

Cabinet
11th October 2021

Annual Monitoring Report 2019/21

Adopted Carmarthenshire Local Development Plan

Recommendations / key decisions required:

- To consider the Annual Monitoring Report for the adopted Carmarthenshire Local Development Plan (LDP) – as required for submission to the Welsh Government by 31 October 2021.
- 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 2019/21.
- 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 provide an opportunity for comments to be submitted on its content.

Relevant scrutiny committee to be consulted YES

Community Regeneration Scrutiny – 30 September 2021

Cabinet Decision Required YES

Council Decision Required YES (13th October 2021)

CABINET MEMBER PORTFOLIO HOLDER:- Cllr. M. Stephens

Directorate
Environment

Name of Head of Service:
Noelwyn Daniel

Report Author:
Ian Llewelyn

Designations:

Interim Head of Planning

Forward Planning
Manager

Tel Nos. 01267 246270

E Mail Addresses:
NDaniel@sirgar.gov.uk

01267 228816
IRLlewelyn@sirgar.gov.uk

**EXECUTIVE SUMMARY
CABINET
11TH OCTOBER 2021**

**Annual Monitoring Report 2019/21
Adopted Carmarthenshire Local Development Plan**

1. BRIEF SUMMARY OF PURPOSE OF REPORT.

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

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

Following consideration of the 2016/17 AMR it was resolved to prepare a Review Report into the LDP. This was considered at the meeting of Full Council on the 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 AMR's with the information and data produced used as evidence in the preparation of the Revised Plan. It should be noted this AMR presented covers an extended period of two years and reflects the impact of Covid-19 and the associated restrictions. Consequently, there will be impacts on the recording, availability and reporting of data. Note this is particularly relevant in those instances where it is dependent upon site visits which may have been delayed for public health reasons.

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

2. Background

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

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

Covering the period of 1st April 2019 to 31st March 2021 this AMR assesses the progress in implementing LDP policies and proposals. It provides the basis for monitoring the effectiveness of the LDP and determines whether any revisions to the Plan are necessary. This, and other AMR's will aim to demonstrate the extent to which the LDP strategy and objectives are being achieved and where the Plan's policies are operating and functioning

effectively. It also assesses the impact the LDP is having on the social, economic and environmental well-being of the County and identifies any significant contextual changes that may influence the Plan's implementation or future review.

3. Content and Structure

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

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

4. LDP Monitoring Framework

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

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

5. Summary of Key Outcomes

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

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

Growth Areas:	2019/20 72.0%;	2020/21 – 21.9%
Service Centres:	2019/20 2.8%;	2020/21 – 24.8%
Local Service Centres:	2019/20 13.4%;	2020/21 – 35.9%,
Sustainable Communities:	2019/20 11.8%;	2020/21 – 17.4%.
- The total number of dwellings permitted during 2019/20 on large sites (5 or more units) was 617, and 251 in 2020/21. 178 and 130 dwellings were permitted on small sites (4 or less units) during 2019/20 and 2020/21 respectively.
- Planning permission on windfall sites (sites not allocated within the Plan) has not followed a specific pattern, with 295 dwellings being granted in 2019/20 (made up of 117 on large sites, and 178 on small sites) and 139 dwellings in 2020/21 (made up of 9 on large sites and 130 on small sites)
- In relation to affordable housing 171 units were permitted in 2019 / 2020, whilst 84.8 units were permitted in 2020 / 2021 This is compared to the 122 during the previous AMR period.

- Employment sites allocated within the Plan with planning permission has increased to 31.86 ha during this AMR period.
- Vacancy rates within the identified primary Retail Frontages as at a post Covid base date of June 2021 are as follows:
 - Carmarthen - 14.7%
 - Llanelli - 23.2%
 - Ammanford - 9.5%
- A Local Development Order (LDO) for Llanelli Town Centre is in operation as a reflection of a living town centre approach integrating with other regeneration-based initiatives. Two further LDOs are being prepared in relation to the Ammanford and Carmarthen Town Centres as part of Covid recovery. Further information on the Llanelli Town Centre LDO, including the Annual Monitoring Report for 2019-20 can be found on the dedicated Llanelli Town Centre LDO webpage.
- Welsh Language – The LDP continues to deliver development in a manner consistent with its Welsh Language policy, supporting development at a suitable rate to support the future of the Welsh language. No applications have been approved within linguistic sensitive areas without suitable consideration being given to mitigation measures or the suitability of the development to deliver housing for the local population. In addition, CCC continues to promote and encourage bilingual advertisements throughout the County, promoting the important role which the Welsh language plays in Carmarthenshire’s communities.
- Caeau Mynydd Mawr SAC – 41.25 ha of land in good condition was being managed on 26 sites. A further 37.96 ha of land was also rated in good condition giving a total of 79.21 ha (source: PIMS Action progress reports).
- No planning permissions for ‘highly vulnerable’ developments were permitted within the C1 or C2 flood zones as identified on the (TAN15) Development Advice Maps where it was contrary to Natural Resources Wales advice.
- Planning permission has been granted for renewable energy and heat projects that have the potential to contribute a total of 1.79MW, made up of 1.64MW in 2019/20, and 0.15MW in 2020/21; and
- Mineral’s data indicates that the current hard rock landbank for Carmarthenshire is at least 77 years. The apportionments and allocations for land-based sand & gravel within Carmarthenshire have been combined with Pembrokeshire, the Pembrokeshire Coast National Park and Ceredigion. The combined landbank is at least 10 years supply.

6. AMR Conclusions and Recommendations

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

7. Next Steps

The AMR will in accordance with the Council’s statutory duty be submitted to the Welsh Government and published on the Council’s website by 31st October. This publication will be accompanied by an informal consultation which will afford interested parties the opportunity to comment on the key issues raised. Whilst not a statutory requirement, such a consultation

provides an important opportunity for views to be submitted, and where appropriate for those views to contribute to the content of subsequent AMR's.

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

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: N Daniel

Interim Head of Planning

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. 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: N Daniel

Interim Head of Planning

1. Scrutiny Committee

Community and Regeneration Scrutiny Committee – 30th September 2021

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**

Cllr Stephens briefed on content

YES

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

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Adopted Local Development Plan		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