

# Carmarthenshire Local Development Plan

## *LDP Review Report*



**February 2018**



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## **1. Introduction**

1.1 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 to prepare a Local Development Plan for its administrative area<sup>1</sup>.

1.2 The Carmarthenshire Local Development Plan (LDP) was adopted at the meeting of County Council on the 10<sup>th</sup> December 2014. It sets out the Authority's policies and proposals for the future development and use of land, guiding and controlling development by providing the foundation for consistent and rational decision making. It also forms a central role in guiding future opportunities for investment and growth.

1.3 The LDP's 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.

1.4 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.

## **2. Requirement for LDP Monitoring and Review**

2.1 The Planning and Compulsory Purchase Act 2004 (The Act) requires each LPA to prepare an Annual Monitoring Report (AMR) on its LDP following adoption, and to keep all matters that are expected to affect the development of its area under review. 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) each year following the Plan's adoption.

2.2 The undertaking of such monitoring is essential in ensuring that an LDP is kept up-to-date. In this respect, and to ensure that there is a regular and comprehensive assessment of whether plans remain up to date, or whether changes are needed, the LPA is required to

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<sup>1</sup> The Plan area excludes the part of the County contained within the Brecon Beacons National Park. The National Park Authority should be contacted in respect of the development plan and development proposals in that area.

undertake a full review of its LDP at intervals not longer than every 4 years from its initial adoption. It is also essential that monitoring recognises and responds to any exceptional circumstances which may elicit an early review of the Plan.

2.3 Any such review should draw upon:

- the content of the published AMRs;
- updated evidence and survey; and,
- pertinent contextual indicators, including relevant changes to national policy.

### **3. Aims of this Review Report**

3.1 Whilst the LPA is only required to commence a full review of its LDP at intervals not longer than every 4 years from the Plan's initial adoption, it may as outlined above, respond to exceptional circumstances where they may elicit an early review of the Plan. In this respect, at its meeting on the 20<sup>th</sup> September 2017, Council resolved to respond to the conclusions of the second AMR (2016/17) by agreeing to the production of a Review Report into the LDP.

3.2 This Review Report consequently sets out areas where the current LDP is delivering and performing well, in addition to those areas where changes may be required. It will also consider issues and the implications in respect of the LDP strategy, strategic and specific policies, along with spatial and site specific matters. It should be noted that it is not the purpose of the Review Report to detail any changes that may be made to the Plan. It will not, and does not pre-empt the outcome of the revised Plan and its preparatory process.

3.3 This Review Report will set out and consider the evidence base by summarising the outputs from the published AMRs and any evidence. It will also consider pertinent contextual indicators, including relevant legislative changes, national, regional and local policies, guidance and strategies.

3.4 In concluding that a full revision of the LDP is required, this report has reference to future procedures which will be required in undertaking a revision of the LDP. Reference is made to the processes set down within statutory regulations, and the need to ensure that the Plan meets the required tests of soundness.<sup>2</sup>

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<sup>2</sup> 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 8, January 2016, Chapter 2 and the Local Development Plan Manual Chapter 8. <http://gov.wales/docs/desh/publications/151007local-development-plan-manual-edition-2-en.pdf>

## 4. Preparing this Report

4.1 In developing this Review report, the following inputs and considerations were taken into account:

- Review of latest and emerging evidence, for example the outcome of the Joint Housing Land Availability Studies;
- Content of the LDP's Annual Monitoring Reports;
- Thematic policy and steering groups including those centred on evaluating and understanding aspects around the effectiveness of the Plan's delivery;
- Reviewing the National Planning Policy and national legislation context;
- Member engagement;
- Engagement and input from stakeholders; and
- Reviewing contextual changes at a regional and local level, including the emergence of new and revised plans and strategies.

## 5. Annual Monitoring Report - Outcomes and Indicators

5.1 As a central component of monitoring and the implementation of an LDP, the AMR considers how the Plan's strategic and general policies are performing against the identified key monitoring targets, and crucially whether the LDP strategy and objectives are being delivered. In this respect, the outcomes of both AMRs are key evidential elements for a Review Report to draw upon.

5.2 The LDP monitoring framework identifies 44 Monitoring Indicators, each of which measure the LDP's delivery and implementation against a series of policy targets. The AMRs utilise a traffic light system for monitoring its policies (see below). This allows a readily available visual interpretation of their performance. The following table represents a visual extract of the AMR indicators and its use should be qualified through an understanding of the content of the AMR and any accompanying explanatory narrative.

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

## Spatial Strategy

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 - 31 March 2017
% of overall housing permissions which are on allocated sites.	85% of all housing developments permitted every year should be located on allocated sites.	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.	54% of all housing developments permitted were located on allocated sites.	38.3% of all housing developments permitted were located on allocated sites.

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 - 31 March 2017	
% of overall housing permissions which are on allocated sites.	85% of all housing developments permitted every year should be located on allocated sites.	The proportion of dwellings permitted on allocated sites deviates 20% +/- the identified target.	Growth Areas Target 62%	Actual 67.3%	Actual 43.8%
			Service Centres 10%	3.6%	9.5%
			Local Services Centres 12%	17.1%	0.7%
			Sustainable Communities 15%	15.2%	46%

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 - 31 March 2017
Permissions for, or availability of on site or related infrastructure which facilitates delivery of strategic employment sites (ha) as listed in Policy SP4.	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.	By 2018 all the strategic employment sites are not immediately available or available in the short term.		

## Sustainable Development

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 - 31 March 2017
Permissions for residential development on previously developed housing allocations.	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	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 over a period of two years.	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.



	previously developed allocated sites.			
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).	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 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.	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.
Production of SPG on SUDS.		SPG not produced within 5 months of adopting the Plan.	SPG produced.	SPG adopted

## Housing

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
The housing land supply taken from the current Housing Land Availability Study (TAN1).	Maintain a minimum 5 year housing land supply.	Housing land supply falling below the 5 year requirement.	4.1 years	4.2 years
The number of dwellings permitted annually.	1,405 dwellings permitted annually.	20% +/- 2,810 dwellings permitted in the first two years after adopting the Plan.	1,483 dwellings	584 dwellings
The number of dwellings permitted on windfall sites.	186 dwellings permitted annually on windfall sites.	20% +/- 372 dwellings permitted on windfall sites in the first 2 years after adopting the Plan.	784 dwellings	407 dwellings
The number of Gypsy and Traveller pitches required.	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.	Failure to identify a site by 2016. Failure to provide a site by 2017.		
The annual number of authorised and unauthorised Gypsy and Traveller caravans in the County.	No 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.		
The number of affordable dwellings permitted.	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.	20% +/- 452 affordable dwellings not permitted in the first 2 years of the Plan after adoption.	217.3 units	101 units
Affordable Housing percentage target in Policy AH1.	Target to reflect economic circumstances.	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.		
The number of affordable dwellings permitted on housing allocations per sub-market area.	The proportion of affordable dwellings permitted on residential allocations should be in accordance with Policy AH1 as follows:	The proportion of affordable dwellings permitted on residential allocations not in accordance with Policy AH1.		
	<ul style="list-style-type: none"> <li>Llandoverly, Llandeilo and North East Carmarthenshire – 30%</li> </ul>		No housing allocations within this submarket area were approved	No housing allocations within this submarket area have been approved.
	<ul style="list-style-type: none"> <li>St Clears and Rural Hinterland – 30%</li> </ul>	<ul style="list-style-type: none"> <li>W/31130 – Land to the rear of Caeffynnon, Bancyfelin.</li> </ul>	Two allocations approved. One at 14.4% affordable and the other a commuted sum payment	2 units from 13 to be affordable. Equates to 15.3%
	<ul style="list-style-type: none"> <li>Carmarthen and Rural 30%</li> </ul>	<ul style="list-style-type: none"> <li>W/26987 - Land opposite village Hall, Llanddarog</li> <li>W/33934 – Former MOD land and adjoining Wood End, Llanmiloe, Pendine</li> </ul>	Two allocations were approved. One at 14.28% and the other at 20%	<ul style="list-style-type: none"> <li>20% of units to be affordable. Indicative 16 units resulting in 3.2 affordable units.</li> <li>4 affordables granted reserved matters, however it is part of a much larger allocation with the affordable units to be built following the completion of the 14 open market unit on the site. The remainder of the site does not have detailed permission.</li> </ul>
	Carmarthen West (20%)		One allocation was granted planning permission with 12% affordable housing targets.	No permissions
	<ul style="list-style-type: none"> <li>Newcastle Emlyn and Northern Rural Area – 20%</li> </ul>		Two housing allocations were granted planning permission. One at 14.28% and the other at 20%.	No permissions
	<ul style="list-style-type: none"> <li>Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20%</li> </ul>		Commuted Sum payments permitted.	No permissions
	<ul style="list-style-type: none"> <li>Llanelli – 20%</li> </ul>	<ul style="list-style-type: none"> <li>S/33659. Land at Harddfán, Bryn, Llanelli</li> </ul>	Outline permission granted at the 20% target for GA2/h45 and h46.	Outline planning permission for approximately 6 dwellings. Affordable Housing figure set at 20%.
	<ul style="list-style-type: none"> <li>Ammanford / Cross Hands and Amman Valley – 10%</li> </ul>			No permissions

## Economy and Employment

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
<p>Permissions granted for development on employment land listed in Policy SP7.</p> <p>Permissions for, or availability of, on site or related infrastructure which facilitates delivery of employment sites (ha) as listed in Policy SP7.</p>	<p>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.</p> <p>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.</p>	<p>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.</p>	90% of the annual/interim monitoring target has been met.	98% of the annual/interim monitoring target has been met.
Production of SPG.		SPG not produced within 9 months of adopting the Plan.	SPG produced.	SPG adopted

## Retail

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Annual vacancy rates of commercial properties within the Primary and Secondary Retail Frontage areas of the Growth Area towns.	Vacancy rates of commercial properties in the town centres of Carmarthen, Ammanford and Llanelli.	Monitor for information.		
Proportion of units in A1 retail use located in the Primary Retail Frontage as designated by Policy RT2.	65% or more of units within the Primary Retail Frontage are in A1 use.	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.		

## Transport

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Progress towards implementing the road schemes identified in Policy SP9 in accordance with delivery timetables.	Implementation in accordance with delivery timetables.	The road schemes identified in Policy SP9 are not delivered in accordance with delivery timetables.	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 towards implementing the cycle schemes identified in Policy TR4.	Implementation in accordance with delivery timetables by 2021.	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.		

## Minerals

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Aggregates landbank for Carmarthenshire County Council.	To maintain a minimum 10 year landbank of hard rock.	Less than 10 years hard rock landbank.	The current hard rock landbank for Carmarthenshire is 55 years.	The current hard rock landbank for Carmarthenshire is at least 68 years.
Combined aggregates landbank for Carmarthenshire County Council with neighbouring authorities of PCC, PCNP & Ceredigion CC.	To maintain a minimum 7 year landbank of sand and gravel.	Less than 7 years sand and gravel landbank.	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.
Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone.	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP2.	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP2 over 3 consecutive years.	No sites contrary to Policy MPP2.	No sites contrary to Policy MPP2.
Number of planning permissions for permanent, sterilising development permitted within a mineral safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone contrary to Policy MPP3.	5 permanent, sterilising developments permitted within a mineral buffer zone contrary to Policy MPP3 over 3 consecutive years.	No sites contrary to Policy MPP3.	No sites contrary to Policy MPP3.
Number of prohibition orders issued on dormant sites.	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.	LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future.		

## Renewable Energy

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Permitted capacity of renewable electricity and heat projects within the County (by MW).	Annual increase in the permitted capacity of renewable electricity and heat projects through the Plan period.	Monitor for information purposes.	45.79 MW of renewable energy has been permitted during the monitoring period.	17.306 MW of renewable energy has been permitted during the monitoring period.
Production of SPG.		SPG not produced within 9 months of adopting Plan.		

## Waste Management

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Production of SPG.		SPG not produced within 5 months of adopting Plan.		

## Environmental Qualities – The Built and Natural Environment

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
Hectares of suitable habitat in management.	An ongoing increase in provision of suitable habitat in management.	No increase in any given year.	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.
Number of planning applications granted which have an adverse effect on the integrity of a Natura 2000 site.	No planning applications approved contrary to the advice of NRW.	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW.	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.
Number of planning applications granted which may potentially adversely affect the features of a protected site for nature conservation.	No planning applications approved contrary to the advice of NRW or the authority's ecologist.	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority's ecologist.	No planning applications were approved contrary to the advice of NRW or the Council's ecologist.	
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.	No planning applications approved contrary to the advice of NRW or the authority's ecologist.	1 planning permission granted by the Local Planning Authority contrary to the advice of NRW or the authority'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.
Number of planning applications permitted with the potential to adversely affect a Special Landscape Area.	No planning applications approved contrary to the advice of NRW or the authority's landscape officer.	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.	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.
Occurrences 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.	No planning applications approved where there is an outstanding objection from the Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust).	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.	Target was achieved in the first AMR period.	Target was achieved in the second AMR period.
Production of SPG.		SPG not produced within 7 months of adopting the Plan.	SPG produced.	SPG adopted.
Production of SPG.		SPG not produced within 7 months of adopting the Plan.	SPG produced.	SPG adopted.
Production of SPG.		SPG not produced within 12 months of	SPG produced.	SPG produced.

		adopting the Plan (continually monitored pending ongoing designations).		
Production of SPG on Design.		SPG not produced within 5 months of adopting the Plan.	SPG produced.	SPG adopted
Production of SPG on Locally Important Buildings.		SPG not produced within 15 months of adopting the Plan.	SPG not produced during the first AMR.	SPG not produced during the second AMR.
Production of SPG on Trees, Landscaping and Development.		SPG not produced within 15 months of adopting the Plan.	SPG not produced during the AMR.	SPG not produced during the second AMR.

## Recreation and Community Facilities

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
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.	No applications approved contrary to Policy SP16 and RT8.	1 application approved contrary to Policy 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.
Amount of open space lost to development (ha)	No open space should be lost to development except where in accordance with Policy REC1.	Open space is lost to development contrary to the provisions of Policy REC1 which results in a net loss of open space.	No applications approved contrary to the provisions of Policy REC 1.	No applications approved contrary to the provisions of Policy REC 1.
Production of SPG.		SPG not produced within 15 months of adopting the Plan.	SPG produced.	SPG Adopted

## The Welsh Language

Indicator	Annual / Interim Monitoring Target	Assessment trigger	Performance 1 April 2015 - 31 March 2016	Performance 1 April 2016 – 31 March 2017
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.	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.	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.	No planning permissions granted contrary to LDP Policy SP18.	No planning permissions granted contrary to LDP Policy SP18.

## 6. Key AMR Findings

### Housing Land Supply

6.1 The 2017 Joint Housing Land Availability Study (JHLAS) is the fourth Study in succession where the housing land supply for the Plan area has been below the 5 year requirement identified within Technical Advice Note 1. This is reflected in AMR1 and AMR2 which shows 4.1 and 4.2 years supply respectively.

6.2 The 2017 JHLAS reported the completion of 426 new homes on large sites during the monitoring period. This represents a drop from the 516 homes completed during AMR1.

### Residential Permissions

6.3 The second AMR has shown a decrease in the number of dwellings permitted annually. The monitoring period for the second AMR stated that 584 dwellings were permitted as opposed to the 1,483 dwellings in AMR1. Of the total permitted dwellings during AMR2, 374 were on sites of 5 or more dwellings whilst the remainder were on small sites. The distribution of these planning permissions showed a significant focus on Growth Areas (Tier 1) and Sustainable Communities (Tier 4) with 43.8% and 46% respectively.

### Affordable Housing Permissions

6.4 In relation to affordable housing, 101 dwellings have been permitted during the AMR2 period, as opposed to 217 affordable dwellings permitted within AMR1.

### Employment Sites

6.5 The monitoring outcomes demonstrated progress in the delivery of employment sites allocated within the LDP. A combined total of 27.35ha of employment land has been granted planning permission.

### Retail

6.6 The vacancy rates within the identified Retail Frontages of the three Principal Retail Centres of Carmarthen, Llanelli and Ammanford indicate continued success in meeting the policy's monitoring target. It is clear however, that each centre has distinctly different characteristic and challenges, and any Plan must remain responsive.

### **Gypsy and Traveller Sites**

6.7 As a result of the requirement of the Housing (Wales) Act 2014, a Gypsy and Traveller Accommodation Assessment (GTAA) has been undertaken to identify whether there is a need for Gypsy and Traveller sites. The Local Authority received confirmation from the Welsh Minister that the content of the GTAA was accepted on 28th March 2017. The GTAA will now need to be considered and signed off by the Authority. Its outcome will have a bearing on future policy requirements, and will be a matter for further consideration within this report.

### **Welsh Language**

6.8 In relation to the Welsh Language policies, the AMRs have not raised any issues in relation to the determination of applications within linguistic sensitive areas. Whilst this remains a positive monitoring outcome, the recent publication of the latest Technical Advice Note (TAN) 20: Planning and the Welsh language will, as with all changes to national policy, require a reassessment of policy provisions.

## **7. Joint LDPs and Joint Working**

7.1 The Planning (Wales) Act 2015 gives power to Welsh Ministers to direct local authorities to prepare joint LDPs. In preparing this Review Report, and in considering options for the preparation of a revised LDP, the Council recognises the prospective value that may be offered through the preparation of joint LDPs with neighbouring authorities. Careful consideration needs to be given to the timing of any joint LDP, this reflects the continually evolving regional context and local government re-organisation. This could potentially impact on its preparation, and the ability of the respective authorities to produce adopted Plans before the expiration date of current LDPs.

7.2 As part of the process of preparing this Review Report, the advantages and disadvantages of preparing a joint revised/replacement Plan with one or more neighbouring local planning authorities has been considered and is set out below.

