-20	168	-21	-20	Numerous minor underspends in Supplies & Services	-7
Museum of speed, Pendine	89	-27	82	-2	17	Unable to achieve income target as site closed for most of 2022/23	12
Museums General	158	0	230	0	72	Unable to achieve vacancy factor, a legacy of undelivered PBB's and unfunded post	63
Arts General	16	0	1	0	-15	Vacant post being held pending restructure	-15
St Clears Craft Centre	111	-39	61	-16	-27	Vacant posts being held pending potential community run venture	-19
Laugharne Boathouse	157	-117	143	-64	39	Income shortfall (COVID19 recovery)	46
Lyric Theatre	417	-315	387	-317	-33	Forecast underspend on cost of Performance Fees	-19
Y Ffwrnes	813	-486	782	-390	65	Income shortfall (COVID19 recovery) £96k, offset by forecast underspend on cost of Performance Fees £23k and cost of catering £8k	49
Attractor - Management	0	0	27	0	27	Forecast cost of Project manager post (6 mths) not funded	27
Attractor - Externals	7	-58	7	-24	34	£25k PBB proposal for Attractor site not yet achievable due to delays in contract completion	30
Leisure Management	436	-3	405	0	-28	In year staff vacancy	-26
Other Variances					-3		12
Council Fund Housing							
Independent Living and Affordable Homes	121	-45	59	-45	-62	Savings on supplies & services budget.	-32
Penybryn Traveller Site	182	-132	153	-132	-29	Reduced employee costs and expenditure on supplies and services.	-8
Non Hra Re-Housing (Inc Chr)	175	0	155	-0	-21	Reduced employee costs	-6
Temporary Accommodation	533	-113	1,420	-745	254	Increased pressure on service previously funded through Hardship Grant. Alternative accommodation options currently being developed e.g. more dispersed /smaller schemes	87
Other Variances					14		49
Grand Total					580		866

Communities, Homes & Regeneration Scrutiny Report
Budget Monitoring as at 31st August 2022 - Detail Variances

Division	Working Budget				Forecasted				Aug 2022 Forecasted Variance for Year £'000	Notes	Jun 2022 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											
Regeneration - Core Budgets											
Regeneration Management	308	0	38	346	310	0	38	348	1		1
Parry Thomas Centre	37	-37	11	11	38	-38	11	11	0		-0
Betws wind farm community fund	87	-87	1	1	87	-86	1	1	0		0
Welfare Rights & Citizen's Advice	161	0	2	162	161	0	2	162	0		-0
Llanelli Coast Joint Venture	150	-150	5	5	155	-155	5	5	-0		-0
Business Grants	0	0	0	0	188	-188	0	0	0		0
Econ Dev-Rural Carmarthen, Ammanford, Town Centres	405	0	6,307	6,712	405	0	6,307	6,712	0		0
Econ Dev-Llanelli, C Hands, Coastal,Business, Inf & Ent	470	0	89	558	470	0	89	558	0		0
Community Development and External Funding	545	0	89	635	529	0	89	618	-16	3 posts have recently become vacant. Estimated to be filled from December	0
Food Banks	0	0	0	0	3	-3	0	-0	0		3
Kickstart	0	0	0	0	122	-122	0	0	0		0
Transforming Towns Business Fund	0	0	0	0	23	-23	0	0	0		0
Wellness	275	0	19	294	275	0	19	294	-0		0
City Deal	0	0	24	24	-0	0	24	24	-0		0
SBCD - Digital Infrastructure	0	0	0	0	295	-295		0	0		0
SBCD - Skills and Talent	0	0	0	0	149	-149		0	0		0
Property	1,195	-91	-1,251	-146	1,079	-12	-1,251	-183	-37	4 posts currently vacant estimated to be filled from November. These vacancies and an underspend on supplies and services are covering a shortfall on income generated from external work undertaken.	5
Commercial Properties	34	-463	537	108	108	-563	537	82	-26	Occupancy levels relatively high	-25
Provision Markets	623	-556	376	443	589	-532	376	434	-9		9
Asset Transfers	0	0	0	0	39	-39	0	-0	-0		-0
Asset Sales	20	0	0	20	20	0	0	20	0		0
Operational Depots	356	0	-326	30	357	0	-326	31	1		-5
Administrative Buildings	3,399	-796	-3,111	-508	3,373	-778	-3,110	-516	-8		-1
Industrial Premises	494	-1,519	940	-85	520	-1,567	940	-107	-21	Occupancy levels relatively high	-16
The Beacon	164	-144	50	70	162	-142	50	70	-0		0
County Farms	79	-351	428	156	82	-308	428	202	46	Income target not met due to current economic climate, as no scope to increase tenancy agreements at the moment	43
Livestock Markets	62	-114	3	-48	21	-78	3	-54	-5		35
Externally Funded Schemes	8,214	-8,210	323	327	8,160	-8,156	323	327	-0		0
Regeneration Total	17,076	-12,518	4,555	9,114	17,719	-13,235	4,555	9,039	-74		47

Communities, Homes & Regeneration Scrutiny Report
Budget Monitoring as at 31st August 2022 - Detail Variances

Division	Working Budget				Forecasted				Aug 2022 Forecasted Variance for Year £'000	Notes	Jun 2022 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			
Place and Sustainability											
Planning Admin Account	331	-17	-115	199	408	-116	-115	177	-22	Due to underspend on supplies & services	-9
Building Control	687	-509	112	290	660	-429	112	343	53	Income shortfall offset by vacant post estimated to be filled in November	25
Minerals	333	-198	57	193	294	-172	57	179	-14	Due to vacant post estimated to be filled in November	-7
Forward Planning	731	0	62	793	739	-0	62	801	8		-91
Development Management	1,839	-948	159	1,050	1,715	-1,087	159	787	-263	£252k underspend on pay costs, four estimated to be filled from November, no commitment for fifth, offset by additional agency, fees & travel	-159
Ash Dieback	279	0	1	280	279	0	1	280	-0		-0
Tywi Centre	65	-62	13	15	68	-76	13	6	-9		9
Conservation	485	-13	36	508	457	-13	36	481	-27	Some officers not on top of grade	-24
Caeau Mynydd Mawr - Marsh Fritillary Project	96	-96	4	4	96	-96	4	4	0		0
Water Vole S.106 Project	6	-6	0	0	6	-6	0	0	0		0
Cross Hands West Conservation Management	4	-4	0	0	4	-4	0	0	0		0
Local Places for Nature	31	-31	0	0	31	-31	0	-0	-0		0
Dafen Custody Biodiversity Suite	6	-6	0	0	6	-6	0	-0	-0		0
Renewable Energy Fund	0	-53	0	-53	0	-53	0	-53	-0		0
Sustainable Development Unit	166	0	0	166	165	0	0	165	-1		-1
Net Zero Carbon Plan	135	0	0	135	112	0	0	112	-23	Carbon Reduction officer post vacant for first 5 months of this financial year	-55
GT Connecting Green Infrastructure	113	-113	0	0	113	-113	0	-0	-0		0
Place and Sustainability Total	5,305	-2,056	330	3,579	5,154	-2,203	330	3,281	-298		-311
Leisure & Recreation											
Millennium Coastal Park	264	-109	969	1,125	226	-78	969	1,117	-8		8
MCP - investment properties	0	-73	0	-73	0	-73	0	-73	0		0
Burry Port Harbour	21	-107	28	-58	24	-113	28	-61	-2		7
Discovery Centre	6	-90	1	-83	6	-94	1	-87	-4		0
Pendine Outdoor Education Centre	557	-375	79	260	393	-186	79	286	26	Income shortfall for Board & Accom (COVID19 recovery) £190k offset by reduced staffing requirement £117k along with various underspends in Premises and S & S headings	45
Pembrey Beach Kiosk	0	-73	0	-72	0	-65	0	-65	8		3
Pembrey Ski Slope	436	-475	75	37	477	-507	75	46	9		-3
Newcastle Emlyn Sports Centre	337	-192	19	164	302	-132	19	190	26	Income shortfall (COVID19 recovery) £60k offset by in year vacancies / lower use of casual staff £20k, along with various underspends in S & S headings	41
Carmarthen Leisure Centre	1,513	-1,616	951	849	1,397	-1,348	951	999	151	Income shortfall (COVID19 recovery) £267k offset by in year vacancies / lower use of casual staff £95k, along with various underspends in S & S headings	279
St Clears Leisure Centre	157	-44	57	170	153	-38	57	172	1		5

Communities, Homes & Regeneration Scrutiny Report
Budget Monitoring as at 31st August 2022 - Detail Variances

Division	Working Budget				Forecasted				Aug 2022 Forecasted Variance for Year £'000	Notes	Jun 2022 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			
Bro Myrddin Indoor Bowling Club	0	0	51	51	0	0	51	51	-0		0
Amman Valley Leisure Centre	960	-856	91	194	908	-692	91	306	112	Income shortfall (COVID19 recovery) £165k offset by in year vacancies / lower use of casual staff £53k	150
Brynamman Swimming Pool	0	0	55	55	0	0	55	55	-0		0
Llandovery Swimming Pool	376	-259	14	131	357	-143	14	229	97	Income shortfall (COVID19 recovery) £116k offset with by in year vacancies / lower use of casual staff £19	125
Garnant Golf Course	0	0	1	1	0	0	1	1	0		0
Gwendraeth Sports Centre	0	0	0	0	-37	0	0	-37	-37	Credit relating to backdated NNDR	-38
Dinefwr Bowling Centre	0	0	39	39	0	0	39	40	0		0
Actif Communities	324	-39	54	340	352	-66	54	340	0		0
Actif Facilities	249	0	33	282	258	-9	33	282	-0		-0
Actif health, fitness and dryside	213	-135	11	90	189	-71	11	130	40	Income shortfall (COVID19 recovery) £67k offset by in year vacancies / lower use of casual staff £27k	0
Specialist populations	87	-87	2	2	87	-87	2	2	0		-0
Falls Prevention	60	-60	0	0	60	-60	0	0	0		-0
Catering - Sport Centres	320	-297	0	23	237	-209	0	28	5		17
GT RDP Rural Digital Provision & Regen	21	-21	0	0	21	-21	0	0	0		0
Pre-diabetes	0	0	0	0	15	-15	0	0	0		0
Active Young People	380	-355	20	45	382	-357	20	45	-0		0
LAPA Additional Funding (E)	12	-12	1	1	159	-159	1	1	-0		0
Sport & Leisure General	840	-46	71	865	848	-54	71	864	-0		0
National Exercise Referral Scheme (E)	180	-180	13	13	180	-180	13	13	0		0
PEN RHOS 3G PITCH	21	-48	1	-27	11	-58	1	-47	-20	Forecast excess income to budget £10k along with numerous minor underspends in Supplies & Services £10k	-2
St John Lloyd - 2G Pitch	62	-14	0	48	39	-13	0	26	-23	Numerous minor expenditure underspends	-9
Llanelli Leisure Centre	1,297	-1,094	565	769	1,309	-807	565	1,067	299	Income shortfall (COVID19 recovery) £287k and Premises Mtce £69k offset by in year vacancies / lower use of casual staff £45k, along with various underspends in S & S headings	255
Coedcae Sports Hall	0	0	5	5	0	0	5	5	0		0
ESD Rev Grant - Ynys Dawela	1	0	3	4	4	0	3	7	4		2
Outdoor Recreation - Staffing costs	423	0	65	488	419	0	65	484	-4		-53
Pembrey Country Park	873	-1,139	182	-83	881	-1,105	182	-42	41	Forecast overspend due to planned on site mtce	90
Llyn Lech Owain Country Park	108	-48	39	99	99	-35	39	103	4		-2
Pembrey Country Park Restaurant	519	-382	8	145	528	-434	8	102	-44	Forecast to over achieve income to budget	-51
Woodland Parks	0	0	0	0	0	0	0	0	0		0
NNS - Cernydd Carmel	0	0	0	0	0	0	0	0	0		0
Lottery Heritage Fund - Mynydd Mawr	0	0	0	0	-0	0	0	-0	-0		0
Carmarthen Library	503	-29	106	580	484	-16	106	575	-6		-3
Ammanford Library	293	-14	55	334	282	-6	55	331	-3		1
Llanelli Library	491	-30	88	549	488	-24	88	552	2		-4
Community Libraries	231	-7	167	391	229	-6	167	390	-1		5

