

**COUNTY COUNCIL**  
**7<sup>TH</sup> DECEMBER 2022**

**ANNUAL MONITORING REPORT 2021/22**

**ADOPTED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN**

**Recommendations / key decisions required:**

- To consider and approve the Annual Monitoring Report for the adopted Carmarthenshire Local Development Plan (LDP) – (which was submitted to the Welsh Government by 31 October 2022).
- That the findings and evidence contained within this Annual Monitoring Report be considered as, and inform evidence gathering as part of, the preparation of the revised LDP 2018 -2033.
- Give officers delegated authority to make typographical or factual amendments as necessary to improve the clarity and accuracy of the Annual Monitoring Report.

**Reasons:**

- To receive and accept the content of the report and the appended Annual Monitoring Report 2021/22.
- 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.

Relevant scrutiny committee consulted YES

Communities, Homes and Regeneration Scrutiny 16/11/2022

Cabinet Decision Required considered at pre-cabinet 26 September 2022

Council Decision Required YES

CABINET MEMBER PORTFOLIO HOLDER:- Cllr. A. Davies

**Directorate**  
Environment

Designations:

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**Name of Head of Service:**  
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**EXECUTIVE SUMMARY  
COUNTY COUNCIL  
7<sup>th</sup> DECEMBER 2022**

**ANNUAL MONITORING REPORT 2021/22**

**ADOPTED CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN**

**1. BRIEF SUMMARY OF PURPOSE OF REPORT.**

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

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

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

Whilst the preparation of the Revised LDP continues, the Council is still required to prepare 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.

**2. Background**

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

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

Covering the period of 1st April 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 and determines whether any revisions to the Plan are necessary. 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 identifies any significant contextual changes that may influence the Plan's implementation or future review.

### 3. Content and Structure

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

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

### 4. LDP Monitoring Framework

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

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

### 5. Summary of Key Outcomes

An overview of the key findings from the 2021/22 AMR is set out below:

- A total of **490** new homes were completed across the monitoring period covered in this AMR (1<sup>st</sup> April 2021 to 31<sup>st</sup> 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 Centres. 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.

## 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 under performance and or where contextual changes require alternative approaches.

## **7. Next Steps**

The AMR has, in accordance with the Council's statutory duty, been submitted to the Welsh Government and published on the Council's website by 31st October. This publication following County Council approval 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**

# 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
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>YES</b>	<b>YES</b>

## 1. Policy, Crime & Disorder and Equalities

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

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

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

## **2. Legal**

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

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

## **3 Finance**

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

## **6. 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.

## **7. 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.

# 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

Community and Regeneration Scrutiny Committee

## 2. Local Member(s)

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

## 3. Community / Town Council

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

## 4. Relevant Partners

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

## 5. Staff Side Representatives and other Organisations

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

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

Yes



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

**THESE ARE DETAILED BELOW**

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