- In considering the position of each authority and their respective LDPs, it is clear that both the City and County of Swansea and Neath Port Talbot are incompatible by virtue of their timetables for Plan preparation and review. In this respect, Swansea at this time are yet to have an adopted LDP and are approaching examination, whilst



Neath Port Talbot have a recently adopted Plan. As such the review timing is not consistent with that of Carmarthenshire.

- Powys County Council also have compatibility issues in relation to the timing of their Plan, with an Inspector's Report anticipated towards the end of this year. This coupled with limited shared relationship would currently preclude any joint arrangement.
- Whilst covering part of the County, the Brecon Beacons National Park Authority is not considered a viable option in order to prepare a joint plan. This reflects not only that a relatively small part of their geographical area covers Carmarthenshire, but also that it would logistically require potential policy integration across a number of other Council areas.
- Whilst Ceredigion has similarities to parts of Carmarthenshire in terms of the rural context, there is a divergence in terms of the authorities' economic collaborations, particularly in terms of the City Deal.
- Similarly, Pembrokeshire County Council has significant differences in the economic and cultural nature that would make a joint plan potentially more complicated and lengthy to deliver. These include differences in economic drivers, Welsh language levels in communities, differences in the role of tourism, the particular relationship of Pembrokeshire to the National Park, and the economic base of the different areas. This, together with the additional delay likely in developing and implementing a joint working arrangements, it is considered to outweigh any advantages of preparing a joint LDP.

7.3 It is however clear that putting governance and compatibility issues aside, in the longer term a joint Plan between the three authorities and the Pembrokeshire Coast National Park Authority is a possibility. However this would be best considered once the revised LDPs of the respective authorities come up for review, allowing a forward programme of integration and collective working to be established in a period leading up to their review timetables.

7.4 Given the considerations above, the most effective focus and use of resources would be to build on joint working opportunities on cross boundary issues and key areas of

evidence. Such areas of work include Minerals and Waste, and the potential for a Larger than Local Employment Survey. Consequently, in assessing the potential for the preparation of joint plans, it is also worth recognising that the south west Wales region has traditionally had a strong relationship based on shared experiences, and where appropriate, feasible joint working. Irrespective of any potential joint LDPs this model would still form a robust basis for cross border and regional working. In this respect it is proposed that the authorities will where appropriate, work closely to prepare joint and shared evidence, including potential Statements of Common Ground (SoCG) where shared interests exist.

## 8. Conclusion

8.1 In concluding that a revision of the LDP is required the identification of the appropriate process should be established. In this respect the options open relate to a short form revision, or a full revision of the Plan. Having reference to the reasons for preparing a revised LDP below, it is clear that the scale and implications of the issues highlighted are such that these can only be accommodated through a full revision process. This would ensure that in developing a plan to replace the current LDP that it is able to have full regard to the issues whilst undergoing due scrutiny and engagement.

- The review should commence to ensure that a revised plan which replaces the current LDP is adopted ahead of its expiration at the end of 2021;
- The findings of the AMRs identify areas where the Plan is failing to deliver in the manner anticipated. In this respect, the outcomes of the AMR highlights the aspects of the Plan which have a fundamental impact on the delivery of the LDP strategy;
- There is a need to understand the implications of the 2014-based Local Authority population and Household Projections which identify a significant variance in population change and household requirements from that which formed the basis for the LDP. There is a need to understand the implications of these revised projections, within a Carmarthenshire context, through considering factors such as job creation, growth and inward investment. This will require a review of the strategic approach set out within the LDP.

8.2 The Authority is preparing a Delivery Agreement (DA) in relation to a revised LDP. This will set out the timetable for the preparation of the Plan, together with the Community Engagement Scheme (CIS) detailing when, and how the Council will consult on its preparation and with whom.

## 9. Consideration of Current LDP and Potential Revisions

9.1 The following section considers and details how the various components of the LDP are performing. In doing so, it considers the implications in light of the potential impact of the LDP strategy and the tests of soundness<sup>3</sup>. In this respect it will identify issues that need to be addressed. It is not the purpose of the following section, or indeed this report to identify specific changes to the Plan, but rather to identify the areas where a revision or change is likely to be necessary. It sets out clearly what has been considered, where changes are required, and what needs to change and why<sup>4</sup>. It should be noted that the following are not exhaustive, and that potential changes may emerge as the Plan progresses through the preparatory process. Reference is also made to Appendix 1 which identifies each policy, with a brief discussion in relation to its potential for change.

### Key Issues, Vision and Strategic Objectives

#### Context

9.2 The key issues and objectives developed in respect of the LDP sought to provide a context and appreciation of how national and regional issues, policies and strategies related to the LDP, and its formulation and its deliverability apply. Similarly along with engagement, background evidence contributed to the identification and understanding of local issues. How these issues informed and translated into the LDP Vision and its strategic objectives was essential in this regard.

9.3 In preparing a revised LDP, it is accepted that a re-evaluation of the issues which inform the Plan's Vision and Strategic Objectives is necessary if the Plan, is to deliver a strategy for the County that will remain relevant up until 2033. The base date of the revised plan will begin in 1<sup>st</sup> April 2018, to reflect the prevalence of evidence being produced at this point. Consequently, the end of the plan period will be 31<sup>st</sup> March 2033. This re-assessment will continue to reflect the partnership approach exhibited through the preparation of the current LDP, with the Key Stakeholder Forum and its cross sector members performing a central role to realise the Vision and Strategy.

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<sup>3</sup> Tests of soundness and checks are identified in Planning Policy Wales Edition 8, January 2016, Chapter 2 and the Local Development Plan Manual Chapter 8. <http://gov.wales/docs/desh/publications/151007local-development-plan-manual-edition-2-en.pdf>

<sup>4</sup> Local Development Plan Manual 2 – para 10.1.5

9.4 Whilst the LDP and its vision is compatible with, and has regard to the Carmarthenshire Integrated Community Strategy (ICS), there were notable differences. The LDP vision differed from the ICS and its mission statement as the latter lacked clear spatial relevance. Nevertheless, its importance was recognised, and regard was had to content of the ICS when formulating the Vision for the LDP. Its role, along with those of other inputs in informing the current LDP Vision and Objectives is captured within the following diagram.

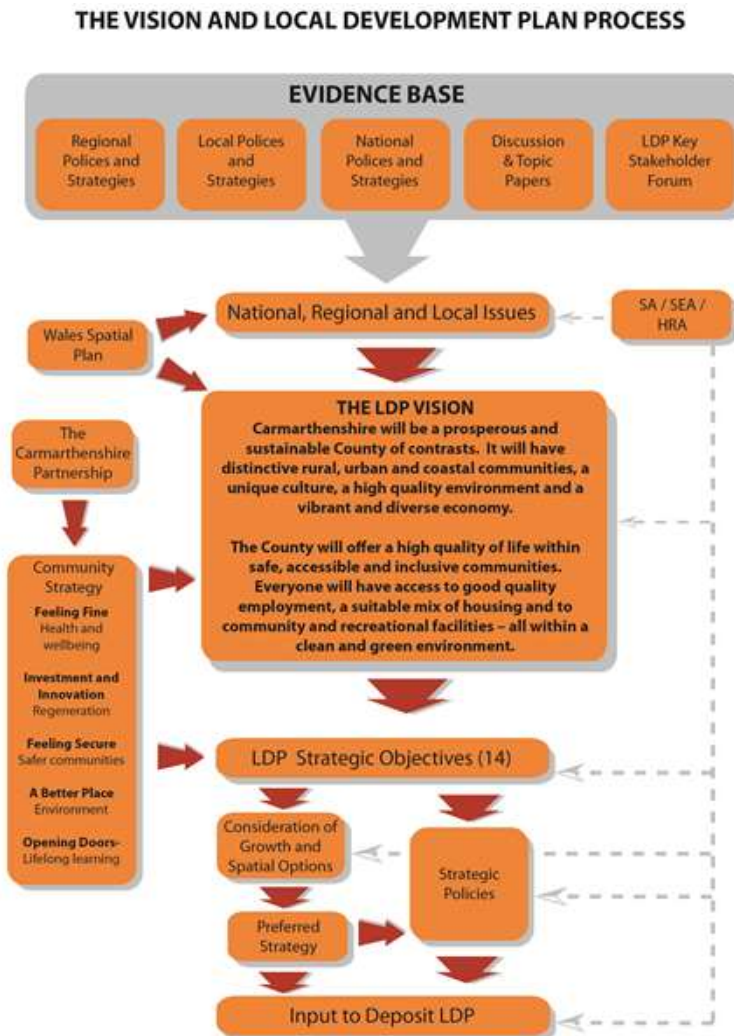


Figure 1: The Vision and Local Development Plan Process

9.5 The current LDP sets out 14 strategic objectives which are statements of a condition, or situation which the authority aims to achieve. These reflect and relate to the Vision and issues identified within the Plan, and are crucial in ensuring that the Plan’s Vision is deliverable.

9.6 Whilst the compatibility between the LDP's Vision and the ICS is robust, critical changes in the national and local context, notably in relation to preparation of the Carmarthenshire Local Well-being Plan: The Carmarthenshire We Want – 2018 - 2023 (LWP), will require some revision to the LDP. This requirement of the Well-being of Future Generations Act (2015) will need to be integral to aspects of the LDP's revision, reflective of the duty placed on local authorities.

9.7 The Act requires public bodies, including local authorities, to carry out sustainable development and to set objectives which maximise its contribution to achieving each of the seven well-being goals. Each public body must take all reasonable steps in exercising its function to meet those objectives. The Act also establishes Public Service Boards (PSB) for each local authority area in Wales who must improve economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals.

9.8 Following a period of engagement and consultation the Council published the Carmarthenshire Well-being Assessment in March 2017. The Assessment looked at the state of 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 within the Carmarthenshire LWP.

9.9 The PSB must publish a Well-being plan which sets out its local objectives to improving the economic, social, environmental and cultural well-being of the County and the steps it proposes to take to meet them. Although in its developmental stages, the first Carmarthenshire LWP has been developed for the period 2018 – 2023, with the objectives and actions identified by looking at delivery on a longer term basis of up to 20 years. A review of the emerging well-being objectives at a local and national level against the LDP and its strategic objectives is appended to AMR2, and will form part of an iterative evaluation of their impact and the potential for consequential change.

9.10 The Authority will in light of the above and other contextual indicators, be they the emergence of revised plans and strategies, or legislative changes, will be required to ensure they are adequately reflected in any revised and relevant set of issues, Vision and Objectives. Whilst many of the issues and elements of the objectives may remain relevant, it is essential for the Plan in moving forward that they, remain responsive to the changing context. It is also clear that in undertaking some of the other outcomes highlighted within this review report, further iterations in terms of the strategic components around the issues, Vision and Objectives will be inevitable. In this respect, changes in growth requirements, or

how the role and function of settlements is manifested within the preferred strategy will have a direct bearing on the shape of the Vision.

### **LDP Strategic Implications**

9.11 Failure to revise and develop the Issues, Vision and Objectives will have a direct impact on the formulation of a deliverable strategy. In this respect, the relationship between these early and developmental stages and the subsequent Plan making stages, to develop a LDP strategy is essential. The LDP strategy will be directly influenced by any changes in direction from the Vision and Objectives set out within the current adopted LDP.

## **LDP Strategy**

### **Context**

9.12 The adopted LDP proposes a strategy based on the principles of sustainability, with growth distributed in a manner which builds on the spatial characteristics and diversity of the County. In this respect, it sought to consolidate on the existing settlement pattern, reflecting and promoting accessibility to essential service and facilities. Essentially, this aimed at achieving self-supporting and viable settlements and communities. In delivering this strategic approach, the LDP identified a hierarchy of settlements by recognising the diversity of settlements across the County, but with a reference to their context and services.

### **Population**

9.13 In understanding the future requirements for growth, the LDP sought to establish a local set of population and household projections for the Plan period. This challenged the level projected within both the 2006 and 2008- based sub national projections. At the base date for preparing the LDP, the population for Carmarthenshire stood at 178,043, with the 2006 and 2008 based projections suggesting a population increase to 199,080 and 198,330 respectively by 2021. This compares to projected population change within the LDP of 192,740 by 2021.

9.14 It is noted that the 2011-based population projections indicated a downward trend in population growth, whilst the 2014-based population projections showed an even further reduction in population growth. The 2011 and 2014 based projections indicated a projected population of 193,874 and 187,079 respectively at 2021. This limited level of population

change is projected to continue through the lifetime of the revised LDP with 2033 indicating a County population of 189,317.

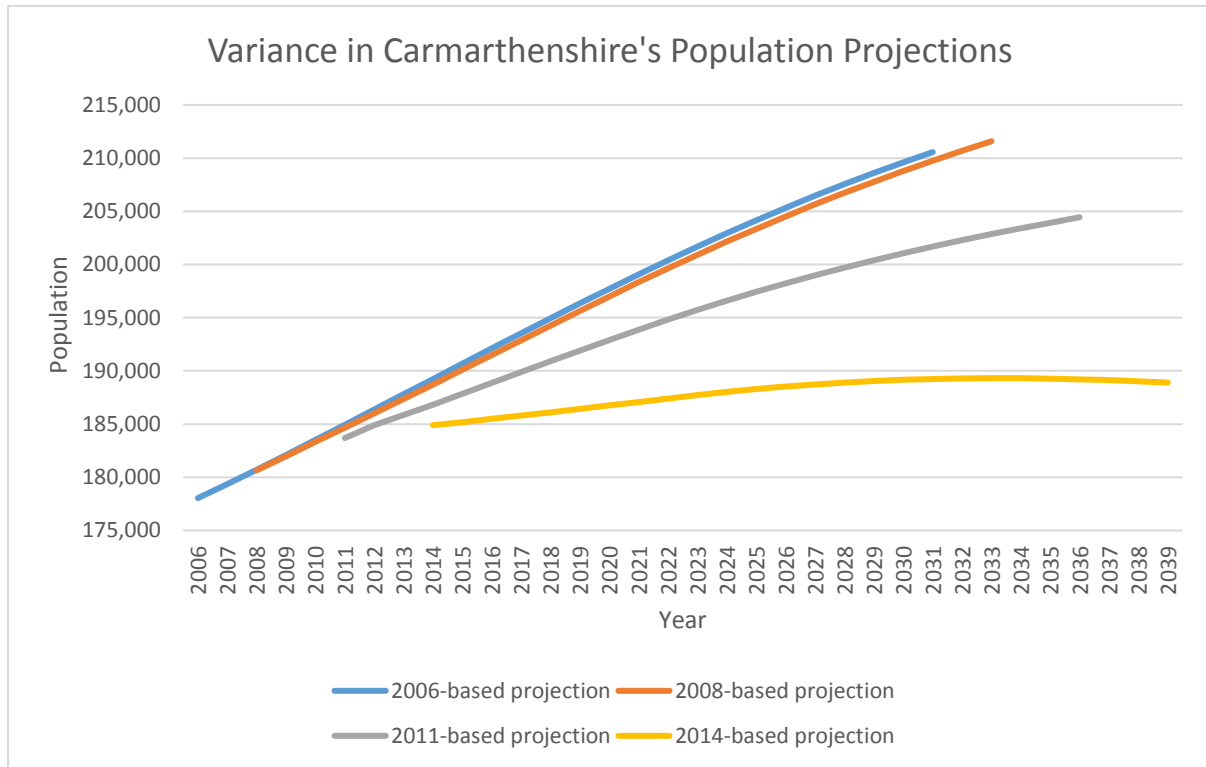


Figure 2

9.15 In considering the revised LDP period of 2018-2033, the principal projections within the 2014 based projection suggests an increase in the population of 3,207 persons. The notable differences between this population change component and that which underpins the LDP suggests that the revised LDP strategy will require further detailed consideration. Undoubtedly, the prospect of rolling forward the LDP strategy in light of the latest projections would appear unlikely.

9.16 Reference is made to the provisions of PPW para 9.2.2 which relates to the need for Local Authorities to have a clear understanding of the factors influencing housing requirements over the plan period. In this regard, consideration will be given to the robustness of the 2014-based projections. It is noted that the projections follow an assumption for future growth based on a set preceding period (5 years). The production of variant population projections will be considered, which will potentially take into account considerations such as longer based trends and supporting economic and social policy interventions, including the City Deal.

### Household Projections

9.17 As part of the preparation of the LDP, the Council, considered the appropriateness of the WG projections, (2006 and 2008 based household projections) by commissioning Edge Analytics to undertake an assessment of these projections. The report produced a number of other population and household projection scenarios for the County within the plan period. As a result of this reassessment, a scenario based on future net migration assumptions (based upon the 5 years of evidence 2005-2009) and the 2009 Carmarthenshire mid-year estimate was selected as the most appropriate basis for consideration within the LDP.

9.18 In applying the above, a housing requirement of 15,197 dwellings for the plan period was identified for the LDP.

9.19 The subsequent 2011-based Local Authority Household Projections identified a significant reduction in the forecasted numbers of dwellings required within Carmarthenshire during the remainder of the plan period 2011-2021, and were subject to consideration through the Examination.

9.20 At that point it was too early to establish whether the 2011-based Local Authority projections represented an ongoing downward trend, or if they were a reflection of the prevalent economic context (for the period during which they were prepared), the publication of 2014-based sub-national projections further emphasised the projected downward trend (see figure 3 below).