Communities, Homes & Regeneration Scrutiny Report
Budget Monitoring as at 31st August 2022 - Detail Variances

Division	Working Budget				Forecasted				Aug 2022 Forecasted Variance for Year £'000	Notes	Jun 2022 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			
Libraries General	1,130	-1	57	1,186	1,138	-2	57	1,193	7		-2
Mobile Library	133	0	12	145	124	0	12	136	-9		1
Carmarthen Museum, Abergwili.	187	-20	99	266	168	-21	99	246	-20	Numerous minor underspends in Supplies & Services	-7
Kidwelly Tinplate Museum	23	0	1	24	22	-0	1	23	-1		2
Parc Howard Museum	151	-99	72	125	134	-87	72	119	-6		11
Museum of speed, Pendine	89	-27	2	64	82	-2	2	81	17	Unable to achieve income target as site closed for most of 2022/23	12
Museums General	158	0	35	193	230	0	35	266	72	Unable to achieve vacancy factor, a legacy of undelivered PBB's and unfunded post	63
Archives General	180	-10	80	250	188	-9	80	259	9		24
Arts General	16	0	19	35	1	0	19	20	-15	Vacant post being held pending restructure	-15
St Clears Craft Centre	111	-39	51	123	61	-16	51	96	-27	Vacant posts being held pending potential community run venture	-19
Cultural Services Management	103	0	14	117	103	0	14	117	-0		-0
Laugharne Boathouse	157	-117	27	67	143	-64	27	106	39	Income shortfall (COVID19 recovery)	46
Lyric Theatre	417	-315	105	207	387	-317	105	174	-33	Forecast underspend on cost of Performance Fees	-19
Y Ffwrnes	813	-486	385	712	782	-390	385	777	65	Income shortfall (COVID19 recovery) £96k, offset by forecast underspend on cost of Performance Fees £23k and cost of catering £8k	49
Ammanford Miners Theatre	61	-13	1	49	70	-16	1	55	7		3
Entertainment Centres General	564	-63	85	586	510	-16	85	579	-7		-5
Oriel Myrddin Trustee	207	-207	0	0	175	-175	0	-0	-0		0
Oriel Myrddin CCC	119	0	822	941	112	0	822	933	-7		-5
Motor Sports Centre - Pembrey	0	-96	0	-96	0	-96	0	-96	0		0
Attractor - Management	0	0	0	0	27	0	0	27	27	Forecast cost of Project manager post (6 mths) not funded	27
Attractor - Hostel	0	0	0	0	0	0	0	0	0		0
Attractor - Museum	0	0	0	0	0	0	0	0	0		0
Attractor - Externals	7	-58	0	-51	7	-24	0	-17	34	£25k PBB proposal for Attractor site not yet achievable due to delays in contract completion	30
Beach safety	2	0	0	2	2	0	0	2	0		0
GT RDP Llansteffan Masterplan	11	-11	0	0	15	-15	0	-0	-0		0
Leisure Management	436	-3	-7	426	405	0	-7	398	-28	In year staff vacancy	-26
Leisure & Recreation Total	17,211	-9,868	5,783	13,126	16,653	-8,512	5,783	13,923	797		1,040

Communities, Homes & Regeneration Scrutiny Report
Budget Monitoring as at 31st August 2022 - Detail Variances

Division	Working Budget				Forecasted				Aug 2022 Forecasted Variance for Year £'000	Notes	Jun 2022 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			
Council Fund Housing											
Independent Living and Affordable Homes	121	-45	64	140	59	-45	64	78	-62	Savings on supplies & services budget.	-32
Supporting People Providers	6,495	-6,495	0	0	6,495	-6,495	0	-0	-0		0
Rent Smart Wales Project (E)	18	-18	3	3	18	-18	3	3	-0		0
Syrian Resettlement Scheme (E)	0	0	7	7	-0	-19	7	-12	-19		0
Local Housing Company	0	0	0	0	-0	0	0	-0	-0		0
Afghan resettlement (ARAP scheme)	0	0	0	0	1	0	0	1	1		0
Ukrainian Re-settlement Scheme	0	0	0	0	0	0	0	0	0		0
Infection Prevention Control	0	0	0	0	562	-562	0	-0	-0		0
Home Improvement (Non HRA)	662	-272	615	1,004	690	-282	615	1,023	19		9
Penybryn Traveller Site	182	-132	16	67	153	-132	16	38	-29	Reduced employee costs and expenditure on supplies and services.	-8
Landlord Incentive	14	-11	0	3	72	-69	0	3	-0		-3
Homelessness	169	-70	7	106	172	-70	7	108	2		10
Non HRA Affordable Housing	0	0	0	0	0	3	0	3	3		
Non Hra Re-Housing (Inc Chr)	175	0	53	229	155	-0	53	208	-21	Reduced employee costs	-6
Temporary Accommodation	533	-113	19	439	1,420	-745	20	694	255	Increased pressure on service previously funded through Hardship Grant. Alternative accommodation options currently being developed e.g. more dispersed /smaller schemes	87
Social Lettings Agency	846	-839	9	17	846	-827	9	28	11		28
Home Improvement Loan Scheme	0	0	0	0	10	-13	0	-4	-4		2
Houses Into Homes WG Loan Scheme	0	0	1	1	0	0	1	1	0		0
Community Cohesion Fund Grant (H)	0	0	3	3	137	-137	3	3	0		0
YP Training Flats - WAG Innovation Grant	0	0	0	0	41	-41	0	0	0		6
PRS Leasing Scheme GRANT	0	0	0	0	15	-15	0	-0	-0		-3
Council Fund Housing Total	9,216	-7,993	798	2,020	10,845	-9,468	798	2,176	156		90
TOTAL FOR COMMUNITY & REGENERATION	48,807	-32,434	11,466	27,839	50,370	-33,417	11,466	28,419	580		866

Housing Revenue Account - Budget Monitoring as at 31st August 2022

	Working Budget £'000	Forecasted £'000	Aug 22 Variance for Year £'000	Notes	June 22 Forecasted Variance for Year £'000	
Expenditure						
Repairs & Maintenance						
Responsive	2,380	3,388	1,008	Budget managers are currently predicting a near on-target end of year revenue maintenance budget spend. However, given current inflation and the impact on construction industry capacity post-Covid and post-Brexit including significantly increasing pay, energy, fuel, and construction materials costs, there will continue to be upwards pressure on contractor rates and reduced availability as we progress through 2022/23 e.g. the Minor Works Framework is due inflation increases to the tendered Schedule of Rates and this is currently under negotiation with contractors. Remaining within budget may require delivering less with our allocated financial resources and this will become clearer as data becomes available post negotiations with contractors. Budget managers will continue to respond to these fluctuations to ensure that expenditure remain within allocated budgets and the review of the 3-year HRA Business Plan later in the year will identify appropriate adjustments to future budget allocations to reflect the position at that time.	11	
Minor Works	3,464	2,456	-1,008		0	
Voids	4,523	4,521	-2		13	
Servicing	1,934	1,984	50		0	
Drains & Sewers	117	117	-0		-0	
Grounds	849	849	0		0	
Property & Strategic Projects	423	423	-0		0	
Unadopted Roads	118	118	0		0	
Supervision & Management						
Employee	5,946	6,314	368		Impact of probable pay award compared to budgeted salary costs. This will become clearer when negotiations on pay increases conclude.	320
Premises	1,358	1,396	38	Additional energy and council tax related project costs, which will generate rental income once projects are occupied.	0	
Transport	36	47	11		-0	
Supplies	922	926	4		0	
Recharges	-453	-283	170	Impact of probable pay award compared to budgeted salary costs. This will become clearer when negotiations on pay increases conclude.	170	
Provision for Bad Debt	594	594	0		0	
Capital Financing Cost	14,923	14,487	-436	Capital HRA programme is predicting a £12m underspend on the revised budget of £50m . This, in conjunction with increased grant funding in 2021/22 and 2022/23 has decreased the borrowing requirement in year from £17.4m to £13.8m. The impact on mid-year CFR and therefore interest is significant, reducing capital charges by £436k. This does assume an interest rate of 4.05% which may change if other elements of the capital programme on Council Fund vary.	0	
Central Support Charges	1,811	1,811	-0		-0	
Direct Revenue Financing	10,000	10,000	0		0	
Total Expenditure	48,946	49,147	201		514	

Housing Revenue Account - Budget Monitoring as at 31st August 2022

	Working Budget £'000	Forecasted £'000	Aug 22	Notes	June 22
			Variance for Year £'000		Forecasted Variance for Year £'000
Income					
Rents	-43,608	-43,608	-0	Prediction close to target for rent due and voids	-0
Service Charges	-849	-849	0		0
Supporting People	-70	-70	0		0
Interest on Cash Balances	-5	-177	-172	Interest rate significantly above 0.05% budgeted, assumed current year average of 0.85%	0
Grants	-296	-296	0		-0
Insurance	-221	-221	0		-0
Other Income	-496	-498	-2		-3
Total Income	-45,545	-45,719	-174		-3
Net Expenditure	3,401	3,428	27		511

HRA Reserve	£'000
Balance b/f 01/04/2022	21,895
Budgeted movement in year	-3,401
Variance for the year	-27
Contribution from Reserves	27
Balance c/f 31/03/2023	18,494