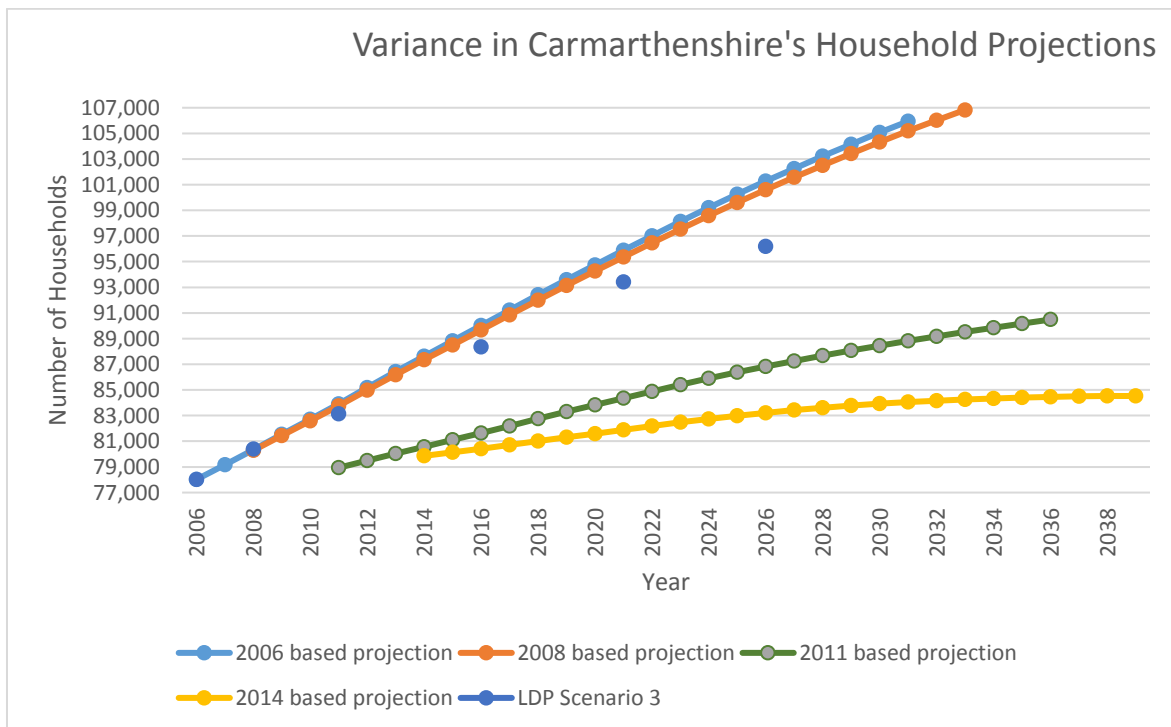


Figure 3



9.21 Figure 3 shows the difference in the number of households within the County utilising the 2006, 2008, 2011 and 2014 based projections. What is clearly apparent is the difference in the values between the 2006-based and the 2014-based projections. Similarly, the difference between the 2011 and 2014 based projections shows a continual year on year variance. Scenario 3 which forms the basis for the LDP housing requirement (highlighted by the dots on the graph) shows the growth projected through to 2021.

9.22 Whilst the above projections indicate a significant reduction in household numbers from that projected within both the 2006 and 2008 based projections, their use, in development plan terms should, as with population projections, be considered within the context of the provisions of paragraph 9.2.2 of PPW. There will need to be a clear understanding of the factors influencing housing requirements in the area over the plan period, with the latest Welsh Government sub national Household Projections forming part of the evidence base, together with other key issues.

9.23 It is also clear that household projections provide estimates of the future numbers of households and emerge through population projections and assumptions about household composition and characteristics. Consequently, the Council will need to assess whether the various elements of the projections are appropriate for County, and if not, undertake modelling based on robust evidence, which can be clearly articulated and evidenced, to identify alternative options.

9.24 In this respect, the relevant evidence for any deviation must also be considered in the context of viability, and ensure that any change in growth requirements is deliverable. The Council will consider the relevant evidence highlighted above, together with other key issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations, the provisions of corporate strategies, and the deliverability of the plan in identifying the future housing requirement for the revised LDP.

### **LDP Strategic Implications**

9.25 Matters relating to population and household change form an important component of the LDP evidence base, with the projections for future growth derived from their content central to the LDP strategy. The formulation of any variant projections will inform the considerations around growth requirements, with a direct relationship to the Plan's spatial

expression through the settlement framework and site specific allocations (reference should be had to the consideration under Strategic Policies SP3 and SP5 below).

## Strategic Policies

### SP1 Sustainable Places and Spaces

#### Context

9.26 Formulated with regard to the delivery of the Plan's Vision, Strategic Objectives and Strategy, the policy reflects the Plan's direction of travel in seeking to provide for the building of inclusive communities. Reflecting the sustainable foundation of the Plan is a core principle which will need to be developed and reflect the changing contextual backdrop and the requirements emerging from the Well-being of Future Generations Act and the Environment (Wales) Act.

9.27 In this respect, the emerging Carmarthenshire LWP will be an important informant along with other contextual indicators, such as the emergence of revised plans and strategies, or legislative changes. Although in its formative stages, this first Carmarthenshire LWP has been developed for the period 2018 – 2023 with the identified objectives and actions looking at the delivery on a longer term basis of up to 20-years. A review of the emerging well-being objectives at a local and national level against the strategic objectives of the LDP is appended to AMR2, and will form part of an iterative evaluation of their impact and the potential for consequential change. In this respect the Plan and its strategy will need to respond and develop to these changes. The content of Policy SP1 will develop and express the Plan's strategic direction and its objectives as these are formulated and finalised.

#### LDP Strategic Implications

9.28 The Policy as it stands is robust in that it reflects the strategic direction of the current LDP, and accords with the provisions of the ICS. The changes at a national level and the emerging Carmarthenshire LWP along with other matters relating to the effective implementation of the LDP, or otherwise, will have an impact on the policy's future iterations.

### SP2 Climate Change

#### Context

9.29 The LDP recognises the potential impacts of climate change by acknowledging the unique qualities of the County and assisting in making it, and its communities more

sustainable. The LDP looks to tackle the causes and effects of climate change within our communities through the adoption of sustainable principles and development. Whilst the LDP as a development plan is founded on robust evidence and sets a firm policy framework it also incorporates an element of horizon scanning which allows for the recognition of existing communities and the importance of resilience.

9.30 Reflecting on the sustainable foundation of the Plan is a core principle of this policy and its future iterations will need to reflect the changing contextual backdrop. Most notably, it will need to consider the requirements emanating from the Well-being of Future Generations Act and the Environment (Wales) Act.

9.31 The LDP categorises settlements into a hierarchy which reflects their relative sustainability according to the availability of services or facilities, or through general accessibility benefits. 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.

9.32 The consideration of any proposals in respect of flooding have regard to the provisions of PPW and TAN 15: Development and Flood Risk. Due regard will need to be given to any revision of TAN 15 and the policy position in relation to the potential mandatory standards for Sustainable Drainage Systems.

### **LDP Strategic Implications**

9.33 The Policy as it stands is robust in that it reflects the strategic direction of the current LDP and accords with the provisions of the ICS. The changes at a national level and the emerging Carmarthenshire LWP, along with other matters relating to the effective implementation of the LDP, or otherwise, will have an impact on the policy's future iterations.

## **SP3 Sustainable Distribution – Settlement Framework and SP5 Housing**

### **Context**

9.34 The following considers matters relating to Policies SP3 Sustainable Distribution – Settlement Framework and SP5 Housing. This reflects the intrinsic relationship between policies and their measurements of success or otherwise.

### **Settlement Framework**

9.35 In spatial terms, the LDP strategy identified a settlement framework which recognised the importance of sustainability, whilst acknowledging the role and potential contribution of

identified settlements to its implementation. The policies had regard to factors such as size, location and other sustainable credentials, such as accessibility of services and facilities. Supported through evidence, the role and function and subsequent distribution of growth of the following multi-tiered hierarchy was established:

- Growth Areas;
- Service Centres;
- Local Service Centres; and
- Sustainable Communities.

9.36 How the success of this hierarchy measures up in terms of the delivery of growth forms a key outcome in respect of both AMR's, particularly in relation to the Service Centres and Local Service Centres. This is further considered below.

### Housing Land Supply

9.37 National planning policy requires LPAs to ensure that sufficient land is genuinely available to provide a five year supply of land for housing, as set out in TAN 1: Joint Housing Land Availability Studies (January 2015). The first Joint Housing Land Availability Study (JHLAS) to use the adopted LDP was the 2015 Study, which revealed a land supply of 3.7 years. The 2016 Study showed an increase to 4.1 years of land available whilst the latest Study, the 2017 Study, again showed a slight increase to 4.2 years of land available.

9.38 As illustrated in figure 4 below, whilst housing land supply has increased during recent years, this is the fourth study since 2013 where the five year supply requirement has not been met.

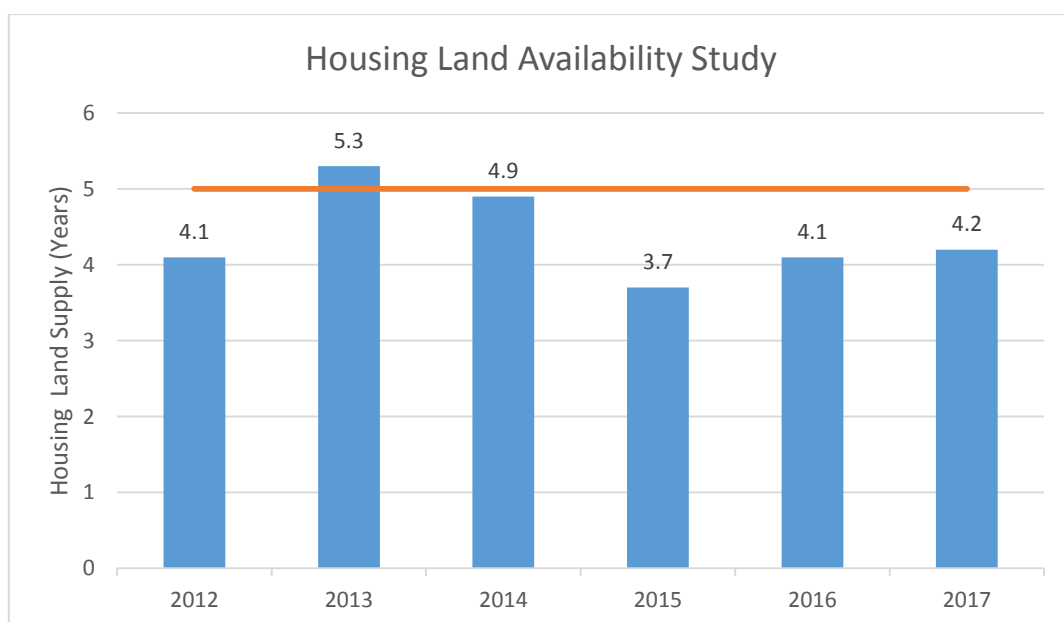


Figure 4

9.39 TAN 1 states that where a shortfall in the housing land supply is identified, the LPA, in its AMR, should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole, or in part. The implications of the high growth requirements that underpin the LDP have been discussed in the second AMR. Whilst these projections have proved to be challenging in terms of delivering housing numbers, they were deemed to be robust given the information available at that time, particularly given that the preceding period was one of a buoyant economy. The economic recession and a slow housing market has had a significant effect on the delivery of housing allocations.

9.40 In calculating housing supply in line with TAN 1, the residual method is used. This method is calculated by comparing the quantity of land agreed to be genuinely available with the remaining housing requirement in the adopted LDP. As the LDP population projections are high, the remaining housing requirement is also high. Another method of calculating housing land supply has been used in the past under previous TANs, based upon past build rates. LPAs were able to use this method if they did not have an adopted Development Plan, however, this calculation was also undertaken for information and comparison purposes. If this method was still in use, the land supply for the past few years would be in excess of 5 years.

9.41 The AMRs provide further discussion and considerations for the lack of a five year supply of housing land. However, there is clearly an issue needing to be addressed, as the lack of a five year housing land supply along with a downward trend in projected housing requirements will result in a review of all undeveloped housing allocations within the current LDP as part of the Plan revision process. Whilst this may result in certain housing allocations being removed from the revised LDP, and new sites potentially coming forward and included, it will allow for the Plan to better reflect and deliver the required housing requirements through to 2033.

### **Housing Permissions and Distribution**

9.42 The rate of permissions across the settlement hierarchy on LDP allocated sites shows that during AMR2, only the service centres were within the 20% tolerance. Growth Areas and Local Service Centres underperformed with the Sustainable Communities over performing in percentage terms. Of particular note is the under performance of the Local Service Areas in AMR2 with just one unit granted permission. This contrasts with the strong performance within AMR1 - it is noted however that this was largely on the basis on a single site obtaining permission for 91 units.

9.43 The above 137 units on allocated sites contrasts with the total 584 dwellings (374 of which are on +5 sites) permitted. It is also noted that windfall permissions has dropped from 784 to 407 dwellings. This may be due to the reduction in the number of Unitary Development Plan (UDP) legacy sites with a valid permission coming forward, which would reflect the transference from the previous Plan to the LDP.

9.44 Housing delivery has generally fallen over Wales in recent years, which has had an impact within Carmarthenshire. This can be put down partly to the economic recession and a slow market. Build rates on large sites have fallen slightly this year but the general trend shows a general increase over the past few years, but have not peaked to the levels seen in 2008.

**Large Site Completions since the LDP base date**

2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
426	516	429	379	317	276	563	300	263	647

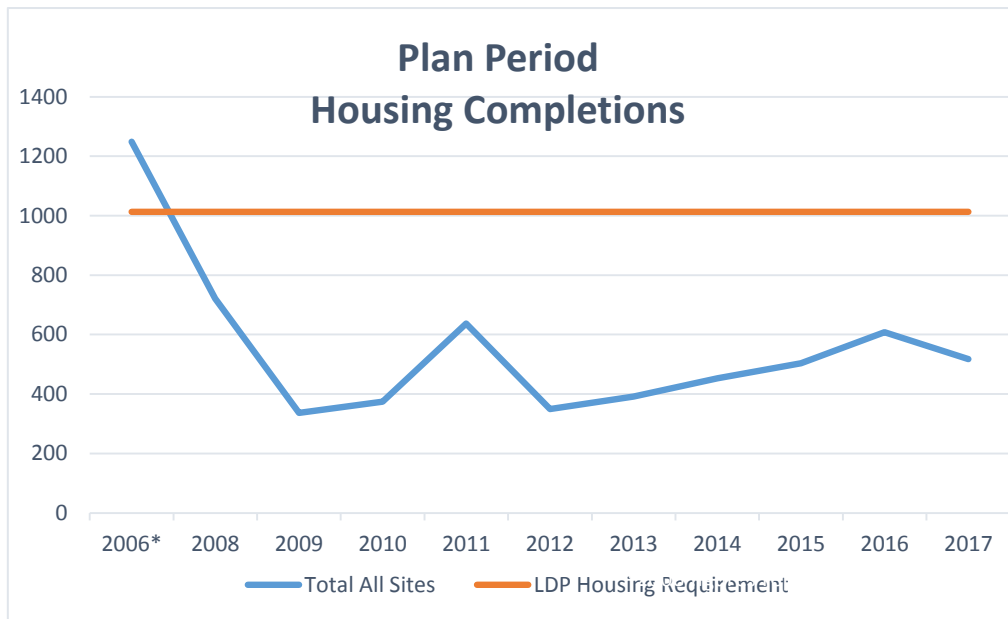


Figure 5

9.45 AMR2 indicates that the housing permissions granted have not been sufficient to meet the requirements for growth and distribution in accordance with the LDP strategy. Figure 5 illustrates the wide gap that exists between actual housing completions and the LDP housing requirement. The level of growth and the spatial distribution of that growth will require reconsideration when revising the LDP, in order to address the lack of a five year supply of housing land and potentially a reduced household requirement. The evidence in

relation to the role and function of settlements will be refreshed to ensure that the understanding of a settlement's contributions to the County and its communities, along with their potential to provide for growth, is appropriately understood. Reference will also be made to the role of rural and urban centres in serving the wider communities. This evidence work will form an important role in reviewing the LDP strategy, and in particular for the spatial distribution of growth and sites.

9.46 The housing land requirement in the LDP identifies the need for 15,197 dwellings, however the Plan allocates land for 15,778 dwellings, providing 3.7% flexibility (or 581 dwellings). The revised Plan will consider the appropriate level of flexibility, in line with any changes in relation to the amended household requirement.

### **LDP Strategic Implications**

9.47 The implications of this review on delivery, the distribution of growth and allocated sites will impact across the Plan area and will not be limited to individual areas. As such this also requires a full revision to the Plan.

9.48 The outcome of evidence gathering in relation to role and function of settlements along with an assessment on the sites best placed to meet the settlements and communities' needs, will have potential impacts on the revised Plan Strategy.

### **Specific Policies – Housing**

9.49 The specific housing policies identified within the adopted LDP seek to build upon the spatial strategy and settlement framework set out within Chapter 5 of this Plan. These include policy SP3 - Sustainable Distribution - Settlement Framework, as well as the housing land requirement identified through policy SP5 - Housing. In this respect, the policies will develop as the understanding of the strategy, the settlement framework and the housing requirements progresses. The role rural areas and their contribution in delivering the potential housing requirement will be subject to further consideration. Appendix 2 of this review report outlines and considers the housing allocation sites listed within Policy H1 Housing Allocations.

9.50 Whilst subject to review in light of changes arising from the revision process and contextual changes, much of the policies within this section of the Plan remain fundamentally sound.

9.51 It is recognised that evidence in relation to the provision for GTAA will facilitate a change to the Plan. Whilst the policy remains robust in terms of the criteria for identifying sites for Gypsies and Travellers, the allocation, or otherwise of a site will need to be considered.

**SP4 Strategic Sites**

**Context**

9.52 The sites identified within policy SP4 (either individually, or cumulatively) reflect those which are identified as making a significant contribution to the delivery of the LDP strategy. The following table reflects the progress, or otherwise, in the delivery of the sites within the context of their strategic role. Whilst the commentary and the colour coding are not definitive in terms of their future allocation within the revised LDP, some sites will require re-consideration either:

- As a reflection of concerns over their delivery; or
- As a recognition that progress or changes in circumstance no longer require their identification as a strategic site.