Capital Programme 2022/23							Variance for Year £'000	Comment
Capital Budget Monitoring - Report for August 2022 - Main Variances								
DEPARTMENT/SCHEMES	Working Budget			Forecasted				
	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000		
COMMUNITIES								
- Public Housing	49,711	-15,330	34,381	39,254	-16,711	22,543	-11,838	
Sewage Treatment Works Upgrading	20	0	20	5	0	5	-15	
Internal and External Works (Property)	19,557	0	19,557	15,543	-1,282	14,261	-5,296	Void Project is accelerated but there are supply chain issues with other schemes.
Environmental Works (Housing Services)	450	0	450	450	0	450	0	
Adaptations and Equalities Works (Building Services)	2,000	0	2,000	2,000	0	2,000	0	
Programme Delivery and Strategy	1,056	0	1,056	1,130	0	1,130	74	
Housing Development Programme	25,527	0	25,527	18,882	-99	18,783	-6,744	Continuing supply chain issues. The purchase of new properties also depends on the supply in the market for suitable properties in areas of demand.
Retrofit and Decarbonisation	1,101	0	1,101	1,245	0	1,245	144	Additional costs because of inflationary pressures.
MRA and IHP Grants Income	0	-15,330	-15,330	0	-15,330	-15,330	0	
- Private Housing	3,956	-368	3,588	3,336	-368	2,968	-620	
Disabled Facilities Grant (DFG)	2,966	0	2,966	2,346	0	2,346	-620	Delivery will be constrained by contractor capacity.
ENABLE - Adaptations to Support Independent Living	368	-368	0	368	-368	0	0	
Empty Properties Initiatives	622	0	622	622	0	622	0	
- Leisure	3,737	-1,248	2,489	3,251	-498	2,753	264	
Amman Valley Leisure Centre Masterplan	1,050	0	1,050	1,500	0	1,500	450	Accelerated works funded by 2023/24 budget. Additional spend in 2022/23 will be covered by variances in year.
Oriel Myrddin Redevelopment	1,724	-1,000	724	725	-250	475	-249	Slip to 2023/24
Libraries & Museums	400	0	400	383	0	383	-17	Variance available for other projects.
Burry Port Harbour Walls	34	0	34	34	0	34	0	
Country Parks	529	-248	281	609	-248	361	80	£79k additional spend on Morfa Bacas subject to an additional funding bid report.

Capital Programme 2022/23								
Capital Budget Monitoring - Report for August 2022 - Main Variances								
DEPARTMENT/SCHEMES	Working Budget			Forecasted			Variance for Year £'000	Comment
	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000		
REGENERATION	89,356	-43,385	45,971	28,897	-14,671	14,226	-31,745	
Swansea Bay City Region Projects	55,194	-34,013	21,181	10,117	-10,117	0	-21,181	
County Wide Regeneration Funds	4,859	0	4,859	1,383	0	1,383	-3,476	
Cross Hands East Strategic Employment Site Phase 1	567	0	567	567	0	567	0	
Cross Hands East Phase 2	95	-6	89	30	-6	24	-65	
Cross Hands East Plot 3 Development	6,902	-3,250	3,652	6,902	-3,250	3,652	0	
Carmarthen Town Regeneration - Jacksons Lane	5	0	5	5	0	5	0	
Carmarthen Old Town Quarter	691	0	691	25	0	25	-666	Detailed design to follow Greening Infrastructure masterplan outcome.
Pendine Iconic International Visitors Destination	2,183	0	2,183	2,383	-200	2,183	0	
Llandeilo Market Hall	3,484	0	3,484	3,484	0	3,484	0	
Ammanford Regeneration Development Fund	280	0	280	128	0	128	-152	Delays because of changes to state aid rules following Brexit.
Town Centre Loan Scheme	1,400	0	1,400	1,400	0	1,400	0	
TRI Strategic Projects - Market Street North	1,788	0	1,788	10	0	10	-1,778	Project called in by Welsh Government planning division.
TRI Strategic Projects - Former YMCA Building, Stepney Street, Llanelli	884	0	884	884	0	884	0	
Transforming Town Centres Strategic Projects	1,410	0	1,410	0	0	0	-1,410	Slip to 2022/23. To be applied against projects in the Transforming Towns Programme.
Business Support for Renewable Energy Initiatives	500	0	500	250	0	250	-250	Slip to 2023/24.
Ten Towns Growth Plan	1,000	0	1,000	350	0	350	-650	Town Working Groups developing projects. Relies on third parties to deliver.
Place Making	1,680	-925	755	4	0	4	-751	Project slipped.
Levelling Up Fund Projects	6,192	-5,141	1,051	850	-850	0	-1,051	Carmarthenshire West and Pembrokeshire South Levelling up. Covered from underspends in other projects in 2021/22. Negative slippage to future years.
Other Projects	242	-50	192	125	-248	-123	-315	Llanelli JV, Brilliant Basics.
TOTAL	146,760	-60,331	86,429	74,738	-32,248	42,490	-43,939	

Housing H.R.A.(Public Sector)

Capital Budget Monitoring - Scrutiny Report For August 2022

Scheme	Target Date for Completion	Working Budget			Forecasted		
		Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
Public Sector Housing External Funding		0	-15,330	-15,330	0	-15,330	-15,330
Sewage Treatment Works Upgrading	Ongoing	20	0	20	5	0	5
Internal and External Works (PROPERTY)	Ongoing	19,557	0	19,557	15,543	-1,282	14,261
Environmental Works (Housing Services)	Ongoing	450	0	450	450	0	450
Adaptations and DDA Works (Building Services)	Ongoing	2,000	0	2,000	2,000	0	2,000
Programme Delivery and Strategy		1,056	0	1,056	1,130	0	1,130
Housing Development Programme (New builds & Stock Increase Programme)	Ongoing	25,527	0	25,527	18,882	-99	18,783
Retrofit and Decarbonisation	Ongoing	1,101	0	1,101	1,245	0	1,245
NET BUDGET		49,711	-15,330	34,381	39,254	-16,711	22,543

Variance for Year £'000	Comment
0	
-15	
-5,296	Void Project is accelerated but there are supply chain issues with other schemes.
0	
0	
74	
-6,744	Continuing supply chain issues. The purchase of new properties also depends on the supply in the market for suitable properties in areas of demand.
144	Additional costs because of inflationary pressures.
-11,838	

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Housing G.F.(Private Sector)**Capital Budget Monitoring - Scrutiny Report For August 2022**

		Working Budget			Forecasted		
Scheme	Target Date for Completion	Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
Disabled Facility Grants	Ongoing	2,966	0	2,966	2,346	0	2,346
Disabled Facility Grants		2,966	0	2,966	2,202	0	2,202
Capitalised Salaries		0	0	0	144	0	144
ENABLE - Adaptations to Support Independent Living	Mar '23	368	-368	0	368	-368	0
ENABLE - Adaptations to Support Independent Living		368	-368	0	368	-368	0
Empty Properties Initiatives	Ongoing	622	0	622	622	0	622
Western Valleys (Landlord Scheme)		397	0	397	397	0	397
Valleys Task Force (Owner Occupants)		225	0	225	225	0	225
NET BUDGET		3,956	-368	3,588	3,336	-368	2,968

Variance for Year £'000	Comment
-620	Delivery will be constrained by contractor capacity.
-764	
144	
0	
0	
0	
0	
0	
0	
-620	

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Leisure
Capital Budget Monitoring - Scrutiny Report For August 2022

Scheme	Target Date for Completion	Working Budget			Forecasted		
		Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
Leisure Centres		1,050	0	1,050	1,500	0	1,500
Amman Valley Leisure Centre 3G Pitch	Mar '24	1,050	0	1,050	1,500	0	1,500
Arts & Culture	Dec '23	1,724	-1,000	724	725	-250	475
Oriel Myrddin Redevelopment (765001)		1,724	-1,000	724	725	-250	475
Libraries & Museums		400	0	400	383	0	383
County Museum Roof, Abergwili	Complete	35	0	35	35	0	35
Carmarthenshire Archives Relocation	Complete	85	0	85	35	0	35
Parc Howard Master Plan	Jan '23	132	0	132	165	0	165
Towy Gateway - Contribution to Tywi Gateway Trust for Bishop's Park (Reffcus)	Mar '23	148	0	148	148	0	148
Ports		34	0	34	34	0	34
Burry Port Harbour Wall - 2017-2026	Complete	34	0	34	34	0	34
Country Parks & Golf Courses		529	-248	281	609	-248	361
Pembrey Country Park - Strategic Infrastructure Development		0	0	0	14	0	14
Pembrey Country Park - Cycling Hub	Ongoing	119	0	119	105	0	105
Morfa Bacas MCP Coastal Path Re-alignment	Ongoing	100	0	100	180	0	180
Brilliant Basics Fund - Burry Port East Car Park Development	Mar'23	310	-248	62	310	-248	62
NET BUDGET		3,737	-1,248	2,489	3,251	-498	2,753

Variance for Year £'000	Comment
450	Accelerated works funded by 2023/24 budget. Additional spend in 2022/23 will be covered by variances in year.
450	
-249	Slip to 2023/24
-249	
-17	Variance available for other projects.
0	
-50	
33	
0	
0	Retention only.
0	
80	Slip balance to 2022/23.
14	To be funded from the Country Parks overall budget.
-14	
80	Additional costs identified. Funding to be identified and confirmed. A separate bid for additional funding outstanding.
0	
264	

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Regeneration

Capital Budget Monitoring - Scrutiny Report For August 2022

Scheme	Target Date for Completion	Working Budget			Forecasted		
		Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
Llanelli JV General	Ongoing	7	0	7	22	-15	7
Swansea Bay City Region Projects	Ongoing	55,194	-34,013	21,181	10,117	-10,117	0
SB City Region - Pentre Awel - Phase 1		36,100	-32,013	4,087	6	-10,117	-10,111
SB City Region - Pentre Awel - Ecology Pre-Commencement Work		0	0	0	10,111	0	10,111
Swansea Bay City Region - Llanelli Leisure Centre - New Development		17,094	0	17,094	0	0	0
SB City Region - Yr Egin		2,000	-2,000	0	0	0	0
County Wide Regeneration Funds	Ongoing	4,859	0	4,859	1,383	0	1,383
Transformation Strategy Project Fund		233	0	233	233	0	233
Rural Enterprise Fund		1,715	0	1,715	250	0	250
Transformation Commercial Property Development Fund		2,911	0	2,911	900	0	900
Business Flood Relief & Infrastructure Fund		0	0	0	0	0	0
Llanelli, Cross Hands & Coastal Belt Area		7,564	-3,256	4,308	7,499	-3,256	4,243
Cross Hands East Strategic Employment Site Ph1	Complete	567	0	567	567	0	567
Cross Hands East Plot 3 Development	Mar '23	6,902	-3,250	3,652	6,902	-3,250	3,652
Cross Hands East Phase 2	Dec '22	95	-6	89	30	-6	24
Ammanford, Carmarthen & Rural Area		6,752	-50	6,702	6,134	-250	5,884
Carmarthen Town Regeneration - Jacksons Lane (81086)		5	0	5	5	0	5
Laugharne Carpark	Ongoing	9	0	9	9	0	9
Pendine Iconic International Visitors Destination	Dec '22	2,183	0	2,183	2,383	-200	2,183
Ammanford Regeneration Development Fund	Mar '23	280	0	280	128	0	128
Llandeilo Market Hall	Dec '22	3,484	0	3,484	3,484	0	3,484
Carmarthen Old Town Quarter Regeneration	Ongoing	691	0	691	25	0	25
Brilliant Basics Fund - Sustainable and Accessible Pendine Sands	Jun'22	100	-50	50	100	-50	50
Town Centre Loan Scheme	Mar'22	1,400	0	1,400	1,400	0	1,400

Variance for Year £'000	Comment
0	Funded by JV.
-21,181	Slip to 2023/24.
-14,198	
10,111	
-17,094	
0	
-3,476	
0	Funding transferred to Other Projects.
-1,465	Current round of grant awards complete. Balance of funds to be slipped to 2023/24 for future rounds.
-2,011	Current round of grant awards complete. Balance of funds to be slipped to 2023/24 for future rounds.
0	
-65	
0	
0	
-65	
-818	
0	
0	Funded by Reserve.
0	
-152	Delays because of changes to state aid rules following Brexit.
0	
-666	Slip to 2023/24.
0	
0	
0	Loan negotiations ongoing.

Regeneration
Capital Budget Monitoring - Scrutiny Report For August 2022

Scheme	Target Date for Completion	Working Budget			Forecasted		
		Expenditure £'000	Income £'000	Net £'000	Expenditure £'000	Income £'000	Net £'000
Transforming Towns Strategic Projects (formerly		4,208	0	4,208	1,138	-183	955
TRI Strategic Projects - Market Street North	Ongoing	1,788	0	1,788	10	0	10
TRI Strategic Projects - Former YMCA Building, Stepney Street, Llanelli	Ongoing	884	0	884	884	0	884
Transforming Towns (Green Infrastructure & Biodiversity) - Llanelli Library Green Wall	Dec '22	98	0	98	227	-183	44
Transforming Towns (Green Infrastructure & Biodiversity) - Carregamman Car Park Enhancements	Complete	28	0	28	17	0	17
TRI Strategic Projects	Ongoing	1,410	0	1,410	0	0	0
Business Support for Renewable Energy Initiatives	Ongoing	500	0	500	100	0	100
Ten Town Growth Plan	Ongoing	1,000	0	1,000	250	0	250
Place Making	Ongoing	1,680	-925	755	4	0	4
Leveling Up Projects	Ongoing	6,192	-5,141	1,051	850	-850	0
NET BUDGET		89,356	-43,385	45,971	28,897	-14,671	14,226

Variance for Year £'000	Comment
-3,253	Slipped to 2023/24.
-1,778	Project delayed. Slip to future years.
0	
-54	Slipped to 2023/24.
-11	
-1,410	Slipped to 2023/24.
-400	Slip to 2023/24.
-750	Town Working Groups developing projects. Relies on third parties to deliver.
-751	Project Slipped.
-1,051	Carmarthenshire West and Pembrokeshire South Levelling up. Covered from underspends in other projects in 2021/22. Negative slippage to future years.
-31,745	

2022/23 Savings Monitoring Report
Communities, Homes & Regeneration Scrutiny Committee
16th November 2022

1 Summary position as at : 31st August 2022

£25 k variance from delivery target

	2022/23 Savings monitoring		
	2022/23	2022/23	2022/23
	Target	Delivered	Variance
	£'000	£'000	£'000
Chief Executive	70	70	0
Communities	101	76	25
Environment	97	97	0
	268	243	25

2 Analysis of delivery against target for managerial and policy decisions:

Managerial
Policy

£25 k Off delivery target
£0 k ahead of target

	MANAGERIAL			POLICY		
	2022/23	2022/23	2022/23	2022/23	2022/23	2022/23
	Target	Delivered	Variance	Target	Delivered	Variance
	£'000	£'000	£'000	£'000	£'000	£'000
Chief Executive	70	70	0	0	0	0
Communities	101	76	25	0	0	0
Environment	97	97	0	0	0	0
	268	243	25	0	0	0

3 Appendix J (i) : Savings proposals not on target

Appendix J (ii) : Savings proposals on target (for information)

DEPARTMENT	2021/22 Budget	FACT FILE	2022/23 Proposed	2022/23 Delivered	2022/23 Variance	EFFICIENCY DESCRIPTION	REASON FOR VARIANCE
	£'000		£'000	£'000	£'000		

Managerial - Off Target

Communities

Leisure

Franchise Lettings	0	An indoor and outdoor high quality, year-round visitor destination that aims to maximise Pendine's heritage and its natural assets to drive forward the resort's future economic regeneration as a 'day and stay' event destination	25	0	25	Improved income streams from franchise lettings across whole service.	Progress delayed due to delays in contract completion
Total Leisure			25	0	25		

Communities Total

25 0 25

Policy - Off Target

NOTHING TO REPORT

DEPARTMENT	2021/22 Budget	FACT FILE	2022/23 Proposed	2022/23 Delivered	2022/23 Variance	EFFICIENCY DESCRIPTION
	£'000		£'000	£'000	£'000	

Managerial - On Target**Chief Executive**

Regeneration division	3,542	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.	70	70	0	£20k - Anticipated increase in Income/reduction in operating costs on Administrative estate through New Ways of Working. £25k anticipated decrease in utility costs on administrative estate due to reduced occupancy through continued agile working. £10k reduction in community grants. £15k supplies within industrial estate budget.
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Chief Executive Total**70 70 0****Communities****Leisure**

Outdoor Education	188	Pendine Outdoor Education Centre caters for up to 120 residential visitors at any given time, with a particular focus on primary school provision for Carmarthenshire schools. The experience is often the first opportunity for some young children to experience being away from home on a residential basis, however, the age of the infrastructure on site is of concern for the future.	20	20	0	Improve operating efficiency of Outdoor Education Centres pending new strategic plan.
Increased Parking income	0	Increased parking income at coastal car parks and potential development of motorhomes sites	15	15	0	Increased parking income at coastal car parks and potential development of motorhomes sites
Country Parks	-61	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.	13	13	0	Increased Pembrey Country Park / Campsite income - Invest to Save / capital for additional income generating activities
Libraries	2,475	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.	10	10	0	Increased operational efficiency
Print	16	Print savings across all Leisure Services	8	8	0	Based on 50% reduction of 2021-2022 budgets
Travel	20	Print savings across all Leisure Services	10	10	0	Based on 50% reduction of 2021-2022 budgets
Total Leisure			76	76	0	

Communities Total**76 76 0****Environment****Place & Sustainability**

Development Management	758	<ul style="list-style-type: none"> The Development Management Unit manages the statutory planning application process (including pre-application and also discharge of conditions and variation of conditions post approval). The Unit deals with between 1700 and 1900 applications on average each year (roughly 150 cases per annum per Officer). The unit is also responsible for planning enforcement matters including enforcement of planning conditions and unauthorised development and built conservation matters, dealing with roughly 500 cases per annum. 	10	10	0	Additional predicted income from new statutory pre-application service.
Divisional review	net divisional budget of £3M	<ul style="list-style-type: none"> Budget covers Head of Service functions along with business and administrative support to all functions within the Planning Division including: Development Management & Built Heritage (incl. Enforcement); Building Control, Rural Conservation, Waste and Minerals, Forward Planning (Development Plans) .• Functions include general research and policy work, publishing and printing, business planning, budget planning, orders and payments, monitoring, health and safety, IT systems and licenses, general procurement. 	87	87	0	Review of divisional management arrangements & structure
Total Place & Sustainability Services			97	97	0	

Environment Total**97 97 0****Policy - On Target****NOTHING TO REPORT**

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COMMUNITIES HOMES AND REGENERATION SCRUTINY COMMITTEE 16TH NOVEMBER 2022

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

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**COMMUNITIES, HOMES AND REGENERATION SCRUTINY
COMMITTEE
16TH NOVEMBER 2022**

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
NONE	NONE	NONE	NONE	NONE	NONE	NONE

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 2021-2022

Ref No	Meeting Date	Recommendation / Action / Referral	Description	Progress Update	Member / Officer	Status
CS 01 - 22/23	29th September 2022	Recommendation	<p>Establishment of a Pre-Decision Task and Finish Group (Development of Emergency Social Housing Allocations Policy)</p> <p>4.1 - That a Pre-decision Scrutiny Task and Finish Group be established to develop an Emergency Social Housing Allocations Policy for Carmarthenshire</p> <p>5.2 - That the Task and Finish Group Comprise 6 members, politically balanced, and the membership be as detailed above.</p> <p>4.3 That the Task and Finish Group's Terms of Reference/scoping and planning document be approved</p>	The Group has been established with the first meeting held on the 11th October 2022	Kevin Thomas	Completed
CS 02 - 22/23	29th September 2022	Recommendation	<p>Forward Work Programme 2022/23</p> <p>to reduce the number of items on the FWP for the November 2022 meeting if possible</p> <p>An update report on the Pendine Outdoor Education Centre be submitted to a future meeting</p>	The report is scheduled for the Committee's meeting in December 2022	Kevin Thomas Ian Jones	Completed Completed

Community Scrutiny Committee Actions 2021-2022

Ref No	Meeting Date	Recommendation / Action / Referral	Description	Progress Update	Member / Officer	Status
CS 01 - 21/22	1st July 2021	Action	<p>Carmarthenshire County Council Annual Report</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>The report is scheduled to be considered by the Cabinet on the 27th September 2021 and Council in October 2021. The report was adopted by Cabinet and Council at their meetings held on the 27th September and 13th October</p>	Robert James	5.1 - Completed
			<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>A report is scheduled for submission to the Environmental and Public Protection Scrutiny Committee on the 4th October. The Committee accepted the referral and requested a report be included on its FWP providing background information and the current position in relation to the provision of pavements in rural areas</p> <p>The report is scheduled for consideration by the E&PP Scrutiny Committee on the 7th March 2022</p>	Janine Owen / Stephen Pilliner	5.2 - Completed

Community Scrutiny Committee Actions 2021-2022

CS 02 - 21/22	1st July 2021	Action	<p>Policy for Anti-Social Behaviour and Breaches of Tenancy 2021</p> <p>Recommended to the Executive Board / Council that the Policy for Anti Social Behaviour and Breaches of Tenancy 2021 be approved</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>Community and Regeneration Scrutiny Committee Forward Programme for 21/22</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
CS04 - 21/22	9th August 2021	Action	<p>Tyisha/Station Road Area</p> <p>1. To note the progress achieved to date, and to approve including the demolition and clearance of the "4 Ty's" site; 2. to note and approve the key priorities moving forward; 3. to agree the soft market test approach and associated marketing brochure and; 4. to agree the future governance arrangements for the programme</p>	<p>The report is to be considered by the Cabinet at its meeting on the 13th September</p> <p>The report was adopted by the Cabinet on the 13th September 2021</p>	Jonathan Morgan	Completed