9.53 The future inclusion of these sites will be subject to the site assessment methodology.

Strategic Site	Proposed Use	Site Ref	Comment
Site 1 – West Carmarthen	Mixed Use	GA1/MU1	<p>The site forms the Planning &amp; Development Brief for West Carmarthen. Progress has been made on housing elements with construction of part of the development site underway. That part of the site completed before the commencement of the Plan period (2018) will not contribute to meeting housing land requirement.</p> <p>The site forms part of the Planning &amp; Development Brief for West Carmarthen. Whilst there has been no activity in relation to the specific employment allocation, progress is underway with the first phase of construction at Yr Egin. A core project within Carmarthenshire as part of the Swansea Bay City Deal, Yr Egin is a new media and culture hub predicted to have a significant positive impact on Carmarthen. Based on the office and workspace as well as further potential development, around 200 full-time posts will be generated. It can also be noted that some progress has been made on housing elements of the site with the West Carmarthen Link Road under construction.</p> <p>The progress to date and its intensification over recent years indicates that delivery during the period of the revised LDP will be achieved. Detail on the phasing of delivery will be developed.</p>



<b>Site 2 – Pibwrlwyd, Carmarthen</b>	Mixed Use	GA1/MU2	<p>Planning permission granted for a small portion of the site. Corporate backing for the site is likely to see the site come forward through a masterplan approach reflecting the emerging proposals of the college and its campus. The site's long term allocation within previous development plans is noted and as such clarity around its delivery will be required.</p> <p>Further consideration on the mix of potential uses and re-consideration through the candidate site and/or pre-deposit stages will be required.</p>
<b>Site 3 – South Llanelli Strategic Zone</b>			
Delta Lakes	Mixed Use	GA2/MU9	Hailed as the 'largest ever regeneration project in South West Wales', this site is earmarked to provide a 'world class' Wellness and Life Science Village. This is a key project for the Swansea Bay City Region and is earmarked to receive £40million as part of the £1.3billion City Deal funding. An outline planning application is being formulated, the EIA scoping is proceeding and a community consultation event has been undertaken. Initial ground works / site preparation / levels have been undertaken.
Machynys	Residential Residential Mixed Use	GA2/h12 GA2/h14 GA2/MU3	<p>Site GA2/h14 is completed. GA2/h12 is substantively completed - any units / capacity remaining will be considered for the revised LDP. The future strategic contribution of this site can be assessed as part of any wider review of the South Llanelli Strategic Zone moving forward.</p> <p>GA2/MU3 – Site allocation to be reviewed in light of pending planning application for 35 residential units. Also, whilst it is understood that the site will be outside of the outline application area, its potential strategic contribution to the Wellness and Life Sciences Village as part of wider masterplan proposals can be recognised.</p>
The Avenue	Residential Residential	GA2/h13 GA2/h15	<p>Part of GA2/h13 (circa 50%) has been completed, there is no firm indicator as to remainder – however there is capacity for +5 units and evidence of deliverability established. The future strategic contribution of this site can be assessed as part of any wider review of the South Llanelli Strategic Zone moving forward.</p> <p>GA2/h15 – The site is likely to form part of the Wellness and Life Sciences Village outline planning application. Further consideration will be required to ensure allocated use is reflective of the wider masterplan and that its potential strategic contribution is reviewed.</p>
North Dock	Mixed Use	GA2/MU7	<p>The area remains a focus for regeneration and has seen the incremental delivery of a mix of uses. North Dock forms part of the South Llanelli SPG.</p> <p>A previous phase of residential development has long since been completed. There is therefore a requirement to monitor the progress being made in bringing forward further residential development (with the former Pontrilas building and adjacent land of note in this regard).</p>
Old Castle Works	Mixed Use	GA2/MU1	Whilst the site forms part of a broader set of regeneration proposals and is included within the Adopted SPG for South Llanelli, there are no known firm proposals, albeit there has been exploratory interest.
<b>Site 4 – Dafen, Llanelli</b>	Employment	GA2/E1	Approximately 2.49 hectares of land delivered. The remainder of site is deemed to be deliverable with strong accessibility and infrastructural attributes.
<b>Site 5 – Cross Hands Strategic Zone</b>			
Cross Hands West	Mixed Use	GA3/MU1	Initial phase of the residential development completed. That part of the site completed before the commencement of the Plan period (2018) will not contribute to meeting housing land requirement. Progress to date provides a strong indication in

			<p>terms of the delivery of the remainder of the residential element of the allocation.</p> <p>Retail development on part of the site is substantively complete with road infrastructure etc. also in place. Whilst element such as the Health Resource Centre is still pending the substantively complete nature of the site is unlikely to require its ongoing inclusion as a strategic site.</p>
Cross Hands East	Employment	GA3/E7	<p>Outline planning permission for the whole site. Site benefits from improved highway access afforded by the new Cross Hands link road. The sites' identification within the context of the Swansea Bay City Region confirms its ongoing importance in strategic terms.</p>
Cross Hands West Food Park	Employment	GA3/E8	<p>The site forms part of the Cross Hands Strategic Zone. Approximately half of the site has been developed and there are estate spine roads into parts of the remaining available site Plateaus. The site has proved successful in delivering on Cross Hands strategic location and context. The reduced availability of developments on the site (given the level of take up) will be considered in assessing its future status as a strategic site.</p>

### LDP Strategic Implications

9.54 The identified strategic sites have, in the main, proved successful in delivering the key elements of the plans land use aspirations. Whilst a number of sites have not progressed in a manner anticipated, these are largely reflective of the challenging economic environment and evolving site considerations. The Strategic allocations will be reviewed in light of any changes in growth requirements and to the form of the spatial strategy. In this respect, revisions to residential, employment and mixed use allocations within the revised Plan will be undertaken. The necessity for a full revision of the LDP is essential, given the necessity to review housing supply to ensure that it is sufficient and reflective of the amended growth requirements evidence. It will also be necessary to ensure that allocated sites are deliverable. The implications of this review of allocated sites will impact across the Plan area, and will not be limited to individual areas. As such this also requires a full revision to the Plan.

### SP6 Affordable Housing

#### Context

9.55 The policy seeks to identify the number of affordable housing which will be delivered during the Plan period through various mechanisms. These methods include on-site provision, off-site provision and commuted sums through Policy AH1, and Exception Policies in Policy AH2 and AH3.

9.56 The LDP sought to contribute at least 2,121 affordable houses during the plan period. 545 units from committed affordable dwellings (as at March 2014) whilst 1,546 affordable dwellings from potential uncommitted housing allocations. This is in addition to the 30 affordable houses from rural exception sites.

9.57 As part of the monitoring framework of the LDP, the monitoring target was to seek 226 affordable dwellings be permitted in the first year of the Plan after adoption, whilst it targets 452 affordable dwellings in the first 2 years after adoption.

9.58 For AMR1 (15/16), the performance was relatively successful with 217 units being permitted. In AMR2, this target reduced to 101 units for a combined 318 units during the first 2 years. This falls far lower than the target set in the monitoring framework.

9.59 In terms of the proportion of affordable dwellings being developed on residential allocations, the percentage target achieved has varied across affordable housing submarket areas, and even within the submarket areas themselves. This is due to variables within the housing market themselves, in particular the viability of these sites being developed. Secondly, many of the sites (which are highlighted in other sections of the review) are being landbanked.

9.60 Since there is a strong correlation between developing housing allocations and the delivery of affordable housing through the planning system, these issues have contributed to a lower number being achieved.

### **LDP Strategic Implications**

9.61 The context above has shown that the delivery of affordable housing has been slower than that set out within Strategic Policy SP6. The LDP will need to reconsider the target set out within the policy framework.

9.62 Furthermore, the publication of the 2014-based sub national population and household projections have shown a significant decrease in the number of dwellings required within the revised LDP. Whilst the future strategy and housing requirements will be determined through the background evidential work, it is noted that it will impact on the number of affordable dwellings which will be delivered during the revised LDP period.

9.63 Regard will need to be had to the Affordable Homes Delivery Plan<sup>5</sup> which is being implemented by the Housing Section of the Local Authority. This strategy identifies the requirement to provide 1,000 affordable homes for the period 2016 - 2020. This strategy

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<sup>5</sup> Affordable Homes Delivery Plan 2016 – 2020: Delivering More Homes for the People of Carmarthenshire

considers all forms of mechanisms to provide affordable homes, of which the planning system plays its role.

### **Specific Policies – Affordable Housing**

9.64 Whilst in general terms, the policies on affordable housing are considered sound, the need to respond to changing economic circumstances will need to be considered, particularly on the affordable housing targets and the threshold for on-site affordable housing contributions. This will involve updating evidential work to support the target levels. Secondly, consideration will need to be given to the role of commuted sum contributions in supporting the delivery of affordable housing.

9.65 For local need and affordable housing exception sites, consideration will need to be given to other strategic policies within the plan, in addition to the criteria assessment set out as part of the policy framework.

## **SP7 Employment – Land Allocations**

### **Context**

9.66 The planning system is central to ensuring continued economic growth and providing jobs and investment in an environmentally sustainable way. Economic growth generates wealth and raises living standards, and is driven by an increase in employment and productivity which in turn is determined by higher levels of investment, innovation, competition, skills and enterprise. In this respect, the LDP represents a central component in establishing and setting out the opportunities for growth and the framework to guide and facilitate investment.

9.67 In terms of the adopted LDP, the role of employment and the economy represents a central consideration in supporting the Plan and its Strategy. In this regard, there is a need to ensure that sufficient, suitable and deliverable land for employment purposes is designated in accordance with sustainability principles and the Spatial Strategy.

9.68 The Council has a statutory responsibility to ensure that sufficient employment land is available to meet identified need. In particular, it is a reflection of the requirements of the current edition of PPW and TAN 23 *Economic Development*. Paragraph 7.5.1 of PPW states that development plans should:

- be underpinned by an up to date and appropriate evidence base to support policy choices and land allocations for economic development;
- provide targets on land provision for the employment uses (Classes B1-B8), showing net change in land/ floorspace for offices and industry/warehousing separately, and protect these sites from inappropriate development;
- seek to provide the right amount of land and qualitative mix of sites to meet the market demand for economic development uses.

9.69 The evidence in relation to economic policy and the requirements for employment land within the Plan were informed by the Carmarthenshire Employment Land Study 2010. Together with further updates produced for the LDP Examination, the amount of employment land to be allocated in the Plan was set at just over 111 hectares.

9.70 Subsequent studies have been produced since adoption of the LDP in 2014. Two AMRs and two Employment Land Reviews (ELRs) have been published which address the take up of employment land over this period, and highlight that just over 27 hectares of land allocated for employment purposes in the LDP has been delivered over the Plan period. Further land amounting to nearly 5 hectares has been taken up for employment uses on land annotated as existing employment land within the Plan, as well as over 8 hectares of planning permissions for employment uses on land not identified for employment purposes.

9.71 An Employment Sectoral Study for the County was recently commissioned; this reflects the commitment to continually review of evidence in support of the LDP, and other corporate documents and strategies. The findings set out within the Study will provide additional evidence as part of the ongoing monitoring and revisions to the LDP.

9.72 The Study will enhance the Council's understanding of employment need by sector and how this will manifest itself over the coming years. As well as setting out the economic context for the County, including general economic characteristics and the key growth sector and growth areas, the Study will cover the future requirements for employment space and will discuss the "demand / supply balance" (e.g. a comparison of estimated land requirements with the current supply of employment space).

9.73 The following reflects and considers those sites identified as contributing to the delivery of employment provision within the County. Whilst the commentary and the colour

coding are not definitive in terms of their future allocation within the revised LDP, it provides an indication of a sites relative progress in terms of delivery.

9.74 The future inclusion, or otherwise of these sites will be subject to re-assessment reflecting onto only the appropriateness and deliverability of the site, but also the nature of need within the County, as well as the requirements emanating from the Plan's Strategy.

LDP Ref	Site Name	Location	Ha	Status
GA1/E1	Cillefwr Industrial Estate	Carmarthen	4.38	The allocation forms an extension to the existing, well-established industrial estate, however no planning applications have been received in recent years.
GA1/MU1	West Carmarthen	Carmarthen	5.45	The site forms part of the Planning & Development Brief for West Carmarthen. Whilst there has been no activity in relation to the specific employment allocation, progress is underway with the first phase of construction at Yr Egin. A core project as part of Carmarthenshire's contribution to the Swansea Bay City Deal, Yr Egin is a new media and culture hub predicted to have a significant positive impact on Carmarthen. Based on the office and workspace as well as further potential development, around 200 full-time posts will be generated. It can also be noted that some progress has been made on housing elements of the site with the West Carmarthen Link Road under construction.
GA1/MU2	Pibwrlwyd	Carmarthen	15.50	Planning permission granted for a small portion of the site. Corporate backing for the site is likely to see the site come forward through a masterplan approach.
GA2/MU9	Delta Lakes	Llanelli	9.78	Site subject to proposals for the Wellness and Life Sciences Village as part of the City Deal – see site South Llanelli Strategic Zone as previously reviewed under policy SP4 Strategic Sites.
GA2/E1	Dafen	Llanelli	22.80	Approximately 2.49 hectares of land delivered. Remainder of site deliverable with strong access and infrastructure attributes.
GA3/E1	Cross Hands Business Park	Ammanford/ Cross Hands	0.79	Planning permission granted for whole site.
GA3/E2	Meadows Road, Cross Hands	Ammanford/ Cross Hands	1.16	No planning applications received, however the site is situated at a strategic location surrounded by existing employment uses within the Cross Hands Strategic Zone.

GA3/E3	Parc Menter, Cross Hands	Ammanford/ Cross Hands	1.04	This remaining portion of a much larger existing employment site has seen further take up in recent years. An estate road provides access to the as yet undeveloped area.
GA3/E7	Cross Hands East	Ammanford/ Cross Hands	9.22	Outline planning permission for the whole site. Site benefits of site infrastructure with highway access onto the new Cross Hands link road. The sites' identification within the context of the Swansea Bay City Region confirms its ongoing importance in strategic terms.
GA3/E8	Cross Hands West Food Park	Ammanford/ Cross Hands	8.91	The site forms part of the Cross Hands Strategic Zone. Approximately half of the site has been developed and there are estate spine roads into parts of the remaining available site plateaus.
GA3/E10	Capel Hendre Industrial Estate, Capel Hendre	Ammanford/ Cross Hands	4.05	There has been on-going incremental small scale delivery on parts of the remaining areas of this large industrial estate. The as yet undeveloped parts of the allocation are serviced by estate roads.
GA3/E11	Parc Hendre, Capel Hendre	Ammanford/ Cross Hands	11.73	No recent planning history on the allocation, however the whole site is serviced by an estate road, lies adjacent to existing employment uses and is located along a strategic transport route within a short distance of the M4.
GA3/E12	Heol Ddu, Tycroes	Ammanford/ Cross Hands	0.34	Outline planning permission has been granted on this site.

LDP Ref	Site Name	Location	Ha	Status
T2/1/E1	Dyfatty	Burry Port	3.28	The whole site has planning permission for the delivery of site infrastructure.
T2/2/E1	Beechwood Industrial Estate	Rhosmaen/Llandeilo	2.33	A small portion of the site has been delivered. There has been interest in the large remaining site over recent years but no scheme has yet been delivered.
T2/4/E1	Sunny Bank	Newcastle Emlyn	1	This sizeable allocation is situated between two existing employment sites within the development limits of the settlement. It is noted the site has been a longstanding allocation and no planning applications have been received.
T2/5/E1	Land adjacent Station Yard	St Clears	0.33	No planning applications to date.
T2/5/E2	Land adjacent A40	St Clears	1.23	This site is located adjacent to the strategic A40. Over half of this site has already been delivered.
T2/5/MU 1	Old Butter Factory	St Clears	0.36	The site has planning permission for a mixed use development, with part employment use.
T2/6/E1	West Street	Whitland	0.27	This site has been delivered. Annotation will be amended to reflect its status as an existing employment site.
T2/6/E2	Whitland Industrial Estate	Whitland	1.07	Approximately half of this site has been delivered.
T2/6/E3	Whitland Creamery	Whitland	1.7	Whilst it is noted that there have been discussions over recent years, there has to date been no employment related planning applications. It is also noted that interest remains in part of the site being brought forward for residential use.
T3/8/E1	Land east of Station Road	Glanamman/Garnant	0.7	No planning applications to date.
T3/11/E1	Old Foundry	Llanybydder	0.51	No recent planning applications.
SC34/E1	Pantyrhodyn Industrial Estate	Cilyrychen	1.5	This site has been delivered. Annotation will be amended to reflect its status as an existing employment site.
SC34/E2	Cilyrychen Industrial Estate (north)	Cilyrychen	1.7	Whilst no planning applications have been received in recent years, the allocation comprises the two remaining portions of an established, serviced industrial estate.



## LDP Strategic Implications

9.75 The role of employment in understanding the role and function of settlements and their consequential contribution to its residents and the wider community is recognised. Consequently, whilst it is considered that the employment policies within the Plan are robust in strategic terms, future plans, programmes and strategies on employment will need to be fully considered and where appropriate reflected.

9.76 The implication on the strategy of changes in employment patterns will be monitored and reflected. This recognises that the employment market is constantly changing and that the need to respond to this developing context is essential in long term planning.

## Specific Policies – Economy and Employment

9.77 Whilst in general terms the policies on employment are considered sound, the need to respond to changing economic circumstances will be considered, particularly the differing demands and requirements of the rural and urban areas of the County.