Community Scrutiny Committee Actions 2021-2022

CS05 - 21/22	9th August 2021	Action	<p>Cartrefi Croeso</p> <p>1. To note the progress made to date on Cartrefi Croeso's mixed Tenure affordable housing developments;</p> <p>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;</p> <p>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;</p> <p>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.</p>	<p>The report is to be considered by the Cabinet at its meeting on the 13th September</p> <p>The report was adopted by the Cabinet on the 13th September 2021</p>	Jonathan Morgan	Completed
CS06 - 21/22	30th September 2021	Recommendation	<p>Primary Town Centre Economic Recovery Plans - Ammanford, Carmarthen and Llanelli</p> <p>The report was endorsed and would now be considered by Cabinet /Council</p>	<p>To be considered by Cabinet on the 17/1/22</p> <p>The plan was endorsed by Cabinet on the 17th January 2022</p>	Jason Jones	Completed
CS07 - 21/22	30th September 2021	Recommendation	<p>Annual Monitoring Report 2019/21 Adopted Carmarthenshire Local Development Plan</p> <p>The Plan was approved for submission to the Welsh Government by the 31st October</p> <p>The report would also be considered by Council/Cabinet</p>	<p>the report was adopted by Cabinet on the 11th October, 2021 and by Council on the 10th November, 2021</p>	Ian R Llewellyn	completed
CS08 - 21/22	30th September 2021	Recommendation	<p>Scrutiny Actions Update</p> <p>That the report be received subject to reports on Actions CS13 and CS17 for 2019/20 being submitted to a future meeting of the Committee</p>	<p>Action CS13 Relating to Universal Credit is to be considered by the Scrutiny Committee on the 24th February 2022</p> <p>Action CS17 relating to the publ a Hougeneration Masterplan was considered and endorsed bthe Committee on the 31st Janaury 2022 and will be referred to Cabinet and Council for final approval</p>	Jonathan Morgan	<p>Action CS13 - Completed</p> <p>Action CS17 completed</p>

Community Scrutiny Committee Actions 2021-2022

CS09 - 21/22	14th December 2021	Recommendation	<p>Audit Wales Report: Regenerating Town Centres in Wales</p> <p>The Audit report was received and Carmarthenshire's Action Plan Adopted</p>		Jason Jones	completed
CS10 - 21/22	14th December 2021	Action	<p>Actif Sport & Leisure's Actif Anywhere' Platform</p> <p>1. To liaise with Cllr H.I. Jones on the suitability of Bronwydd Community Hall for Actif Anywhere;</p> <p>2. To provide the Committee with a copy of the video embeded within the Actif Powerpoint presentation;</p> <p>3. To provide the Committee with a copy of the Actif Anywhere Schools Platform Video</p>	<p>1. A meeting has been held with Councillor Jones</p> <p>2. The video was forwarded to the committee members on the 20th December</p> <p>3. The Video is being finalised and will be provided to the Committee members on completion. Intended for the New Year, delayed to end of March 2022. Members have been provided with the link to the videos. The launch of the platform is anticipated in January 2023</p>	Carl Daniels	<p>1. Completed</p> <p>2. Completed</p> <p>3. Completed</p>
CS11 - 21/22	14th December 2021	Recommendation	<p>Update on the Outdoor Education Offer in Carmarthenshire</p> <p>1. The report and recommendations was adopted;</p> <p>2. every effort to be made to identify alternative funding/ grant sources to assist with funding improvements to the Pendine Outdoor Education Centre and, if appropriate, that include examining the Centre's definition as a purely educational resource</p>	Internal and external funding bids being fully explored. This work will be ongoing including dialogue with the education sector.	Ian Jones	<p>Recommendation 1 Completed</p> <p>Recommendation 2 Completed</p>
CS12 - 21/22	14th December 2021	Recommendation	<p>Forthcoming Items</p> <p>to reduce the number of items on the FWP for the January 2022 meeting and, if necessary, convene an additional meeting</p>	The FWP has been amended appropriately	Kevin Thomas	Completed

Community Scrutiny Committee Actions 2021-2022

CS13 - 21/22	31st January 2022	Recommendation	<p>Revenue Budget Strategy Consultation 2022/23 to 2024/25</p> <p>1. The 2022/23 - 2024/25 Revenue Budget Strategy Consultation be received</p> <p>2. The Charging Digests for the Regeneration, Leisure, Planning and Non HRA Services, as detailed in Appendix C to the report be endorsed</p>	The Strategy is scheduled for consideration by the Cabinet in February and Council in March 2022	Chris Moore	Completed
CS14 - 21/22	31st January 2022	Action	<p>Revenue Budget Strategy Consultation 2022/23 to 2024/25</p> <p>To provide members of the Committee with details of the Corporate savings on Travelling Costs during the Covid Pandemic</p>		Chris Moore	
CS 15 - 21/22	31st January 2022	Recommendation	<p>Housing Revenue Account Budget and Housing Rent Setting for 2022/23</p> <p>The report, and its recommendations were approved for recommending to Cabinet / Council for approval</p>	The Report is scheduled for consideration by the Cabinet in February and Council in March 2022	Chris Moore	Completed
CS16 - 21/22	31st January 2022	Recommendation	<p>Housing Revenue Account Business Plan 2022-25 Carmarthenshire Housing Investment Programme</p> <p>The report, and its recommendations were recommended for approval to Council and Cabinet</p>	The Report is scheduled for consideration by the Cabinet in February and Council in March 2022	Jonathan Morgan	completed
CS17 - 21/22	31st January 2022	Action	<p>Housing Revenue Account Business Plan 2022-25 Carmarthenshire Housing Investment Programme</p> <p>To provide members with an update on meetings with Welsh Government on the impact of NRW's regulations re phosphates on developments/regeneration</p>	A members seminar and training was held on the 26th November 2021 which provided an update on progress including in relation to discussion with the WG and other partners. A report was presented to the meeting of Council on the 9 th March 2022 as part of the considerations for the Revised LDP which provided a position statement in relation phosphates along with associated next steps.	Ian Llewellyn	Completed

Community Scrutiny Committee Actions 2021-2022

CS18 - 21/22	31st January 2022	Action	<p>Housing Revenue Account Business Plan 2022-25 Carmarthenshire Housing Investment Programme</p> <p>To arrange for local members to be informed, following inspection of a void property, of its estimated re-letting time</p>	New Homes Team processes have been updated to include an email to the local member(s) following a void inspection to confirm the estimated re-letting time	Jonathan Fearn	Completed
CS19 - 21/22	31st January 2022	Recommendation	<p>Housing Regeneration and Development - five year delivery plan (2022-2027)</p> <p>The report, and its recommendations were recommended for approval to Council and Cabinet</p>	The Report is scheduled for consideration by the Cabinet in February and Council in March 2022	Jonathan Morgan	Completed
CS20 - 21/22	31st January 2022	Action	<p>Regeneration Extract of the Chief Executive's Departmental Business Plan 2022/23</p> <p>To provide members of the Committee with a guide to the allocation arrangements for income derived from Section 106 Planning Agreements</p>	The information has been provided to members of the Committee by e-mail	Jason Jones	Completed

**COMMUNITIES, HOMES AND
REGENERATION
SCRUTINY COMMITTEE
16TH NOVEMBER 2022**

FORTHCOMING ITEMS

To consider and comment on the following:

- To note the forthcoming items to be considered at the next meeting of the Community and Regeneration Scrutiny Committee to be held on the 19th December, 2022.

Reason:

- The Council's Constitution requires Scrutiny Committees, at the commencement of each municipal year, to develop and publish a Forward Work Plan which identifies the issues and reports which will be considered at meetings during the course of the year.

To be referred to the Cabinet for decision: NO

Cabinet Member Portfolio Holder: Cllr. L. Evans (Homes and Deputy Leader) Cllr G. John (Regeneration, Leisure, Culture and Tourism), Cllr A. Lenny (Resources) Cllr A. Davies (Rural Affairs and Planning Policy)

<p>Report Author: Kevin Thomas</p>	<p>Designation: Democratic Services Officer</p>	<p>Tel No. / E-Mail Address: 01267 224470 kjthomas@carmarthenshire.gov.uk</p>
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EXECUTIVE SUMMARY

**COMMUNITIES, HOMES AND REGENERATION
SCRUTINY COMMITTEE
16TH NOVEMBER, 2022**

FORTHCOMING ITEMS

The Council's Constitution requires Scrutiny Committees, at the commencement of each municipal year, to develop and publish a Forward Work Programme which identifies the issues and reports to be considered at meetings during the course of the year. When formulating the Forward Work Plan the Scrutiny Committee will take into consideration those items included on the Cabinet's Forward Work Programme.

The list of forthcoming items attached includes those items which are scheduled in the Community and Regeneration Scrutiny Committee's Forward Work Plan to be considered at the next meeting, to be held on 19th December, 2022.

Also attached for information are the 2022/23 Forward Work Plans in respect of the Communities, Homes and Regeneration Scrutiny Committee and the Cabinet.

DETAILED REPORT
ATTACHED?

YES:

- (1) List of Forthcoming Items
- (2) C & R Scrutiny Committee Forward Work Plan
- (3) Cabinet Forward Work Plan

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 & Law

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

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 & 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 AWARE / CONSULTED	YES
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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	Locations that the papers are available for public inspection
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FORTHCOMING ITEMS – TO BE CONSIDERED AT THE NEXT MEETING OF THE COMMUNITY, HOMES AND REGENERATION SCRUTINY COMMITTEE TO BE HELD ON 19TH December 2022

Agenda Item	Background	Reason for report
		<p>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?</p> <p><i>If the item is for information or for noting, can the information be provided in an alternative format i.e, via email?</i></p>
Quarter 1 Performance Management	This is the standard Performance Management report on our progress in delivering the objectives/actions and targets set out in the New Corporate Strategy. It covers those elements of the strategy that fall under the remit of this Scrutiny.	To enable the committee to undertake its monitoring role.
County Council Annual Report	This report will provide members with details of the Council's Annual report produced under the Well-being of Future Generations (Wales) Act 2015 on its well-being objectives	To enable to Committee to monitor the performance of the Community and Environment Departments performance against those areas of the Council's performance falling within its remit
Pendine Outdoor Education Centre	The Committee, at its meeting held on the 29 th September, 2022 requested that an update report be presented to a future meeting on the current position on the operation of the Pendine Outdoor Education Centre	To provide the Committee with an update on the Pendine Outdoor Education Centre, as requested
Housing Revenue Account Business Plan 2023-2026	The HRA Business plan sets out our priorities and activities for new and existing council homes for the next three years. It also sets our capital and revenue budgets and confirms rental levels for tenants	The report will provide members of the Committee with the opportunity of commenting on the CHS+ Business Plan, and the financial and delivery programme over the next three years and to make any suggested recommendations for change for consideration by the Cabinet /Council and onward submission to the Welsh Government.

HRA Budget Service Charges and Rent setting 2023/24	As part of the Annual Budget preparation setting process, the Committee is consulted on the proposed HRA Budget Service Charges and Rent Setting for the 2023/24 budgetary period.	The report will provide members of the Committee with the opportunity to consider and comment on the budget settlement, relevant departmental service budgets and efficiency savings and to make any suggested recommendations for change for consideration by the Cabinet and Council.
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Items circulated to the Committee under separate cover since the last meeting

- Revenue and Capital Budget Monitoring Report 2022/23
- Revenue Budget Outturn Report 2021/22

N.B. Copies of these reports can be obtained by emailing Scrutiny@carmarthenshire.gov.uk

Items attached for information

1. The latest version of the Community and Regeneration Scrutiny Committee Forward Work Programme 2022/23
2. The latest version of the Cabinet's Forward Work Programme 2022/23

Communities, Homes and Regeneration Scrutiny Committee – Forward Work Programme 2022/23

29 th Sept 22	16 th Nov 22 -	14 th Dec 22 Moved to 19 th Dec	26 Jan 23	23 rd Feb 23	5 th April 23
Annual Performance Report 2021/22 (Planning Services) – Moved to November	Revenue and Capital Budget Monitoring 2022/23 (Apr-Aug Monitor)	Quarter 1 Performance Management (deferred from 290922)	HRA Budget Service Charges and Rent Setting 2023/24 (moved to 19 th December)	Scrutiny Actions update	Revenue and Capital Budget Monitoring Report 2022/23 (April to December)
Adopted Carmarthenshire Local Development Plan – Annual Monitoring Report 2021/22 – moved to November TO BE COMBINED INTO ONE REPORT	Scrutiny Actions Update	County Council Annual Report (deferred from 29 th Sept)	Housing Revenue Account Business Plan 2023-26 Carmarthenshire Investment Programme Moved to 19 th December		Quarter 3 Performance Management
Quarter 1 Performance Management – defer to December 14 th	Corporate Strategy – defer to 2023	Pendine Outdoor Education Centre	Revenue and Capital Budget Monitoring Report 2022/23 (April to October)		New Social Allocation Policy – Homelessness Duty (tbc)
Council Annual Report – defer to Dec 14 th	Community Asset Transfer Policy	HRA Budget Service Charges and Rent Setting 2023/24 (moved from January 26)	Revenue Budget Consultation 2023/24 - 2025/26		
Community Scrutiny FWP 2022/23	Consolidated Deposit Revised LDP	Housing Revenue Account Business Plan 2023-26 Carmarthenshire	Business Plans) x3 – C/ex, Community, Env		

		Investment Programme Moved to 19 th December (moved from January 26 th)			
Community Scrutiny Annual Report 2021/22	Leisure Strategy		Quarter 2 Performance Management		
Innovation Strategy (moved to 16 th November)	Annual Performance Report 2021/22 (Planning Services) -(Moved from September)				
	Adopted Carmarthenshire Local Development Plan – Annual Monitoring Report 2021/22 – moved from September				
	Innovation Strategy (moved from 29 th Sept)				

OTHER REPORTS TO BE INCLUDED:

Section 106 – Date to be confirmed (Planning)

Tenant Compensation Policy – Date to be confirmed (Communities)

Site Visits

- Y Stordy / Museums / Libraries – Dates to be confirmed following the relaxation of Covid 19 rules

TASK AND FINISH REVIEW

The Committee has yet to determine a Task and Finish Group for 2022-23

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CABINET/COUNCIL – FORWARD PLAN

FOR THE PERIOD 1 NOVEMBER 2022 TO 31 MARCH 2023

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director Report Author
STATUTORY DIRECTOR OF SOCIAL CARE SERVICES' ANNUAL REPORT 2021/2	This is the annual report by the Director of Social Services on the performance of our Social Care Services in the county. It sets out the challenges of an unprecedented year due to COVID 19 and highlights those areas to be developed in the current year. It relates to performance for the year 2021/22.	Council 7 th November 2022	No	Cllr. Jane Tremlett, Cabinet Member	Director of Communities Jake Morgan, Director of Community Services jakemorgan@carmarthenshire.gov.uk
APPROVAL OF THE WEST WALES CARE PARTNERSHIP'S	This Strategy has been produced in partnership between officers of the 3 Local Authorities, the Health Board and third sector partners as well as people living with dementia, their carers, and family members. It supports several key objectives within the Corporate Plan, and our wellbeing objective to 'support older people to age well and maintain dignity	Council 7 th November 2022	No	Cllr. Jane Tremlett, Cabinet Member	Director of Communities Alex Williams (Head of Integrated Services), Head of Integrated Services AlexWilliams@car-marthenshire.gov.uk

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Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
	and independence in their later years', and its approval will enable us to deliver services in line with the needs of our community.				
POPULATION NEEDS ASSESSMENT & MARKET STABILITY REPORT	Under Part 2 of the Social Services and Wellbeing (Wales) Act 2014, the Health Board and Local Authorities are required to produce a Population Assessment. This work is undertaken through the Regional Partnership Board (RPB) and is co-ordinated by the West Wales Care Partnership Team. This work has been overseen by the Regional Commissioning Programme Group with oversight and scrutiny from all partners. Regular updates have been provided to the Regional Partnership Board. These reports will inform the West Wales Area Plan and in turn inform regional and local, commissioning intentions.	Council 7 th November 2022	No	Cllr. Jane Tremlett, Cabinet Member	Director of Communities Kelvin Barlow, Senior Manager- Complex Needs and Transition KelvinBarlow@car marthenshire.gov.uk
COUNCIL'S REVENUE BUDGET MONITORING REPORT	To provide the Cabinet with an update on the latest budgetary position as at 31st August 2022, in respect of 2022/23.	Cabinet 14 Nov 2022	No	Cabinet Member for Resources	Director of Corporate Services Randal Hemingway, Head of Financial Services

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
					RHemingway@car marthenshire.gov.u k
CAPITAL PROGRAMME 2022/23 UPDATE	To provide an update of the latest budgetary position for the 2022/23 capital programme, as at the 31st August 2022.	Cabinet 14 Nov 2022	No	Cabinet Member for Resources	Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@car marthenshire.gov.u k
SECOND DEPOSIT REVISED LOCAL DEVELOPMENT PLAN	To consider and approve for public consultation the content of the second Deposit Revised Local Development including: the written statement (strategic and specific policies); and, the Inset Maps setting out the location and type of developments for the period through to 2033 as well as environmental proposals and other constraints.	Cabinet 14 Nov 2022	No	Cabinet Member for Rural Affairs and Planning Policy	Director of Environment Ian R Llewelyn, Forward Planning Manager IRLlewelyn@car marthenshire.gov.uk
FREEDOM OF INFORMATION POLICY	<ul style="list-style-type: none"> • The current Code of Practice on Public Access to Information has passed its review date; • Compliance with the requirements of the Code of Practice issued by the Cabinet Office under Section 45 of the Freedom of 	Cabinet 14 Nov 2022	No	Deputy Leader and Cabinet Member for Homes, Cabinet Member for Organisation & Workforce	Chief Executive John Tillman, Information Governance and Complaints Manager

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
	Information Act 2000; • To assist with compliance with this Code of Practice and the legislation • Approve the new policy document				JWTillman@carmarthenshire.gov.uk
MID-YEAR TREASURY MANAGEMENT AND PRUDENTIAL INDICATOR REPORT 1ST APRIL 2022 TO 30TH SEPTEMBER 2022	To provide members with an update on the treasury management activities from 1st April 2022 to 30th September 2022	Cabinet 28 Nov 2022	No	Cabinet Member for Resources	Director of Corporate Services Anthony Parnell, Treasury & Pension Investments Manager aparnell@carmarthenshire.gov.uk
RURAL ESTATES	In January 2021, the Welsh Government announced regulatory measures to address agricultural pollution. These regulations are known as The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. The regulations will have a huge impact on the majority of the Council's farms, especially the dairy farms, which will involve having to upgrade slurry storage facilities to accommodate at least five months' worth of slurry. The average capacity of slurry stores on Council farms currently stands at 2-3 months of storage.	Cabinet 28 Nov 2022	No	Cabinet Member for Resources	Chief Executive Jason Jones (Head of Regeneration), Head of Regeneration JaJones@carmarthenshire.gov.uk

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
	<p>This report provides an update on the current situation regarding the impact of the regulations on the Farm Estate and the implications following the outcome of recent condition surveys carried out on all 24 farms.</p>				
<p>SUSTAINABLE DRAINAGE APPROVAL BODY (SAB) PRE-APPLICATION FEES AND CHARGES</p>	<p>To consider the potential for charging external bodies and developers a pre-application fees for the professional advice provided by the SAB team in relation to sustainable drainage requirements and solutions for qualifying developments.</p> <p>The charges would apply for advice provided over and above reasonable levels of advice and guidance normally provided by the unit.</p>	<p>Cabinet 28 Nov 2022</p>	<p>No</p>	<p>Cabinet Member for Transport, Waste and Infrastructure Services</p>	<p>Director of Environment Ben Kathrens, Flood Defence and Coastal Protection Manager BKathrens@carmarthenshire.gov.uk</p>
<p>RECLASSIFICATION OF THE A476 CROSS HANDS</p>	<p>Following completion of the Cross Hands Economic Link Road planned for September 2022 it is proposed that the new road will be classified as the A476 and a section of the existing A476 be given a B road classification. Other minor modifications are also included.</p>	<p>Cabinet 28 Nov 2022</p>	<p>No</p>	<p>Cabinet Member for Transport, Waste and Infrastructure Services</p>	<p>Director of Environment Steve Pilliner, Head of Transportation & Highways SGPilliner@carmarthenshire.gov.uk</p>

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
PUBLIC SPACE PROTECTION ORDER - ENHANCEMENT ON DOG RELATED CONTROLS	The report sets out the results of an engagement exercise undertaken on the potential options of enhanced Public Space Protection Orders for the control of dogs within Carmarthenshire.	Cabinet 28 Nov 2022	No	Cabinet Member for Transport, Waste and Infrastructure Services	Director of Environment Daniel John, Environmental Services Manager DWJohn@carmarthenshire.gov.uk
CAPITAL RECEIPTS STRATEGY	<p>Capital receipts achieved from the sale of surplus Council property are an important funding source for the Council and the report identifies the projected receipts to be realised in future years. The specific properties to be disposed of are included within the paper.</p> <p>Given the financial pressures facing the Authority, consideration needs to be given to other opportunities to secure additional capital.</p>	Cabinet 28 Nov 2022	No	Cabinet Member for Resources	Chief Executive Jason Jones (Head of Regeneration), Head of Regeneration JaJones@carmarthenshire.gov.uk
HOUSING SUPPORT PROGRAMME (HSP) STRATEGY 2022-26	This strategy sets out our priorities and those of our partner agencies for homelessness prevention, homelessness relief and housing related support services over the coming four years (2022-26) to support our most vulnerable citizens to live as part of their communities.	Cabinet 12 Dec 2022	No	Deputy Leader and Cabinet Member for Homes	Director of Communities Christine Harrison, Head of Strategic Joint Commissioning Chris.harrison@pembroke.gov.uk