9.78 In this regard, evidence in the form of the LDP Annual Monitoring Reports, the Employment Land Reviews and the Sectoral Needs Study, together with the changes in relation Chapter 10 PPW and TAN 23: Economic Development will be key informants in any revisions to the specific LDP employment policies.

9.79 The provisions of policy EMP5 and the mixed use sites identified will be amended to reflect any changes in the selection of sites arising from changes in the strategy and amount of employment land required and where.

## SP8 Retail

### Context

9.80 The evidence in relation to convenience and comparison retail requirements for the Plan were informed by the Carmarthenshire Retail Study 2005 which was further developed through an update undertaken in 2009. The study provided:

- An assessment of future needs for additional retail facilities during the Plan period;
- An analysis of the role, function and network of existing centres;
- An assessment of the centres' capacity to accommodate growth; and
- The potential to redistribute retail expenditure.

9.81 In relation to convenience, the Council's approach in the LDP centred on the promotion of greater retention of convenience trade in smaller settlements. This indicated the potential for additional convenience floor space for between 6,212sq.m and 18,118sq.m. The higher figures indicate floorspace capacity if occupied by convenience discounters, whereas the lower figures indicate capacity if occupied by one of the then 5 main convenience operators. It was not considered necessary to identify any sites to accommodate this need. This approach has been borne out through the changing market dynamic within the retail sector, with the growth in discounters and the rise in smaller local stores. The 2015 update to the retail study indicates that in quantitative terms, there is adequate provision for convenience goods floor space, however given the significant trade currently attracted to the discount retailers, there may be scope for these existing stores to be extended or new discount stores in areas where there is limited existing provision.

9.82 The 2015 Retail Study indicated that in terms of comparison goods, expenditure had decreased since the 2009 study. It also recognised that there will be floor space requirements in all the principal and smaller centres within the Plan. However, based on the current pattern Carmarthen has the greatest capacity for further retail development. The need within other centres may be accommodated through re-occupation of vacant floor space or within existing commitments.

9.83 Given the above, there is no indication that a significant change is needed to retail policy, both in terms of convenience or comparison provision. It is unlikely that any specific allocation will be required in response to identified need.

### **Llanelli Retail Provision**

9.84 Consideration will need to be given to the emerging Local Development Order (LDO) for Llanelli Town Centre. The LDO is part of a co-ordinated response to regeneration initiatives. It is a reflection of the challenges faced by centres within a changing retail environment. Llanelli, as a long-standing retail centre, has exhibited issues of concern in relation to vacancy rates and as a result of the challenges from out of town shopping provision in the form of Parc Trostre and Parc Pemberton. Some of the considerations affecting Llanelli Town Centre are of a localised nature and not necessarily systemic across the whole area. In this respect the Draft LDO seeks to reflect such challenges. Reference can be made to the Statement of Reasons being prepared in support of the emerging LDO. The role of the Llanelli Town Centre Task Force which was established after the adoption of the LDP will be reflected in any revised policy considerations for Llanelli Town Centre.

9.85 In this respect, the Council has been successful in securing funding through the Welsh Government's Vibrant and Viable Places which has introduced a new regeneration fund with prioritised targeted investment:

9.86 As part of the successful Vibrant and Viable Places, £1 million of funding was secured along with circa £1.12 million available through a successful bid for pipeline funding and Council contributions. This has seen 7 properties purchased, and 1 property renovated, with its retail floor space occupied, whilst 2 properties were secured where works have commenced. The occupied retail unit has proved successful by linking into the deprivation aspects of the Vibrant and Viable Places agenda, with links to Communities First and the Steps Projects offering experience and opportunities within the community. Consideration will be given to a Town Centre Masterplan which could inform any interventions e.g. - redevelopment opportunities and future acquisitions.

9.87 Regard will be had to the specific challenges faced by the Town Centres of Carmarthen, Llanelli and Ammanford and the responsiveness of the respective policies to their particular needs and any issues that may arise. Reference is made to the Carmarthenshire Town Centre Audits and the AMRs which indicate positive outcomes in relation to tackling vacancy, and in maintaining the retail integrity of the Primary Retail Frontage. They also indicate a degree of inconsistency with elements of the town centres performing better in proportional terms than others. This may indicate that potential 'solutions' and/or planning policy interventions need not take the form of a 'one size fits all' and may be tailored to the specific requirements of that centre.

### **LDP Strategic Implications**

9.88 It is considered that the retail policies within the Plan are robust in strategic terms. However, any indirect consequences in terms of the location and nature of retail provision will be matters for consideration in a revised LDP.

9.89 The implication on the strategy of changes in retail patterns will be monitored and reflected. This recognises that the retail market, and how consumers access provision and buy goods is rapidly changing, and that the need to respond to this developing context is essential in long term planning.

### Specific Policies – Retailing

9.90 In general terms the policies on retail are considered sound. However, the need to respond to a changing retail market will be considered as necessary.

## SP9 Transportation

### Context

9.91 The provisions of the Active Travel (Wales) Act 2013 places a legal requirement for local authorities in Wales to map and plan for suitable routes for active travel, and to build and improve their infrastructure for walking and cycling every year. It creates new duties for highways authorities to consider the needs of walkers and cyclists and make better provision for them. It also requires both the Welsh Government and local authorities to promote walking and cycling as a mode of transport.

9.92 In this respect by connecting key sites such as workplaces, hospitals, schools and shopping areas with active travel routes, the Act will encourage people to rely less on their cars when making short journeys. The LDP will seek to reflect the obligations of the Act. Reference is also made to the provisions of the LDP's specific policies in relation to Transportation and Accessibility.

9.93 Elements of the contextual background underpinning the Policy and its supporting text requires a level of amendment to reflect the changes in priorities of schemes, routes, strategic documents and supporting information. It also needs to reflect any implications arising from a change in strategic approach. In this respect, the developing evidence, including that in relation to the role and function of settlements will require consideration in informing any future revisions of the policy.

9.94 The policy makes reference to identified highway infrastructure and improvements. Consideration will need to be given to any amendments to the Trunk Roads Forward Programme by the WG. Most notably, the commencement and implementation of the improvements on the A483 at Llandeilo and Ffairfach, and A40 Llanddewi Velfrey to Penblewin will need to be considered.

9.95 Regard will be had to the Joint Local Transport Plan (LTP) for South West Wales 2015 – 2020. Replacing the RTP (prepared by the SWWITCH consortia) the four authorities in South West Wales have worked collaboratively in preparing the LTP as an overarching City Region LTP, with four local programmes of projects.

9.96 The LDP seeks to reflect the provisions of the emerging LTP, however it was prepared within the context of the RTP and the Carmarthenshire Priorities for Transport 2009 - 2014. Further consideration needs to be given to the policy and land use implications of the schemes identified within the LTP. These will be identified within the provisions of the Policy. The Proposals Map will be amended to reflect known and defined routes.

9.97 The existence of the Air Quality Management Areas at Llanelli and Carmarthen are not reflected in the LDP, given their designation in August 2016. These are in addition to that area already designated in Llandeilo.

### **LDP Strategic Implications**

9.98 It is not anticipated that any of the above impacts directly on the delivery of the Plan's Strategy. It is noted that future Plans, programmes and strategies on infrastructure improvements will need to be fully considered, and reflected upon where appropriate.

9.99 The provisions of the Active Travel (Wales) Act are already reflected within the LDP and its policies, however regard will be required to its provisions in Plan preparation.

### **Specific Policies – Transport and Accessibility**

9.100 Consideration will be required in respect of the provisions of the Active Travel (Wales) Act 2013. In this respect, the policy provisions set out in relation to Location of Development and Highways in Developments, (TR2 and TR3 respectively) will require review to ensure they are fully reflective of contextual changes. Similarly, the emphasis on cycling and walking within TR4 may require further consideration. It is recognised that the policy currently provides a positive framework, particularly in relation to the new duty under the above act. It considered the needs of walkers and cyclists, and how to make better provision for them.

9.101 Regard will be had to the latest strategy in relation to improvements to the cycle network. Programmed improvements referenced within the Plan will be reviewed in light of any progress in delivery and revisions to the cycle strategy. In this respect, both AMRs have indicated clear and substantive progress in relation to the delivery of both the Towy Valley and Amman Valley routes, with the latter only requiring the completion of a small remaining section. The absence of any proposals to proceed with the Whitland to Llanglydwen route is also recognised.

## SP10 Sustainable Mineral Development

### Context

9.102 Land use planning policy guidance for mineral extraction and related development in Wales is set out in PPW and supplemented by Minerals Technical Advice Notes (MTANs). There are currently two MTANs in respect of minerals - MTAN 1: Aggregates (2004) and MTAN 2: Coal (2009).

9.103 In most cases, mineral planning is an appropriate subject for collaboration between local authorities. In terms of aggregates, the regional consideration of demand and supply is carried out by the two Regional Aggregates Working Parties (RAWPs) for North and South Wales. The role of the RAWPs is to examine issues of aggregates provision and to draw up a Regional Technical Statement (RTS) setting out the strategy for the provision of the aggregates in each region for a specified period.

9.104 The RTS determines the contribution each authority should make towards meeting regional needs. LDPs should therefore show evidence that the local authority has the necessary landbank of mineral reserves to meet the identified need. Evidence set out in the first two LDP AMRs indicate that Carmarthenshire has an adequate landbank for the required period for both hard rock, and sand and gravel. Whilst this means that no new mineral allocations are required at the present time, the situation will need to be continuously monitored throughout the revision of the LDP.

9.105 Further evidence set out within the AMRs indicate that the LDP is meeting all its targets in respect of minerals. One indicator relates to the continued review of dormant sites and the serving of Prohibition Orders on those sites considered not likely to be re-worked in the future. The importance of this process is set out in PPW as the removal of such sites would lead to a consequential reduction in an Authority's mineral landbank.

9.106 Areas to be safeguarded have been identified on the LDP proposals maps and a policy within the Plan protects potential mineral resources from other types of permanent development which would either sterilise them or hinder extraction. Whilst the targets relating to this policy issue have been met, their continued monitoring will inform the revision of the LDP.

## LDP Strategic Implications

9.107 The role of minerals in any strategy is recognised. However, whilst it is not anticipated that any of the above impacts directly on the delivery of the Plan's Strategy, it is noted that future plans, programmes and strategies on minerals will need to be fully considered, and where appropriate reflected.

9.108 The provisions of PPW and the MTANs are already reflected within the LDP and its policies, however, regard will be required to be made to their provisions in Plan preparation, including at a strategic level, where the evidence and recommendations set out within the RTS and the annual SWRAWP reports will inform.

## Specific Policies – Minerals

9.109 Whilst in general terms the policies on minerals are considered sound, the need to respond to changing circumstances will need to be considered.

9.110 In this regard, evidence in the form of the LDP AMRs, together with the changes in relation Chapter 14 PPW, MTANs 1&2 and the RTS will be key informants in any revisions to the specific LDP minerals policies.

## SP11 Renewable Energy and Energy Efficiency

### Context

9.111 Policy SP11 seeks to support development proposals which incorporate energy efficient measures and renewable energy technologies in appropriate locations. The policy was drawn up in line with the national guidance set out in PPW and TAN 8: Renewable Energy (2005).

9.112 The AMRs show that 63MW of renewable energy has been permitted within the two monitoring periods. The Reports also illustrate a significant decrease in the amount of permissions granted for wind energy from the first to the second AMR.

9.113 Since the adoption of the policy, the Welsh Government has published Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners. The Toolkit requires the production of a Renewable Energy Assessment which will provide and develop a robust evidence base to assess the potential for renewable and low carbon

energy generation in the County. The Assessment will underpin the renewable energy policies contained within the Plan.

9.114 PPW states that local planning authorities should facilitate the development of all forms of renewable and low carbon energy by considering the contribution that their area can make; creating development plan policies that enable this contribution to be delivered; and, ensuring that development management decisions are consistent with national and international climate change obligations, including contributions to renewable energy targets and aspirations.

9.115 Since the adoption of the LDP, the Authority has seen an increase in the number of applications for solar farms. Renewable energy technology advances along with a change to feed-in-tariffs has seen a move to different forms of technology in recent years, this trend is anticipated to continue in the coming years. Plan policies should be flexible to allow for technological advances and new technologies.

9.116 Contextual changes have occurred in respect of renewable and low carbon energy since the adoption of the LDP. This will be a key issue for a revised LDP and policy changes are anticipated.

### **LDP Strategic Implications**

9.117 Renewable energy and energy efficiency are integral components to achieving sustainable development, however, it is considered that it will not have a significant effect on the overall strategy of the Plan.

### **Specific Policies – Renewable Energy**

9.118 The specific policies in relation to Renewable Energy will need to reflect the changes discussed above, in particular in relation to changing technologies. The policies will also be informed by the Renewable Energy Assessment.

## **SP12 Waste Management**

### **Context**

9.119 The Waste Framework Directive requires member states to establish an integrated and adequate network for the disposal of wastes. PPW supplemented by TAN 21: Waste (2014) requires that progress towards this is monitored to identify whether sufficient landfill



capacity is being maintained; sufficient treatment capacity is being maintained; whether the spatial pattern of provision is appropriate to fill identified needs; and, whether any further action is needed by local planning authorities to address unforeseen issues. The implications resulting from Brexit will need to be taken into consideration over the coming years, but for the time being the requirements set out within the EU Directives still apply to waste management at the national level.

9.120 Information on the region's waste management / resource recovery facilities is required in order to monitor implementation of the National Waste Strategy for Wales – 'Towards Zero Waste, 2010' (TZW) – both in terms of the facilities that are being planned for in local authority development plans and in terms of the facilities that are currently operating.

9.121 TAN 21: Waste establishes a requirement for each of the three regions in Wales (North, South East and South West) to prepare a Waste Planning Monitoring Report (WPMR) on an annual basis. Central to the process of preparing the Report is the collection and analysis of information regarding the waste situation within each region. The principle role of the WPMR is to collate and present all available data to enable the effective monitoring of both the region's waste arising's and waste management facilities and to assess the region's performance against the targets set out in TZW.

9.122 WPMRs are new and were not available when a large number of local planning authorities were producing their first LDPs. The information and analysis presented in the WPMRs should inform LDP formulation and should provide a basis for local authorities and other organisations to take action on the waste arising's within each local authority area and by implication the region as a whole.

### **LDP Strategic Implications**

9.123 The role of waste management in any strategy is recognised. However, whilst it is not anticipated that any of the above impacts directly on the delivery of the Plan's Strategy, it is noted that future plans, programmes and strategies on waste will need to be fully considered and where appropriate reflected.

9.124 The provisions of PPW and TAN21 are already reflected within the LDP and its policies, however continued regard will be had to these provisions in preparing a revised

plan. The evidence and recommendations set out within the annual WPMRs for the South West Wales region will also be considered.

### **Specific Policies – Waste Management**

9.125 Whilst in general terms the policies on waste are considered sound, the need to respond to changing circumstances will be considered, particularly the potential issues surrounding future landfill capacity within the South West Wales region and the potential need for alternative residual treatment facilities.

9.126 In this regard, evidence in the form of the LDP AMRs, the South West Wales WPMRs, together with the changes in relation Chapter 12 PPW and TAN 21: Waste will be key informants in any revisions to the specific LDP waste policies.

## **SP13 Protection and Enhancement of the Built Historic Environment**

### **Context**

9.127 The monitoring policy target for the built and historic environment within the AMRs indicate that there are no concerns over the effectiveness of the policy's implementation. Since the adoption of the LDP, there has been some notable contextual changes at a national level. In this respect, whilst it is not the role of the Plan to replicate national policy or primary legislation, relatively minor and factual changes to the LDP policies or supporting text may be required. Such changes are anticipated to relate to contextual matters and to ensure consistency with national policy - including the Historic Environment (Wales) Act 2016, Chapter 6 of PPW and TAN 24: The Historic Environment.

### **LDP Strategic Implications**

9.128 There are not considered to be any notable issues in relation to its compatibility and consistency with the LDP strategy. Regard will be had to the requirements arising from contextual changes and implications on the future Plan strategy.

### **Specific Policies – Environmental Qualities – Built Environment**

9.129 Reference should be made to the consideration of strategic policy SP13 above. As part of ensuring the Plan is based on up-to-date evidence and information, the content of the policies and supporting text will be reviewed and monitored.

## **SP14 Protection and Enhancement of the Natural Environment**

### **Context**

9.130 Whilst the Plan recognises the need for new development for both social and economic purposes, the Council also seeks to safeguard Carmarthenshire's environmental quality by enhancing areas of landscape or nature conservation interest. The Policy seeks to ensure the protection and enhancement of the natural environment, and in doing so, contributes towards moderating the potential adverse effects of other policies that infer physical development.

9.131 Carmarthenshire has a rich and diverse natural environment with a number of designated sites for nature conservation and biodiversity importance. The protection and enhancement of those natural and man-made elements that interact and contribute to the quality of Carmarthenshire's landscape, natural environment and biodiversity is a key issue for the LDP.

9.132 The first and second AMRs do not indicate any significant monitoring issues in relation to this policy area (both strategic and specific policies). The AMR does however set out some contextual changes that are directly relevant.

9.133 The Planning (Wales) Act 2015 has clear implications, and it is noted that amongst other matters, it will provide opportunities to protect and enhance our most important built and natural environments. The Well-being of Future Generations Act 2015 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'. The Environment (Wales) Act 2016 delivers against the WG commitment to introduce new legislation for the protection and enhancement of the environment. The critical nature of these pieces of legislation in contextual and implementation terms will be important in the preparation of the revised LDP.

9.134 Work is nearing completion by consultants on a Seascape Character Assessment that covers the Carmarthen Bay, Gower and Swansea Bay area. Whilst the policy currently makes reference to designated areas of seascape quality, the policy and specific policies should have regard to the outcomes of this Assessment. Neighbouring authorities intend

adopting this assessment as SPG, therefore consideration will be given as to how this will fit in with the policies of the Plan.

9.135 In light of the above, there is a need to evaluate and consolidate the ongoing contribution that the LDP is making to the natural environment. This is particularly pertinent due to the interrelation of the protection and enhancement of the natural environment across these three pieces of legislation<sup>6</sup>.

### **LDP Strategic Implications**

9.136 The Habitats Regulations Assessment (HRA) of the LDP identified the potential for a likely significant effect on the marsh fritillary butterfly metapopulation of the Caeau Mynydd Mawr Special Area of Conservation (CMMSAC). The HRA therefore recommended the inclusion of a strategy to provide an area, or network of areas, for the management and provision of suitable condition habitat for the marsh fritillary butterfly. It should be noted that the CMMSAC is located within the Cross Hands area which is identified as a key area of growth for the LDP. Failure to reconcile these various demands would have strategic implications for the Plan and raise serious concerns in regards to its delivery.

9.137 The required mitigation was prepared in the form of Supplementary Planning Guidance (adopted concurrently with the LDP in December 2014)<sup>7</sup>. This elaborates upon the provisions of LDP Policy EQ7. The second AMR indicates that the SPG is now established and working effectively in terms of delivering an increase in suitable habitat as well as facilitating the delivery of development. The Plan revision may provide opportunities to review this mechanism and its' underpinning evidential facets. In this respect the Policy and any future iterations of the SPG will have regard to and respond to any changes in the conservation objectives for the CMMSAC.

### **Specific Policies – Environmental Qualities – Natural Environment**

9.138 In developing the policies the potential future provisions of the Environment Act and the general importance attached to the protection and enhancement of the environment were fully considered. This is demonstrated by the emphasis on enhancement as well as protection.

<sup>6</sup> <http://gov.wales/docs/desh/publications/160610-three-bills-diagram-en.pdf>

<sup>7</sup> Caeau Mynydd Mawr Special Areas of Conservation – Supplementary Planning Guidance 2014  
<http://www.carmarthenshire.gov.wales/media/598014/Caeau-Mynydd-Mawr-SPG-ADOPTED.pdf>

9.139 In terms of local and regional designations, it is noted that there are at present no Sites of Importance for Nature Conservation (SINCs) defined within the plan area. It remains an objective to undertake the identification process and as such the revision would allow for the opportunity for this process to take place. The Council will review and prepare an appropriate evidence base in support of the potential designation of SINCs as part of the revised LDP.

9.140 There are opportunities to build upon the considerable emphasis placed on the importance of connectivity in the Plan by exploring and consolidating upon linkages with other policy areas, particularly those that promote green infrastructure. An appropriate review of evidence and the role of the Placemaking and Design SPG, prepared in support of LDP Policy GP1, will be undertaken as part of developing an understanding of the benefits and value of such an approach within a Carmarthenshire context. There are also opportunities to review the evidence base, this will be further discussed in the supporting paper on background evidence.

9.141 The Plan identifies Special Landscape Areas (SLAs) within Policy EQ6. These were identified following a formal assessment of the landscape qualities of the County and are a non-statutory designation. It is noted that this policy places an emphasis on enhancement and improvement. There may be opportunities to supplement and/or review the supporting evidence for this policy and explore those wider linkages (e.g. the renewable energy policies and those design related policies).

## **SP15 Tourism and the Visitor Economy**

### **Context**

9.142 Tourism is important to the Carmarthenshire economy. The County's outstanding natural and cultural characteristics provide the basis for further growth. Sustainable tourism developments are, where appropriate, encouraged and supported where they increase quality and viability and contribute towards enhancing the diversity and economic sustainability of the County's tourism offer. Proposals should not however adversely affect the area's landscape, nature conservation or built environment qualities and should be consistent with the settlement hierarchy.

9.143 The LDP acknowledges that tourism plays an important role in Carmarthenshire – with the County being home to large scale regional attractions such as the Millennium

Coastal Park, Ffos Las Racecourse, the National Botanic Gardens and the Brechfa Forest, which is renowned for high quality outdoor activities such as mountain biking.

9.144 Tourism and the Visitor Economy is not subject to a monitoring indicator within the Plan's monitoring framework. The Monitoring Framework does however provide some contextual changes that are relevant. Reference will also be made to emerging evidence being prepared, most notably the Employment Sectoral Study which considers the role of tourism within the wider Carmarthenshire economy. Further consideration is also being given to the ongoing and potential future contribution of the rural economy and rural tourism.

9.145 In terms of contextual changes, it is noted that Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015-2030 identifies the County as an integral component of the Swansea Bay City Region. It sets out a vision for the tourism economy which is *“To develop a prosperous visitor economy in Carmarthenshire based on its unique strengths and character, which generates higher spend and local income, enhances its image and reputation and improves the quality of life for local communities.”*

9.146 In delivering the above Vision it is recognised that there are a range of issues that will need to be addressed. These include countering seasonality, increasing spend and duration of stays, unlocking service sector / job creation opportunities and maximising upon emerging markets. The role of the policies and provisions of the Plan in delivering the ambitions as part of an integrated approach will be essential. In this respect the revised Plan will integrate with other plans and strategies to ensure the opportunities for delivery are maximised.

### **LDP Strategic Implications**

9.147 Policy SP15 provides the overarching framework for the consideration of tourism related development and provides the key principles to which the Plan will adhere to in terms of location, scale and impact of any development proposal. It also provides the means to consider any proposals within the context of the County's tourism hierarchy.

9.148 In this regard the inter-relationship between the tourism hierarchy and that of the Plan's spatial strategy and settlement hierarchy is readily apparent. Any revision to the Plan's spatial strategy which would have implications for tourism should be undertaken within the context of national policy and the sustainability framework. Such a review could lead to an increased appreciation of an area's role and function in relation to tourism as

opposed to simply identifying its position in a hierarchy. Regard will be had to the potential tourism opportunities of the Pembrey Peninsula.

### **Specific Policies - Tourism**

9.149 There is an opportunity to elaborate upon the existing policy framework to develop a contemporary awareness of market trends (and local distinctiveness) without rendering the Plan unsound and/or contrary to the sustainability framework. Consideration will be given to the development of SPG which provides an opportunity to elaborate upon the policies and provisions of the Plan. The potential for regional co-operation will be explored where there may be matters of common interest.

9.150 There is presently an evidence gap in terms of current and future demand / trends (both in accommodation and attractions) and where such uses could be broadly accommodated on a spatial basis. There are also opportunities to review those linkages and opportunities that emerge from the corporate emphasis on exploring the future contribution of the rural economy as well as at a regional level.

## **SP16 Community Facilities**

### **Context**

9.151 The LDP's evidence base included an audit of existing community facilities with their location reflected in the LDP's settlement hierarchy and through the distribution of growth. The current LDP Strategy is underpinned by the principles of sustainability and as such in considering the distribution of growth and settlement hierarchy in Carmarthenshire, the availability of facilities was a significant influence due to its ability to contribute towards the sustainability and well-being of Carmarthenshire's communities, as well as minimising the need for car journeys and consequential impact upon climate change.

9.152 The nature, range and level of community facilities present, along with a number of other pertinent factors, informed the identification of the settlement hierarchy. Revised evidence in relation to the role and function of settlements will assist in informing any re-evaluation of a respective settlements role.

9.153 The availability and access to facilities and services can be significant contributors towards the achievement and delivery of the Well-being of Future Generations (Wales) Act 2015 well-being objectives. Most notably this would include contributing towards delivering

‘A Wales of cohesive communities’, ‘A resilient Wales’ and more notably achieving social resilience.

### **LDP Strategic Implications**

9.154 There are not considered to be any notable issues in relation to compatibility and consistency with the LDP strategy. The Strategy needs to reflect the current role which various facilities play within the communities and the impact these have upon the sustainability of the communities. It is therefore considered appropriate to review our understanding of the role and function of settlements and their various facilities.

## **SP17 Infrastructure**

### **Context**

9.155 The LDP evidence base provides a foundation of information including the Infrastructure Background Paper (July 2013) which specifically discusses the infrastructure required in Carmarthenshire in order to facilitate the delivery of the LDP. This Paper principally addresses the infrastructure needed to enable the delivery of development and to consider possible mechanisms for delivering the infrastructure identified (e.g. highway / utility infrastructure). .

9.156 Since the adoption of the LDP further work has been undertaken to consider the suitability of adopting a Community Infrastructure Levy (CIL) in Carmarthenshire. In September 2016, a CIL Infrastructure Assessment Paper was produced to update the existing infrastructure evidence. and to consider a wider range of infrastructure types, including the infrastructure needed to support growth as well as to facilitate development. Where possible, the Paper also identified the infrastructure costs and potential sources of funding. .

9.157 Further to this, an assessment of infrastructure provision and needs is being undertaken and will be utilised to support the revision of the LDP.. This assessment will identify the existing capacity of the services within these areas and any planned improvements to be undertaken by infrastructure providers. The Plan’s Strategy and the distribution of growth will need to reflect the availability of existing and planned infrastructure. The selection of sites will need to consider the infrastructure available, the requirement for improvements programmed improvements and where there are likely to be insurmountable issues in relation to delivery of the site as a result of infrastructure provision and the potential implication on the financial viability of the site.



9.158 The LDP will have regard to the utility providers' most recent plans for improvements and the availability of funding so that infrastructure and development will be aligned. Where there is limited capacity and no improvements programmed, there will be a need to work closely with infrastructure providers during the production of the Plan to identify solutions collaboratively to ensure that the Plan and its allocations are deliverable.

### **LDP Strategic Implications**

9.159 The LDP's Strategy and Settlement Hierarchy will need to recognise the inter-dependency of delivering allocated sites and the need for an infrastructure network which is fit for purpose to facilitate the delivery of the LDP. The revised LDP will be developed to ensure its content including the distribution of growth is deliverable.

### **Specific Policies – Infrastructure**

9.160 Policies GP3 Planning Obligations and GP4 Infrastructure and New Development aim to ensure the delivery of suitable infrastructure necessary to facilitate appropriate development. There are no notable issues relating to these policies. Provided that there is ongoing liaison and cooperation between the LPA and the infrastructure providers then the policies should remain sufficiently flexible and effective.

## **SP18 The Welsh Language**

### **Context**

9.161 The LDP was informed by trends relating to the use of the Welsh language. In particular this considered the changes in the proportion and number of Welsh speakers in Carmarthenshire. This data was further supplemented with demographic data and trends in Carmarthenshire.

9.162 With 78,048 Welsh speakers amongst its population, Carmarthenshire has the highest number of Welsh speakers in Wales and the fourth highest proportion of Welsh speakers at 43.9% (2011 Census data). However, the Census data also indicated that there is a significant variation in the proportion of Welsh speakers across the communities of Carmarthenshire.

9.163 Since the adoption of the LDP section 31 of the Planning (Wales) Act 2015 has amended section 70(2) of the Town and Country Planning Act 1990 to clarify that considerations relating to the use of the Welsh language may be taken into account when

determining applications for planning permissions, so far as they are material to the application.

9.164 In addition to this legislative amendment, the Well-being of Future Generations (Wales) Act 2015 sets out 7 well-being goals which Carmarthenshire County Council as a local authority must seek to achieve in order to improve well-being both now and in the future. One of the well-being goals is 'A Wales of vibrant culture and thriving Welsh language'.

9.165 The LDP will need to have regard for well-being and should reflect national and local well-being objectives and priorities and align with the LWP. It will also need to acknowledge the status of the language as a consideration in the determination of planning applications.

9.166 The evidence informing the revision of the LDP will need to consider the likely effects of the LDP on the Welsh language and will be a requirement of the SA. The SA will need to consider the effects of the Plan on local communities as well as on a countywide level.

9.167 TAN 20: Planning and the Welsh Language was published in October 2017 which outlines the development in legislation relating to the language as well as changes relating to the use of language impact assessments. The TAN also outlines guidance relating to the consideration of the Welsh language in the SA of the LDP.

### **LDP Strategic Implications**

9.168 The SA will need to consider the effects of the LDP's Strategy and its policies and site allocations on the Welsh language. The LDP will have regard to the LWP, emerging evidence and any other local strategies which will inform and guide the LDP's approach to supporting the Welsh language in the local communities and on a countywide basis.

### **Specific Policies – Welsh Language**

9.169 There are no specific policies which relate solely to the matter of the Welsh language and development. However, Policy GP5 Advertisements makes provision for the safeguarding and enhancement of the Welsh language. There are no notable issues with this policy. Whilst there are currently no other specific policies which relate to the Welsh language, it is noted that there may potentially be a requirement to address the need for mitigation and / or language impact assessments given the changes in legislation. The Plan

will also need to be responsive to up to date and available evidence as well as the outcomes of the sustainability appraisal of the revised LDP.

## Specific Policies, Proposals Map and Site Specific

9.170 The following section considers the potential implications of the review process in respect of the following specific policy areas. Further reference should also be made to those policy areas considered above where they relate to strategic policies and other strategic matters. The following is not intended to be an exhaustive list of potential issues, rather it provides an overview of known and emerging considerations and an indication of matters to be reviewed through the revision of the Plan.

### General Policies

#### Context

9.171 On 7 June 2016 the UK Government published the Wales Bill with the intention to amend the Government of Wales Act 2006. The Bill received Royal Assent as the Wales Act 2017 on 31 January 2017. As part of the Wales Act 2017 CIL became a devolved matter with powers anticipated to be transferred to the Welsh Government in April 2018. A Transfer of Functions Order will be necessary to allow Welsh Ministers to modify existing secondary legislation. If the Welsh Ministers then consider it appropriate to rewrite the CIL Regulations, it is possible that further legislation may be required to enable this, however, this has not been confirmed.

9.172 Consequently, given the absence of clarity, the Council has resolved to hold its preparation of a CIL in abeyance. With this in mind the future progress of CIL within a Welsh context will be monitored and responded to accordingly.

9.173 In preparing the revised LDP, reference will be made to evidence prepared as part of the preparation of CIL. In this respect reference will be made to the report by the District Valuer Service – Valuation Office Agency on economic viability study for Carmarthenshire (November 2015)<sup>8</sup> and the CIL Background Paper: Infrastructure Assessment<sup>9</sup>. Both studies will be reviewed and where applicable and appropriate updated to support the revised LDP.

<sup>8</sup> <http://ilocal.carmarthenshire.gov.uk/media/96628/Study-into-the-Viability-of-Charging-CIL-Background-Document.pdf>

<sup>9</sup> <http://ilocal.carmarthenshire.gov.uk/media/96610/Infrastructure-Assessment-Report-Background-Document.pdf>

9.174 The LDP, in setting out and delivering policies in relation to Planning Obligations, will ensure compliance with the requirements of the CIL Regulations 2010. Consideration will, in light of the provisions of these regulations and that pertaining to viability and deliverability, be given to the potential for the prioritisation of any obligations sought. The requirements in relation to the CMMSAC are noted, with the current LDP prioritising this contribution accordingly.

## Environmental Protection

### Context

9.175 In relation to the Carmarthen Bay / Burry Inlet Special Area of Conservation (CBEEMS), there remains a multi-agency approach to addressing those concerns in relation to water quality and localised flooding. Dŵr Cymru/Welsh Water (DCWW), Natural Resources Wales, City and County of Swansea and Carmarthenshire County Council remain signatories to the Memorandum of Understanding (MoU)<sup>10</sup>. Progress has been made in relation to reviewing the MoU, with the signatory local authorities agreeing a revised draft. Reference is made to the HRA that accompanied the LDP. Consideration will be given to the requirement for a specific policy in relation to the Burry Inlet MoU in any revised LDP. This would be in recognition of the role of the MoU in mediating developmental aspirations with environmental considerations at a strategically important location.

9.176 In contextual terms, reference is made to the fact that, in March 2014, DCWW published its Water Resources Management Plan. This outlines a 25-year strategy for managing water resources across the supply area and maintaining the balance between supply and demand. It identifies deficit zones where demand is exceeding, or forecast to exceed, supply and identifies appropriate measures to either increase supply or to manage demand in each water resources zone. Reference is made to LDP Policy SP17 and DCWW's planned investments through their Asset Management Programme (AMP).

9.177 Due regard will need to be given to the potential mandatory standards for Sustainable Drainage Systems and the opportunities to reflect the content of the Design and Placemaking SPG. Consideration will also need to be given to any revision of TAN 15. There is a need to reflect the fact that Air Quality Management Areas (AQMA) have been

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<sup>10</sup> Memorandum of Understanding – Burry Inlet (2011)

designated in Llanelli, Carmarthen and Llandeilo and reference made to evidence in relation to air quality including the Carmarthenshire Air Quality Progress Report<sup>11</sup>.

## Recreation and Leisure

### Context

9.178 The specific policies of the LDP relate particularly to the retention and provision of open space. The presence of existing parks and leisure facilities were considered as part of the assessment of community facilities referred to under SP16 Community Facilities above. The information was collated as part of the Carmarthenshire Greenspace Assessment (2010) which informed the production of the LDP. In order to provide additional guidance, SPG was also produced in 2016 on the Leisure and Open Space Requirements for New Developments.

9.179 Given that the parks and open space evidence is largely based upon a study undertaken in 2010, it is considered prudent to review the assessment to ascertain its ongoing relevance and accuracy; it is considered likely that the information may require updating. The Greenspace Study previously focused on the larger settlements located in the higher tiered settlements. However, given that the Sustainable Communities play a significant role in delivering the LDP's aims and objectives, it is considered appropriate to extend the greenspace assessment to incorporate these settlements too.