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
CARMARTHENSHIRE COUNTY COUNCIL'S ANNUAL REPORT FOR 2021/22	Under the Local Government (Wales) Measure 2009 we must publish an Annual Report on past performance by the end of October each year. Under the Well-being of Future Generations (Wales) Act 2015 we are required to publish an Annual Report on our Well-being Objectives. This report meets both these requirements in one document.	Cabinet 12 Dec 2022	No	Leader of the Council	Chief Executive Nicola Evans, Business Support Manager njevans@car-marthenshire.gov.uk
CORPORATE STRATEGY	To update our Corporate Strategy and Well-being Objectives	Cabinet 12 Dec 2022	No	Leader of the Council	Chief Executive Nicola Evans, Business Support Manager njevans@car-marthenshire.gov.uk
COUNCIL TAX BASE 2023/24	For Cabinet to consider the Tax Base calculations and determine the Tax Base in respect of the financial year 2023-24	Cabinet 12 Dec 2022	No	Cabinet Member for Resources	Director of Corporate Services Ann Thomas, Revenue Services Manager
COUNCIL TAX REDUCTION SCHEME	The report seeks formal adoption of the Council Tax Reduction Scheme for 2023/24	Cabinet 12 Dec 2022	No	Cabinet Member for Resources	Director of Corporate Services Ann Thomas, Revenue Services Manager

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE STRATEGY, TWELVE MONTH REVIEW	The report provides an update on progress with the Electric Vehicle Charging Infrastructure Strategy.	Cabinet 12 Dec 2022	No	Cabinet Member for Transport, Waste and Infrastructure Services	Director of Environment Steve Pilliner, Head of Transportation & Highways SGPilliner@carmarthenshire.gov.uk
WASTE STRATEGY	This report covers detailed policies implement within the strategic and operational functions of service in line with the interim (2022/2023) kerbside waste changes. Placing into context the impending changes following the 2021-2025 waste strategy showing the planed path to improve recycling rates and adopt Welsh Government kerbside sort in Carmarthenshire.	Cabinet 12 Dec 2022	No	Cabinet Member for Transport, Waste and Infrastructure Services	Director of Environment Daniel John, Environmental Services Manager DWJohn@carmarthenshire.gov.uk
SECTION 106 (PLANNING OBLIGATIONS) - UPDATE	The provides an update on the collection and use of planning obligations (often referred to as s106 agreements and/or developer contributions) in mitigating the impacts arising from development. It updates on the monies held and committed - the income and expenditure and monies available, as well as the current processes	Cabinet 12 Dec 2022	No	Cabinet Member for Rural Affairs and Planning Policy	Director of Environment Rhodri Griffiths, Head of Place and Sustainability RDGriffiths@carmarthenshire.gov.uk

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
HOUSING REVENUE ACCOUNT BUSINESS PLAN 2023-2026	The HRA Business plan sets out our priorities and activities for new and existing council homes for the next three years. It also sets our capital and revenue budgets and confirms rental levels for tenants.	Cabinet 9 Jan 2023	No	Deputy Leader and Cabinet Member for Homes	Director of Communities Rachel Davies, Strategic Housing Delivery Manager RaMDavies@carmarthenshire.gov.uk
ALTERNATIVE OUTDOOR EDUCATION OFFER	The purpose of this report is to review Carmarthenshire County Council's current Outdoor Education offer and to explore options for a re-modelled service within existing resources.	Cabinet 16 Jan 2023	No	Cabinet Member for Regeneration, Leisure, Culture & Tourism	Director of Communities Ian Jones, Head of Leisure IJones@carmarthenshire.gov.uk
PERFORMANCE MANAGEMENT QUARTER 2 2022/23(1 JULY TO 30 SEPTEMBER 2022)	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	Cabinet 16 Jan 2023	No	Cabinet Member for Organisation & Workforce	Chief Executive Noelwyn Daniel, Head of ICT and Corporate Policy ndaniel@carmarthenshire.gov.uk
REVENUE BUDGET STRATEGY 2023/24 TO 2025/26	To provide the Cabinet with an overview of the budget issues and outlook for the forthcoming years	Cabinet 16 Jan 2023	No	Cllr. Alun Lenny, Cabinet Member	Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@car

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
					marthenshire.gov.uk
FIVE YEAR CAPITAL PROGRAMME (COUNCIL FUND) – 2023/24 TO 2027/28	To enable the authority to agree a five-year capital programme 2023/24 to 2027/28	Cabinet 16 Jan 2023	No	Cllr. Alun Lenny, Cabinet Member	Director of Corporate Services Chris Moore, Director of Corporate Services cmoore@carmarthenshire.gov.uk
SELF-EVALUATION AND SCHOOL DATA	Self-evaluation is integral to the business planning process. ECS has modified its approach by triangulating judgements from a wider range of perspectives	Cabinet 16 Jan 2023	No	Cabinet Member for Education and Welsh Language	Director of Education & Children Aeron Rees, Head of Curriculum and Wellbeing jarees@carmarthenshire.gov.uk
SUPPORT FOR CURRICULUM DEVELOPMENT ACROSS THE SCHOOLS IN CARMARTHENSHPARTNERIAETH AND THE EDUCATION AND CHILDREN'S	This report provides an overview of the support offered to our schools in relation to the implementation of the Curriculum for Wales, from Partneriaeth and the Education and Children's services department. In addition, the report outlines the impact of this support and the effective practice that is developing within the authority.	Cabinet 16 Jan 2023	No	Cabinet Member for Education and Welsh Language	Director of Education & Children Elin Forsyth, Principal Challenge Advisor EMForsyth@carmarthenshire.gov.uk

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
SERVICES DEPARTMENT.					
CAPITAL PROGRAMME 2022/23 UPDATE	To provide an update of the latest budgetary position for the 2022/23 capital programme, as at the 31st October 2022.	Cabinet 16 Jan 2023	No	Cabinet Member for Resources	Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@car-marthenshire.gov.uk
COUNCIL'S REVENUE BUDGET MONITORING REPORT	To provide the Cabinet with an update on the latest budgetary position as at 31st October 2022, in respect of 2022/23.	Cabinet 16 Jan 2023	No	Cabinet Member for Resources	Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@car-marthenshire.gov.uk
CONSERVATION AREA APPRAISALS	This report sets out the work being undertaken to review ten designated Conservation Areas across the County. It identifies the outcome of the review and the subsequent consultation exercise including on the: •A character appraisal;	Cabinet 16 Jan 2023	No	Cabinet Member for Rural Affairs and Planning Policy	Director of Environment Rhodri Griffiths, Head of Place and Sustainability RDGriffiths@car-marthenshire.gov.uk

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
	<ul style="list-style-type: none"> •A boundary review and •A management plan. <p>The report in setting out the above identifies the outcome of the public consultation exercise and the next steps including the processes required to amend any of the Conservation Area designations.</p>				
CWM BUSINESS PLAN & PROGRESS REPORT	This report presents the annual business plan of CWM Environmental, setting the annual actions and objectives and the progress the company has made	Cabinet 30 Jan 2023	No	Cabinet Member for Transport, Waste and Infrastructure Services	Director of Environment Daniel John, Environmental Services Manager DWJohn@carmarthenshire.gov.uk
HIGHWAYS ASSET MANAGEMENT PLAN MAINTENANCE MANUAL	<p>The Maintenance Manual is being developed as a portfolio of individual highway maintenance and management policies adopting a risk-based approach and according with a national code of practice.</p> <p>The topic being brought forward covers the management of highway drainage.</p>	Cabinet 13 Feb 2023	No	Cabinet Member for Transport, Waste and Infrastructure Services	Director of Environment Richard Waters, Highways and Transportation Services Manager RWaters@carmarthenshire.gov.uk
FIVE YEAR CAPITAL PROGRAMME	To enable the authority to agree a five-year capital programme 2023/24 to 2027/28	Cabinet 20 Feb 2023	No	Cllr. Alun Lenny, Cabinet Member	Director of Corporate Services Randal

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
(COUNCIL FUND) – 2023/24 TO 2027/28					Hemingway, Head of Financial Services RHemingway@car-marthenshire.gov.uk
TREASURY MANAGEMENT AND PRUDENTIAL INDICATOR REPORT 1ST APRIL 2022 TO 31ST DECEMBER 2022	To provide members with an update on the treasury management activities from 1st April 2022 to 31st December 2022	Cabinet 27 Feb 2023	No	Cabinet Member for Resources	Director of Corporate Services Anthony Parnell, Treasury & Pension Investments Manager aparnell@car-marthenshire.gov.uk
COUNCIL'S REVENUE BUDGET MONITORING REPORT	To provide the Cabinet with an update on the latest budgetary position as at 31st December 2022, in respect of 2022/23.	Cabinet 27 Feb 2023	No	Cabinet Member for Resources	Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@car-marthenshire.gov.uk
TREASURY MANAGEMENT POLICY AND	That Council formally approves the Treasury Management Policy and Strategy for 2021-22 and	Cabinet 27 Feb 2023	No	Cabinet Member for Resources	Director of Corporate Services Anthony Parnell,

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
STRATEGY 2023-2024	recommendations therein. That Council formally approves the Treasury Management Indicators, Prudential Indicators, the MRP Statement, the Investment Strategy and recommendations therein.				Treasury & Pension Investments Manager aparnell@carmarthenshire.gov.uk
REVENUE BUDGET STRATEGY 2023/24 TO 2025/26	To enable the Authority to set its Revenue Budget for the Council Fund and resultant Council Tax for 2023/24.	Cabinet 20 Feb 2023	No	Cllr. Alun Lenny, Cabinet Member	Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@carmarthenshire.gov.uk
TENANT COMPENSATION POLICY	The report sets out our approach to when it may be appropriate to compensate a tenant who has suffered loss or inconvenience due to service failure. The policy will guide officers when dealing with council tenants ensuring a consistent approach.	Cabinet 27 Feb 2023	No	Deputy Leader and Cabinet Member for Homes	Director of Communities Jonathan Morgan, Head of Homes & Safer Communities JMorgan@carmarthenshire.gov.uk
TENANT	Occasionally it may be necessary to	Cabinet	No	Deputy Leader and	Director of

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
RECHARGE POLICY	<p>recharge a tenant for work that we have carried out to the property which was the tenant responsibility under the tenancy agreement.</p> <p>The policy will guide officers when dealing with council tenant recharges, ensuring a consistent approach.</p>	27 Feb 2023		Cabinet Member for Homes	<p>Communities Jonathan Morgan, Head of Homes & Safer Communities JMorgan@carmarthenshire.gov.uk</p>
BUSINESS RATES – RETAIL, LEISURE AND HOSPITALITY RATES RELIEF SCHEME 2023/24	To consider the adoption of a rate relief scheme being made available to billing authorities by Welsh Government for 2023/24	Cabinet 13 Mar 2023	No	Cabinet Member for Resources	<p>Director of Corporate Services Ann Thomas, Revenue Services Manager</p>
EQUESTRIAN STRATEGY	<p>The Carmarthenshire Rights of Way Improvement Plan (ROWIP) 2019-2029 has been produced and published in accordance with section 60 of the Countryside and Rights of Way (CROW) Act (2000).</p> <p>The ROWIP details Carmarthenshire's plan for the strategic management, development, and improvement of the County's Public Rights of Way network up until 2029.</p> <p>During consultation with the Local Access Forum, The Forum identified a need for the local authority to commit to producing</p>	Cabinet 13 Mar 2023	No	Cabinet Member for Transport, Waste and Infrastructure Services	<p>Director of Environment Steve Pilliner, Head of Transportation & Highways SGPilliner@carmarthenshire.gov.uk</p>