### Proposals Map

9.180 The LDP Proposals Map includes a range of designations and notations which are identified specifically through the LDP but nonetheless add value in its use. Examples include notations such as areas of international and national nature conservation etc. The LDP Manual states that such designations no longer have to be included on the LDP Proposals Map and, as an alternative, can be identified on a Constraints Map (see Section 2.4, page 16 of LDP Manual). Whilst a Constraints Map is not a statutory requirement and is not part of the LDP, the LDP should reference it and list the designations it includes. The use of a Constraints Map has merits in terms of improving the legibility of an LDP Proposals Map and would allow amendments to be made readily to take account of changes that are

<sup>11</sup> [http://www.carmarthenshire.gov.wales/media/1035672/2014\\_Air\\_Quality\\_Progress\\_Report\\_ENG.pdf](http://www.carmarthenshire.gov.wales/media/1035672/2014_Air_Quality_Progress_Report_ENG.pdf)

not determined by the LDP, thus creating a more responsive basis for informing decisions. This would ensure that the most up to date information is readily available. Consideration will be given to the use of a Constraints Map as part of a revised LDP.

9.181 Regard will also be had to matters of accuracy in relation to the identification of the specific boundaries to ensure they are consistently interpreted and replicated within the LDP.

### **Site Assessment and Selection**

9.182 In relation to the process for the selection of sites, a revised Site Assessment Methodology will be developed and published as part of the LDP Pre-deposit stage. This will ensure that selection is reflective of the changes to, and content of PPW and the LDP Manual Edition 2. It will also make sure that site selection ensures that appropriate levels of deliverability are identified as early as possible in the Plan making process. The Authority will need to review the housing land supply and the availability of sites having reference to the strategy and growth requirements and ensuring that a deliverable and genuinely available supply is in place to meet the new Plan timescale (2033). The site assessment process will seek to ensure that there are no fundamental impediments to the development of the sites allocated in the revised Plan and that they are reinforced by the necessary evidence to support their allocation. The authority will also seek to provide clarity in relation to the timescales within which constraints can be overcome and sites are available to come forward.

9.183 Reference should also be made to the commentary in relation to SP3 and SP5 above and to the Draft DA which further considers matters on site selection.

9.184 In undertaking the review of its LDP, the Council will consider the content of the Longitudinal Viability Study of the Planning Process and its recommendations. This report commissioned by the WG identifies reasons why proposed housing developments that are assessed as deliverable during the LDP preparation process are stalling due to viability issues at later planning stages. Regard will be had where appropriate to its recommendations in seeking to develop a deliverable housing land supply.

## 10. Sustainability Appraisal and Habitat Regulations Assessment

### Sustainability Appraisal – Strategic Environmental Assessment

10.1 The requirement to undertake a SA is an integral part of the process of plan preparation and is mandatory under the Planning and Compulsory Purchase Act 2004.

10.2 European Directive 2001/42/EC is enacted in the United Kingdom through the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 requires the the undertaking of a Strategic Environmental Assessment (SEA). The first and second AMRs set out a review of the SA-SEA monitoring framework.

10.3 There have been no significant concerns relating to the impact of the LDP's implementation in relation to the SA-SEA emerging from both AMRs. The outcomes confirmed the designation of three separate AQMAs in Llandeilo, Carmarthen and Llanelli respectively. The limitations in SA-SEA monitoring are acknowledged, and whilst none of the SA-SEA indicators were deleted, there were instances when information was unavailable and/or deemed not applicable.

10.4 It is noted that many of the plans, policies and programmes reviewed as part of the SA-SEA process are some years old and that the identification and consolidation of a contemporary pre-change baseline is key to effective plan-making. Due consideration will be given to a review of the scoping report with a view to supporting the development of a relevant sustainability framework. Such a framework should inform pre-deposit proposals and the identification of strategic options.

10.5 There have also been some contextual changes that are relevant. These include the Planning (Wales) Act 2015, The Well-being of Future Generations Act 2015 and The Environment (Wales) Act 2016. In relation to the Well-being of Future Generations Act 2015 there is an opportunity to develop a corporate and integrated framework and monitoring regime as part of the production of the LWP. TAN 20 was published in October 2017. It outlines further guidance relating to the consideration of the Welsh language in the SA of the LDP and is a relevant consideration in relation to any review of the SA.

### Habitats Regulations Assessment

10.6 European Directive 92/43/EEC is enacted in the United Kingdom through the Conservation of Habitats and Species Regulations 2010 (HRA). These regulations clarify the

responsibilities of the Plan Making Authority and set out the framework under which it should document the process.

10.7 There are no indications from the first and second AMR reports that the implementation of the LDP is having a significant effect (alone or in-combination) on the European Sites.

10.8 Notwithstanding the above, due consideration will be given to pertinent legislative directives and any requirement to revisit the screening process.



## Glossary

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"> <li>• meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and</li> <li>• 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.</li> </ul> <p>This breaks down into two sub-categories:</p> <ul style="list-style-type: none"> <li>• <b>social rented housing</b> - provided by local authorities and <i>registered social landlords</i> where rent levels have regard to the Assembly Government's <i>guideline rents</i> and <i>benchmark rents</i>; and</li> <li>• <b>Intermediate housing</b> - where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example <i>Homebuy</i>). Intermediate housing differs from low cost market housing, which the Assembly Government does not consider to be affordable housing for the purpose of the land use planning system. (TAN 2: Glossary)</li> </ul>
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.
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.
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.
Community Involvement Scheme (CIS)	Sets out the project plan and policies of the LPA for involving local communities, including businesses, in the preparation of local development plans. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for agreement.

Consultation	A formal process in which comments are invited on a particular topic or set of topics, or a draft document.
Contextual Indicator	An indicator used to monitor changes in the context within which the plan is being implemented or prepared.
Delivery Agreement (DA)	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 Documents	These include the deposit LDP, the Sustainability Appraisal report, the initial consultation report, the candidate sites register, the Review Report (if appropriate), any relevant supporting documents.
Development Limits	A line drawn in order 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.
Development Management 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.
Engagement	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people/section of the community.
Evidence Base	Interpretation of Baseline or other information/data to provide the basis for plan policy
Habitats Regulations Assessment (HRA)	<p>The screening and appropriate assessment of options required under Part 6 Chapter 8 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) - 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.</p> <p>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 a "European site" (see paragraph 5.1.2 of TAN 5), or as a matter of policy a proposed "European site" or Ramsar site, under the provisions of Article 6(3) of the EC Directive 92/43/ECC (the Habitats Directive), regulations 61 and 102 of the Conservation of Habitats and Species Regulations (as amended) 2010, and, regulation 25 of the Offshore Marine Conservation (Natural Habitats &amp;c) Regulations 2007.</p>
Integrated Community Strategy	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".
Local Planning Authority (LPA)	A planning authority responsible for 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 Well-being Plan	Under The Well-being of Future Generations (Wales) Act 2015 Public Service Boards will be established for each local authority area; it is intended that each will prepare a Well-being Plan to replace the SIP by April 2018 (s.39).
Marine Plan	The Welsh National Marine Plan prepared under the Marine and Coastal Access Act 2009.
Mitigation	Measures to avoid, reduce or offset significant adverse effects.
National Development Framework (NDF)	Provision is made under Planning (Wales Act) 2015 for the preparation of an NDF. Prepared by the Welsh Government the NDF will set out a 20 year land use framework for Wales and will replace the current Wales Spatial Plan.
Objective/Strategic Objective	A statement of what is intended, specifying the desired direction of change in trends.
Partners	Other local/NP 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.
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 Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is provided through circulars and policy clarification letters.
Pre-deposit documents (LDP)	These include the vision, strategic options, preferred strategy, key policies, the Sustainability Appraisal report, the candidate sites register, Review Report (if appropriate).
Pre-deposit stage	The participation and consultation stages prior to deposit; the Manual refers to the Strategic Options and Preferred Strategy stage which relate to the full plan procedure; reduced requirements relate to the short form plan revision procedure.
Ramsar	A wetland site of international importance for nature conservation. Designation is enabled by the Ramsar Convention 1971 whereby participating European Governments undertake to protect such areas.
Review Report	The required statutory report under S69 of the 2004 Act and/or Reg41; 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.
Short form revision	May be appropriate for circumstances where the issues

procedure	involved are not of sufficient significance to justify undertaking the full plan revision procedure.
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 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 2004 Act).  Tests of soundness tests and checks are identified in PPW.
Special Area of Conservation (SAC)	Sites of international conservation importance designated by the Welsh Ministers under the European Directive on the Conservation of Natural Habitats and Wild Flora and Fauna. 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)	Special Protection Areas For Wild Birds under The E.C. Council Directive On the Conservation of Wild Birds (79/4C9/EEC) provides for the protection, management and control of all species of naturally occurring wild birds.
Stakeholders	Interests directly affected by the LDP (and/or SEA) - involvement 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”.
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 2004 Act to undertake SA of the LDP. This form of SA fully incorporates the requirements of the SEA Regulations.
Sustainability Appraisal Report (SA Report)	A document required to be produced as part of the SA process to describe and appraise the likely significant effects on sustainability of implementing the LDP, which also meets the requirement for the Environmental Report under the SEA Regulations. S62(6) of the 2004 Act requires each LPA to prepare a report of the findings of the SA of the LDP. - The SA Report is first produced at the Preferred Strategy stage (the Interim SA Report), expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.
Technical Advice Notes (TAN)	A topic-based document published by the Welsh Assembly Government to supplement Planning Policy Wales.
Wales Spatial Plan (WSP)	A plan prepared and approved by the National Assembly for Wales under S60 of the 2004 Act, 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.



## Appendix 1: LDP Policy Review

Strategic Policies		Comments	Test of soundness addressed by this change
SP1	Sustainable Places and Spaces	<p>The policy will be amended to reflect developments and changes emanating from revisions to the LDP strategy. Reference will also be had to evidence and contextual changes in ensuring the policy reflects such matters and remains relevant.</p> <p>Specific reference will be had to the emerging provisions of the Local Well-being Plan</p>	1: Does it have regard to Well-being Goals?
SP2	Climate Change	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	1: Does it have regard to Well-being Goals?
SP3	Sustainable Distribution-Settlement Framework	<p>The policy will be amended to reflect developments and changes emanating from revisions to the LDP strategy. The implications of the growth requirements and the spatial framework will be notable informants in this regards.</p> <p>Reference will also be had to evidence and contextual changes in ensuring the policy reflects such matters and remains relevant.</p>	1: Does the plan fit? 3: Will the plan deliver?
SP4	Strategic Sites	<p>The policy will be amended to reflect developments and changes emanating from revisions to the LDP strategy. The implications of the growth requirements and the spatial framework will be notable informants in this regards.</p> <p>Evidence in terms of site delivery and their strategic contributions as well as the site assessment methodology will assist in determining the identification of sites.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	3: Will the plan deliver?
SP5	Housing	The policy will be amended to reflect developments and changes emanating from revisions to the LDP strategy. The implications of the growth requirements and the spatial framework will be notable informants in this regards.	2: Is it supported by robust, proportionate and credible evidence? Does it seek to meet assessed needs and contribute to the achievement of sustainable development?

		Reference will be had to the site assessment methodology in the identification of sites.	3: Will the plan deliver?
SP6	Affordable Housing	<p>The policy will be amended to reflect the background evidence which notes the number of affordable housing being achieved through the planning system.</p> <p>As part of the revised LDP, the percentage targets for affordable housing, along with the threshold consideration will need to be looked at in light of changes to allocated sites within the revised plan.</p> <p>These factors when totalled, will ultimately show a revised number of affordable housing being provided during the plan period.</p>	<p>2: Is it supported by robust, proportionate and credible evidence? Does it seek to meet assessed needs and contribute to the achievement of sustainable development?</p> <p>3: Will the plan deliver?</p>
SP7	Employment- Land Allocations	<p>The policy will be amended to reflect developments and changes emanating from revisions to the LDP strategy. The implications of the growth requirements and the spatial framework will be notable informants in this regards, as will the evidence set out within the Sectoral Need Study 2017.</p> <p>Evidence in terms of site delivery and their strategic contributions, as set out within the annual Employment Land Reviews, as well as the site assessment methodology will assist in determining the identification of sites.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	<p>2: Is it supported by robust, proportionate and credible evidence? Does it seek to meet assessed needs and contribute to the achievement of sustainable development?</p> <p>3: Will the plan deliver?</p>
SP8	Retail	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	2: Is it locally specific? Does it address the key issues?
SP9	Transportation	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy will however require amending to reflect amendments to, and emerging infrastructure improvements and notably to ensure compliance with the provisions of the Active Travel (Wales) Act.</p>	1: Is it consistent with the regional plans, strategies and utility programmes?



SP10	Sustainable Mineral Development	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
SP11	Renewable Energy & Energy Efficiency	No fundamental changes are anticipated to the strategic policy, the policy will have to reflect the outcomes of the Renewable Energy Assessment which will be undertaken,	-
SP12	Waste Management	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  Evidence and recommendations as set out within the annual Waste Planning Monitoring Reports for the South West Wales Region will be a key informant in relation to the review of this policy.	1: Is it consistent with the regional plans, strategies and utility programmes?
SP13	Protection and Enhancement of the Built and Historic Environment	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
SP14	Protection and Enhancement of the Natural Environment	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  In this regard, there may be an opportunity to evaluate and consolidate the cross cutting role of the protection and enhancement of the natural environment across the 3 legislative themes as recognised within the following Welsh Government guidance: <a href="http://gov.wales/docs/desh/publications/160610-three-bills-diagram-en.pdf">http://gov.wales/docs/desh/publications/160610-three-bills-diagram-en.pdf</a> .	1: Does the Plan fit? 2: Is it supported by robust, proportionate and credible evidence?
SP15	Tourism and the Visitor Economy	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  In noting the above, the inter-relationship between the tourism hierarchy and that of the Plan's spatial strategy and settlement hierarchy is readily apparent. Any review of the Plan's spatial strategy (for example promoting a character area approach as oppose to a hierarchal	2: Is the plan appropriate?

		<p>approach) would have implications for tourism and should be undertaken with the context of national policy and the and/or the sustainability framework.</p> <p>In terms of contextual changes, it is noted that Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015-2030 portrays the County as a confident, ambitious and connected component of the Swansea Bay City Region.</p> <p>There are also opportunities to review those linkages and opportunities that emerge from the corporate emphasis on exploring the future contribution of the rural economy (including diversification and adaptation and re use of rural buildings).</p>	
SP16	Community Facilities	No fundamental changes are envisaged in response to the policy's performance as shown through the Annual Monitoring Reports. The policy will however need to respond to contextual changes and adapt and reflect the information gained through further research and assessment.	-
SP17	Infrastructure	No fundamental changes are envisaged in response to the policy's performance as shown through the Annual Monitoring Reports. The policy will however need to respond to contextual changes and adapt and reflect the information gained through the most recent infrastructure assessment as well as further research planned.	3: Will the plan deliver?
SP18	The Welsh Language	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>There will be an opportunity to review the impact of development on the Welsh Language through the Sustainability Appraisal process and reflect changes implemented through TAN20.</p>	2: Is it locally specific? Does it seek to meet assessed needs and contribute to the achievement of sustainable development?

<b>Specific Policies</b>			
<b>General Policies</b>			
GP1	Sustainability and High Quality Design	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
GP2	Development Limits	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
GP3	Planning Obligations	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>Further consideration may however be given to the prioritisation of planning obligations. The ongoing considerations around the potential for a CIL charging structure will be monitored and reflected as appropriate.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	3: Will development be viable?
GP4	Infrastructure and New Development	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-

GP5	Advertisements	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
GP6	Extensions	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy. The Policy may also be amended to improve its clarity and certainty in application.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
<b>Housing</b>			
H1	Housing Allocations	<p>Whilst the policies basic provisions will not defer the detail in relation to the table of allocations will require amending to reflect any changes arising from the revision of the Plan.</p>	<p>2: Is the plan appropriate? 3: Will the plan deliver?</p>
H2	Housing within Development Limits	<p>The policy will be required to respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The provisions of part b of the policy will be reviewed in light of any re-assessment of the approach in relation to the type of settlements to which it refers. Regard will be had to the Plans strategy and settlement framework.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	<p>3: Will the plan deliver?</p>
H3	Conversion or Subdivision of Existing Dwellings	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-

H4	Replacement Dwellings	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
H5	Adaptation and Re-use of Rural Buildings for Residential Use	<p>The provisions of the policy will be reviewed noting the rural context of much of the County. This will ensure the policy responds appropriately to rural housing needs and tourism potential.</p> <p>The policy will also respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	2: Is it locally specific? Is it coherent and consistent? Is it clear and focused?
H6	Residential Care Facilities	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
H7	Gypsy and Traveller Sites	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The policy will need to consider an updated Gypsy and Traveller Accommodation Needs Assessment to ascertain if there is a requirement for a new local authority site within Carmarthenshire.</p>	2: Is it supported by robust, proportionate and credible evidence?
H8	Renovation of Derelict or Abandoned Dwellings	<p>The policy will be subject to review in responses to contextual (including legislative and policy), factual and evidential changes as well as those resulting from any revisions to the strategy. It will also be subject to further development reflecting considerations around the rural matters across the County.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	2: Is it locally specific? Is it coherent and consistent? Is it clear and focused?