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
	<p>a Carmarthenshire Equestrian Strategy to recognise the access opportunities and challenges for horse riding and carriage driving across the County.</p> <p>An Equestrian Strategy to 'promote and develop an accessible network for equestrian use' has therefore been published in the Carmarthenshire Rights of Way Improvement Plan 2019-2029.</p> <p>The report sets out the proposal to adopt an Equestrian Strategy for Carmarthenshire.</p>				
CAPITAL PROGRAMME 2022/23 UPDATE	To provide an update of the latest budgetary position for the 2022/23 capital programme, as at the 31st December 2022.	Cabinet 27 Mar 2023	No	Cabinet Member for Resources	Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@car-marthenshire.gov.uk
CARMARTHENSHERE'S SUSTAINABLE COMMUNITIES FOR LEARNING (CSCfL)	To provide Cabinet with an updated CSCfL (formerly known as Modernising Education Programme (MEP)) as the long-term strategy and investment plan for schools. The plan will be brought forward following extensive consultation with stakeholders.	Cabinet 27 Mar 2023	No	Cabinet Member for Education and Welsh Language	Director of Education & Children Simon Davies, Head of Access to Education sidavies@carmarthenshire.gov.uk

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
THE EDUCATION AND CHILDREN'S SERVICES STRATEGY FOR SUPPORTING OUR SCHOOLS AND SPECIALIST SETTINGS, INCLUDING THOSE THAT ARE MOST CHALLENGED.	This report outlines the range of differentiated support provided to our schools, PRUs and specialist settings ensuring that leaders, teachers and teaching assistants access the necessary support to ensure that all pupils progress and thrive.	Cabinet 27 Mar 2023	No	Cabinet Member for Education and Welsh Language	Director of Education & Children Elin Forsyth, Principal Challenge Advisor EMForsyth@carmarthenshire.gov.uk
AN EVALUATION OF ESTYN INSPECTIONS ACROSS CARMARTHENSHERE SCHOOLS, PUPIL REFERRAL UNITS AND SPECIALIST SETTINGS.	This report provides an evaluation of Estyn inspections over the last five years, outlining the strengths of our schools, PRUs and specialist settings, as well as providing an overview of recommendations for improvement. In addition, the report outlines how the ECS department supports schools both pre and post Estyn inspections to ensure that all of our learners' progress and thrive.	Cabinet 11 Apr 2023	No	Cabinet Member for Education and Welsh Language	Director of Education & Children Elin Forsyth, Principal Challenge Advisor EMForsyth@carmarthenshire.gov.uk
ANNUAL REPORT FOR THE WELSH EDUCATION STRATEGIC	The Carmarthenshire 2022-32 WESP became operative on 1.9.22. The Local Authority is required to submit an annual progress report to Welsh Government. It's	Cabinet 17 Jul 2023	No	Cabinet Member for Education and Welsh Language	Director of Education & Children Aeron Rees, Head

Subject	Report Summary	Decision Making Body and Dates	Is Exempt?	Cabinet Member Portfolio Holder (if applicable)	Responsible Director / Report Author
PLAN (WESP)	deemed pertinent to present this report to the Scrutiny process prior to WG submission.				of Curriculum and Wellbeing jarees@carmarthen shire.gov.uk
ANNUAL TREASURY MANAGEMENT AND PRUDENTIAL INDICATOR REPORT 2022-2023	To provide members with an update on the treasury management activities for 2022-2023	Cabinet 4 Sep 2023	No	Cabinet Member for Resources	Director of Corporate Services Anthony Parnell, Treasury & Pension Investments Manager aparnell@carmarthen shire.gov.uk
CAPITAL PROGRAMME 2022/23 UPDATE	To provide an update of the latest budgetary position for the 2022/23 capital programme	Cabinet 27 Nov 2023	No		

THURSDAY, 29 SEPTEMBER 2022

PRESENT: Councillor D.M. Cundy(Chair)

Councillors (In Person):

W.R.A. Davies B. Davies B.W. Jones M. Palfreman
M. Thomas

Councillors (Virtually):

H.L. Davies T. Davies J.K. Howell D. Owen
H.B. Shepardson

Also Present (In Person):

J. Morgan, Head of Homes & Safer Communities
J. Fearn, Head of Housing Property and Strategic Projects
A Bowen, Investment and Income Manager
S. Rees, Simultaneous Translator
K. Thomas, Democratic Services Officer (note taker)

Also Present (Virtually):

I. Jones, Head of Leisure
I.R. Llewelyn, Forward Planning Manager
H. Morgan, Economic Development Manager
J. Owens, Democratic Services Officer

Chamber - County Hall, Carmarthen. SA31 1JP and remotely - 11.00 - 11.05 am

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R. Evans and R. Sparks and also from Councillor Ann Davies, Cabinet Member for Rural Affairs and Planning Policy.

2. DECLARATIONS OF PERSONAL INTERESTS INCLUDING ANY PARTY WHIPS ISSUED IN RELATION TO ANY AGENDA ITEM

There were no declarations of personal interest or of any prohibited party whips.

3. PUBLIC QUESTIONS (NONE RECEIVED)

The Chair advised that no public questions had been received.

4. ESTABLISHMENT OF PRE-DECISION TASK AND FINISH GROUP (DEVELOPMENT OF EMERGENCY SOCIAL HOUSING ALLOCATIONS POLICY)

The Committee considered a report on a proposal for the establishment of a pre-scrutiny Task and Finish Group with the aim of developing an Emergency Social

Housing Allocations Policy for Carmarthenshire. The policy was considered to be essential as the Council, along with all Welsh Local authorities, was experiencing an unprecedented situation whereby the demand for social housing was exceeding supply with the position having significantly worsened over recent weeks due to a number of external factors including:

- Welsh Government's 'No one left behind' approach to ensure everyone has a safe and secure place to live and to ensure that homelessness is rare, brief, and unrepeatable.
- Unintended consequences of the introduction of new Rented Homes Act;
- Huge pressures in general market in terms of house prices and rents;
- Ukraine re-settlement programme; and
- UK wide proposed asylum dispersal scheme.

The Committee was advised that if it were agreeable to establishing a task and finish group, it would also need to determine its membership and terms of reference / scoping and planning document. In that regard, as it was normal practice for such groups to comprise six members, politically balanced the Councils' political groups had been contacted in advance of the meeting and had nominated the following members to serve on the Group:-

Plaid Cymru (3)

Councillor Betsan Jones
Councillor Ken Howell
Councillor Russell Sparks

Labour (2)

Councillor Deryk Cundy
Councillor Martyn Palfreman

Independent

Cllr Hugh Shepardson

The following questions/issues were raised on the report:-

The Committee in considering the request, commented on the numerous issues influencing and affecting the increased demand for, and availability of, social housing, as outlined above. It also referenced a need for improvement in the turn-around times for bringing council house voids back into circulation to increase the level of available housing. In response, the Head of Housing Property and Strategic Projects advised of procedures currently in place, and being developed, to improve those times which included discussions with contractors and the re-tendering of the Contractor framework in 2023. It was confirmed the issue of Voids would form part of the Group's discussions.

The committee was further apprised of numerous initiatives already implemented by the Housing Division to assist people facing homeless, including encouraging the return of empty private homes into use and regular liaison with social landlords via the local landlord forum

UNANIMOUSLY RESOLVED:-

- 4.1 That a Pre-decision Scrutiny Task and Finish Group be established to develop an Emergency Social Housing Allocations**

- Policy for Carmarthenshire;**
- 4.2 That the Task and Finish Group comprise 6 members politically balanced and the membership be as detailed above;**
- 4.3 That the Task and Finish Group's terms of reference/ scoping and planning document be approved**

5. COMMUNITY AND REGENERATION SCRUTINY COMMITTEE - ANNUAL REPORT 2021/22

The Committee received its Annual Report on the work undertaken during the 2021/22 municipal year. It was noted that the report had been prepared in accordance with Article 6.2 of the Council's Constitution and provided an overview of the work programme and key issues addressed, whilst also incorporating any issues referred to, or from, the Cabinet, Task and Finish reviews and development sessions.

UNANIMOUSLY RESOLVED that the report be received.

6. COMMUNITY AND REGENERATION SCRUTINY COMMITTEE FORWARD WORK PROGRAMME FOR 2022/23

The Committee, in accordance with Article 6.2 of the Council's constitution, considered its draft 2022/23 Forward Work Plan detailing issues and reports to be considered during the course of the municipal year.

The Committee, in considering the draft plan noted that five of the reports scheduled for its meeting on the 29th September 2022 had been deferred (Minute no 7 refers) to the 16th November Meeting and, accordingly, the Plan would need to be amended to reflect those deferrals

The following issues were raised on the report:

- In relation to the five reports referred to the November meeting, views were expressed that their addition would not be conducive to good scrutiny and that, if at all possible some of the scheduled items should be moved to the December meeting
- Reference was made to the inclusion of site visits within the plan and for those to commence as soon as was practicable to assist the new committee members gain an insight into some of the facilities within the Committees remit
- The Committee was reminded that it had previously undertaken site visits to the Pendine Outdoor Education Centre, St Clears Leisure Centre and Y Gât, St Clears. It was suggested that update reports on those facilities should be provided to a future meeting.

The Head of Leisure reminded the Committee that an update report on Pendine Outdoor Education Centre had been provided to its December 2021 meeting where it had agreed to support its continued use. Whilst it was recognised the building's physical condition was a matter of concern, the authority did not have the necessary capital funding at the present time

to undertake improvement works. However, an update report could be presented to a future meeting

With regard to Y Gât, discussions were progressing with St Clears Town Council with a view to completion of the Asset Transfer by 1st April 2023. The position with St Clears Leisure Centre was that whilst an asset management plan had been completed to improve the visitor experience, the lack of capital funding was hindering its implementation. However, additional funding had been secured from various sources enabling some works to be undertaken

- It was suggested that in view of the Committee's regeneration remit, the committee could, in the future, also examine a number of areas in that field including, for example, the UK Government's levelling up proposals, Shared prosperity, Implementation of the Economic Development Plan, Town Centre Improvement Plans together with Section 106 Agreements

UNANIMOUSLY RESOLVED that the draft 2022/23 Forward Work Plan be endorsed subject to:

- **The number of reports scheduled for the November meeting being re-examined with a view to some being deferred to the December meeting, if possible**
- **An update report on the Pendine Outdoor Education Centre being submitted to a future meeting.**

7. EXPLANATION FOR NON-SUBMISSION OF SCRUTINY REPORT

The Committee received an explanation for the non-submission of the following scrutiny reports

- Q1 Performance Management
- Council Annual Report
- Innovation Strategy
- Planning Annual Monitoring Report (Adopted Carmarthenshire Local Development Plan)
- Planning Annual Performance Report

RESOLVED that the explanations for the non-submission be noted.

8. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 31ST JANUARY 2022

UNANIMOUSLY RESOLVED that the minutes of the meeting of the Committee held on the 31st January, 2022 be signed as a correct record.

CHAIR

DATE