H9	Residential Caravans	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
H10	Home Working	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
<b>Affordable Housing</b>			
AH1	Affordable Housing	<p>There will be a requirement to update the affordable housing targets in conjunction with the background evidence on affordable housing within any revised LDP. This may involve a strategic consideration on setting the affordable housing target, or to consider individual site thresholds.</p> <p>In respect of the commuted sum contributions, the revised LDP will need to identify the threshold at which to consider the provision of commuted sums, in addition to the level of commuted sum required up until the threshold is achieved for on-site affordable housing contribution.</p>	<p>2: Is it supported by robust, proportionate and credible evidence?</p> <p>3: Will the plan deliver?</p>
AH2	Affordable Housing- Exceptions Sites	It is considered that the criteria set out within the policy is fit for purpose. Reference will need to be drawn in any revised LDP to those settlements to which market housing allocations have not been directed. The Policy and the supporting paragraphs should be explicit in understanding the requirements set out within the policy.	2: Is it coherent and consistent? Is it clear and focused?
AH3	Affordable Housing- Minor Settlement in the Open Countryside	The revised LDP will provide an opportunity to consider the criteria set within policy AH3 with respect to genuine identified local need and those seeking infill developments for affordable housing outside of development limits.	2: Is it coherent and consistent? Is it clear and focused?
<b>Economy and Employment</b>			
EMP1	Employment- Safeguarding of Employment Sites	Whilst no fundamental changes are envisaged, this policy is closely linked to the employment allocations policy SP7 and the resultant	3: Will the plan deliver?

		potential changes associated with that policy (see SP7 above). Furthermore, this policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	
EMP2	New Employment Proposals	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
EMP3	Employment- Extensions and Intensification	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
EMP4	Farm Diversification	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>In noting the above, the inter-relationship between tourism and the rural economy is readily apparent. There are opportunities to review these linkages, and opportunities that emerge from exploring the future contribution that tourism can make to the rural economy, particularly through farm diversification.</p> <p>In terms of contextual changes, it is noted that Transformations: A Strategic Regeneration Plan for Carmarthenshire – 2015-2030 portrays the County as a confident, ambitious and connected component of the Swansea Bay City Region. There are opportunities to explore the potential of ensuring that the positive effects of the City Deal is felt throughout the County.</p>	2: Is the plan appropriate?
EMP5	Mixed Use Sites	<p>The policy will be amended to reflect developments and changes emanating from revisions to the LDP strategy. The implications of the growth requirements and the spatial framework will be notable informants in this regard.</p> <p>Evidence in terms of site delivery, appropriateness as mixed use sites, and their potential strategic contributions, as well as the site assessment methodology, will assist in determining the identification of sites.</p>	3: Will the plan deliver?

		The Policy may also be amended to improve its clarity and certainty in application.	
<b>Retailing</b>			
RT1	Retailing Hierarchy	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application. The designation of the specific centres listed will also be reviewed in light of their retail contribution.</p>	<p>1: Does the plan fit? 2: Is the plan appropriate?</p>
RT2	Principal Centres (Growth Areas): Primary Retail Frontage	<p>The policy will be reviewed in light of its appropriateness across all the principal retail centres. In this respect whilst the policy is fundamentally sound the revised Plan will ensure it remains relevant and able to respond to the local and national retail context. Contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy will also be made where appropriate.</p> <p>The Policy may also be amended to improve its clarity and certainty in application. The spatial extent of any designation will also be reviewed.</p>	2: Is it locally specific?
RT3	Principal Centres (Growth Areas): Secondary Retail Frontage	<p>The policy will be reviewed in light of its appropriateness across all the principal retail centres. In this respect whilst the policy is fundamentally sound the revised Plan will ensure it remains relevant and able to respond to the local and national retail context. Contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy will also be made where appropriate.</p> <p>The Policy may also be amended to improve its clarity and certainty in application. The spatial extent of any designation will also be reviewed.</p>	2: Is it locally specific?
RT4	Principal Centres (Growth Areas): Town Centre Zone	<p>The policy will be reviewed in light of its appropriateness across all the principal retail centres. In this respect whilst the policy is fundamentally sound the revised Plan will ensure it remains relevant and able to respond to the local and national retail context. Contextual (including legislative and policy changes), factual and evidential</p>	2: Is it locally specific?



		<p>changes as well as those resulting from any revisions to the strategy will also be made where appropriate.</p> <p>The Policy may also be amended to improve its clarity and certainty in application. The spatial extent of any designation will also be reviewed.</p>	
RT5	Town Centres (Service Centres)	<p>The policy will be reviewed in light of its appropriateness across all the principal retail centres. In this respect whilst the policy is fundamentally sound the revised Plan will ensure it remains relevant and able to respond to the local and national retail context. Contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy will also be made where appropriate.</p> <p>The Policy may also be amended to improve its clarity and certainty in application. The spatial extent and appropriateness of any designated centre will also be reviewed.</p>	-
RT6	Town Centres (Service Centres) - Convenience Stores	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	2: Is it locally specific?
RT7	District Centres (Local Service Centres)	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
RT8	Local Shops and Facilities	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-

RT9	Regional Centres (Retail Parks)	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
<b>Transport and Accessibility</b>			
TR1	Primary and Core Road Networks	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p>	-
TR2	Location of Development-Transport Considerations	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
TR3	Highways in Developments-Design Considerations	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
TR4	Cycling and Walking	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may require consideration in light of the Active Travel (Wales) Act and the emphasis on walking and cycling. The schemes identified will require amending with non-programmed routes removed.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	2: Does it seek to meet assessed needs and contribute to the achievement of sustainable development?

TR5	Gwili Railway	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
TR6	Redundant Rail Corridors	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
<b>Environmental Qualities- Built Environment</b>			
EQ1	Protection of Buildings, Landscapes and Features of Historic Importance	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
EQ2	Enabling Development	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>The Policy may also be amended to improve its clarity and certainty in application.</p>	-
<b>Environmental Qualities- Natural Environment</b>			
EQ3	Regional and Local Designations	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>There are at present no Sites of Importance for Nature Conservation Value (SINCs) defined within the plan area and there may be an</p>	2: Is it locally specific? Is it supported by robust, proportionate and credible evidence?

		opportunity for this process to take place, subject to the development of appropriate evidence.	
EQ4	Biodiversity	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy	2: Is it locally specific? Is it supported by robust, proportionate and credible evidence?
EQ5	Corridors, Networks and Features of Distinctiveness	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  There are opportunities to build upon the considerable emphasis placed on the importance of connectivity in the Plan by exploring and consolidating upon linkages with other policy areas (particularly those that promote green infrastructure approaches).	2: Is it locally specific? Is it supported by robust, proportionate and credible evidence?
EQ6	Special Landscape Areas	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  There may be opportunities to supplement and/or review the supporting evidence for this policy and explore those wider linkages (e.g. the renewable energy policies and those design related policies).	2: Is it locally specific? Is it supported by robust, proportionate and credible evidence?
EQ7	Development within the Caeau Mynydd Mawr SPG Area	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  In acknowledging its ongoing contribution to delivery, there may be opportunities to review the provisions of LDP Policy EQ7 (and its SPG) in terms of mechanisms and underpinning evidential facets.	2: Does it address the key issues? Is it supported by robust, proportionate and credible evidence?
<b>Renewable Energy</b>			
RE1	Large Scale Wind Power	No fundamental changes are anticipated to the policy as national guidance has not changed for wind farms since the adoption of the LDP.	-
RE2	Local, Community and Small Wind Farms	No fundamental changes are anticipated to the policy as national guidance has not changed for wind farms since the adoption of the LDP.	-
RE3	Non-Wind Renewable Energy Installations	The current policy is not supportive of solar farms nor particularly supportive of embracing new technology relating to renewable energy	3: Is the plan sufficiently flexible?

		installations. The revised policy needs to be flexible to allow for technological advances and new technologies throughout the Plan period.	
<b>Environmental Protection</b>			
EP1	Water Quality and Resources	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
EP2	Pollution	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
EP3	Sustainable Drainage	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
EP4	Coastal Management	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy. The revised policy should take into account, and make reference to the Seascape Character Assessment that covers the Carmarthen Bay, Gower and Swansea Bay area.	1: Is it consistent with regional plans, strategies and utility programmes?
EP5	Coastal Development	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	1: Is it consistent with regional plans, strategies and utility programmes?
EP6	Unstable Land	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
<b>Recreation and Leisure</b>			
REC1	Protection of Open Space	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and	2: Is it supported by robust, proportionate and credible evidence? Does it seek to meet

		evidential changes as well as those resulting from any revisions to the strategy.	assessed needs and contribute to the achievement of sustainable development?
REC2	Open Space Provision and New Developments	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	2: Is it supported by robust, proportionate and credible evidence? Does it seek to meet assessed needs and contribute to the achievement of sustainable development? 3: Will development be viable?
REC3	Proposed New Open Space	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
<b>Tourism</b>			
TSM1	Static Caravan and Chalet Sites	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  Any review of the Plan's spatial strategy (for example promoting a character area approach as oppose to a hierarchal approach) would have implications for tourism and should be undertaken with the context of national policy and the and/or the sustainability framework.	2: Is the plan appropriate?
TSM2	Touring Caravan and Tent Sites	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  There is an opportunity to elaborate upon the existing policy framework to develop a contemporary awareness of market trends (and local distinctiveness) without rendering the Plan unsound and/or contrary to the sustainability framework. This could be done via the development of SPG which provides an opportunity to elaborate upon the policies and provisions of the Plan.	2: Is the plan appropriate?
TSM3	Small Scale Tourism Development in the Open Countryside	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.  Any review of the Plan's spatial strategy (for example promoting a character area approach as oppose to a hierarchal approach) would	2: Is the plan appropriate?

		have implications for tourism and should be undertaken with the context of national policy and the and/or the sustainability framework.	
TSM4	Visitor Accommodation	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>There is an opportunity to address an evidence gap in terms of current and future demand / trends (both in accommodation and attractions) and where such uses could be broadly accommodated on a spatial basis. There are also opportunities to review those linkages and opportunities that emerge from the corporate emphasis on exploring the future contribution of the rural economy (including diversification and adaptation and re use of rural buildings).</p>	2: Is the plan appropriate?
TSM5	Major Tourism proposals in the Open Countryside	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>There is an opportunity to develop an increased appreciation of an area's role and function in relation to tourism as oppose to simply identifying its position in a hierarchy. Such an appreciation could support the provisions of this policy is assisting in framing the potential contribution of areas such as the Pembrey Peninsula to realising the delivery of the LDP and the Transformations Strategy.</p>	2: Is the plan appropriate?
<b>Minerals</b>			
MPP1	Mineral Proposals	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
MPP2	Mineral Buffer Zones	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
MPP3	Mineral Safeguarding	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-

		At present the extant mineral sites identified within the current LDP contribute in excess of the land bank requirement for both hard rock, and sand and gravel stipulated in MTAN 1: Aggregates. The Plan does not therefore identify new areas for future mineral working. Notwithstanding the fact that the County has sufficient permitted reserves of aggregates, PPW requires that areas to be safeguarded for their mineral resources are identified on Proposals Maps. These safeguarding areas will provide the starting point for assessing potential new areas for mineral working should the land bank situation fall below the required thresholds in the future.	
MPP4	Coal Extraction Operations	The policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
MPP5	Aggregate Alternatives	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
MPP6	Restoration and Aftercare of Mineral Sites	Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.	-
<b>Waste Management</b>			
WPP1	Nantycaws Waste Management Facility	It is not envisaged that there will be fundamental changes to this policy. The importance of the Nantycaws facility, both at the local and regional level, is set out in the Waste Planning Monitoring Report for the South West Wales Region. Nantycaws has one of four operational landfills within the region which collectively ensure that void space capacity is currently above the threshold set out in TAN 21: Waste whereby a new landfill site would need to be considered for the region. As well as an active landfill site, Nantycaws has an In-vessel composting facility which deals with residual garden and food waste. In addition the site has a Materials Reclamation Facility to deal with its recyclable waste, and has planning permission for an Anaerobic Digestion Plant. What is clear is that the Nantycaws site will continue to be important for the future of residual waste management within the South West Wales region for the foreseeable future.	1: Is it consistent with regional plans, strategies and utility programmes?



WPP2	Waste Management Facilities outside Development Limits	<p>Whilst no fundamental changes are envisaged, the policy will respond to contextual (including legislative and policy changes), factual and evidential changes as well as those resulting from any revisions to the strategy.</p> <p>Evidence and recommendations as set out within the annual Waste Planning Monitoring Reports for the South West Wales Region will be a key informant in relation to the review of this policy.</p>	1: Is it consistent with regional plans, strategies and utility programmes?
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## Appendix 2: Delivery of LDP Housing Allocations

The following list of sites has been extracted from the Adopted Carmarthenshire LDP and details those sites allocated for residential development. The sites have been assessed using the following colour coding, with a commentary provided. It should however be noted that the sites will potentially be subject to further evaluation in accordance with the site assessment methodology as part of the preparation of the revised LDP.

It should also be recognised that not all of those sites allocated within the existing LDP will be considered appropriate and/or suitable within any revised Plan. Landowners/developers will have the opportunity to further present their sites for inclusion within the revised LDP as part of the candidate site process. In this respect, the candidate site process represents a critical opportunity in seeking the potential further re-allocation of their sites and to provide the Council with the necessary information and evidence to support the site's deliverability.

In light of the above, and the content of this review report, it should be noted that the following commentary and colour coding is indicative only and does not prejudice the potential inclusion or otherwise of individual sites in any revised Plan.

The following key provides a broad framework for the identification of the sites. Each site will however also be informed by a range of other factors, including discussions (formal and otherwise) which may have taken place – as well as the history of the site in terms of its allocation with previous development plans.

Complete and / or indicates clear progress towards delivery	
Limited indication of progress towards delivery	
No indication of progress towards delivery.	

Settlement	Map Ref	Site Name	Total Allocation	Status
Carmarthen				
	GA1/h1	Penymorfa	180	The landowner has expressed no intention to bring the allocation forward.
	GA1/h2	Adj. Bryn Meurig	43	The site is completed.
	GA1/h3	Mounthill	80	74 dwellings have been completed on the site, the 5 remaining units have planning permission. The total units for the site has been reduced to 79.
	GA1/h4	Rhiw Babell	14	A long standing allocation with no recent history of any planning permissions.
	GA1/h5	Former Hospital, Prioxy Street	12	The site is nearing completion.
	GA1/h6	Former BT Exchange Building, Spilman Street	14	The site is under construction.
	GA1/h7	Former DJK Buildings, Pentrefelin Street	14	The site is completed.
	GA1/h8	Former Health Authority Buildings, Penlan Road	8	The site has planning permission valid in perpetuity, however, a pre-application was submitted in 2015 to make amendments to the original application. More recent discussions have been had with Development Management by potential new owners of the site.
	GA1/h9	Parc Thomas	9	Planning permission has been permitted for 4 units on the site. The site would no longer constitute an allocation.
	GA1/h10	Parc Y Delyn	35	The site is a long standing allocation, numerous planning applications have been granted on the site. A pre-application was submitted on the site in 2015.
	GA1/h11	Springfield Road	30	The site was allocated during the adoption of the LDP. The site is currently for sale and an outline planning application has been submitted, but has not yet been determined.
	GA1/h12	Land south of Pant Glas, Bronwydd Road	15	The site was allocated during the adoption of the LDP. Outline planning permission has been granted in 2016 for the site. The site is currently for sale.
	GA1/h13	Bronwydd Road (south)	45	23 units have been completed on the site. The developer is currently in discussions about the

Settlement	Map Ref	Site Name	Total Allocation	Status
				next phases of the site and is currently progressing with a PAC.
	GA1/h14	Former Coach depot, Abergwili	9	The site is now being used as a car park in connection with the hospital.
	GA1/h15	Former MAFF depot	18	Longstanding allocation. A pre-application has been submitted on the site in 2016. The landowner has said he intends progressing to an application on the site.
	GA1/h16	Ashgrove	20	A long standing allocation with no recent history of any planning permissions.
	GA1/h17	College Road (ext)	153	The site is completed.
	GA1/h18	Penybont Farm, Llysonnen Road	16	7 units have been completed on the site, extant permission exists for 9 dwellings. A pre-application was submitted last year for the remaining site.
	GA1/h19	Bronwydd Road (north)	9	The site is completed.
	GA1/h20	College Road	14	The site is completed.
	GA1/h21	Rhiw Babell extension	16	The site was allocated during the adoption of the LDP, no progress has been made to develop the site.
	GA1/MU 1	West Carmarthen	1100	<p>The site forms the Planning &amp; Development Brief for West Carmarthen. Part of the site is currently under construction. That part of the site completed before the commencement of the Plan period (2018) will not contribute to meeting housing land requirement.</p> <p>The link road is nearing completion.</p> <p>The progress to date indicates that delivery during the period of the revised LDP will be achieved. Detail on the phasing of delivery will be developed.</p>
		<b>Total</b>	<b>1854</b>	
Llanelli				
	GA2/h1	Beech Grove, Pwll	10	The site was allocated during the adoption of the LDP. The landowner has stated that the site will be openly marketed for development during 2017/18.

Settlement	Map Ref	Site Name	Total Allocation	Status
	GA2/h2	Former Stradey Park	355	Permission in place and the site is being completed. Any units / capacity remaining will be considered for the revised LDP.
	GA2/h3	Glasfryn Gardens	9	Two units under construction and one unit remaining. Substantively completed - any units / capacity remaining will be considered for the revised LDP.
	GA2/h4	Llys yr Hen Felin	69	It is understood that there are ongoing exploratory discussions on this site. A pre-application consultation has been undertaken.
	GA2/h5	Former Paragon Laundry, Lakefield	7	The site is completed
	GA2/h6	Llys Arthur	5	The site is completed
	GA2/h7	Adj. Ann Street	12	The site is completed
	GA2/h8	Heol Goffa, Dimpeth	30	The site was allocated during the adoption of the LDP. There is no indication that the site is to be brought forward.
	GA2/h9	Former Garage, Marsh Street	25	Full planning permission was granted in July 2016 (19 units).
	GA2/h10	Llysnewydd, Cambrian Place Seaside	5	The site is completed
	GA2/h11	The Croft, Queen Victoria Road	5	The site is completed
	GA2/h12	Pentre Nicklaus Village	37	Substantively completed. Any units / capacity remaining will be considered for the revised LDP.
	GA2/h13	The Avenue, Morfa	60	Part of the site (circa 50%) has been completed, no firm indicator as to remainder – however there is capacity for +5 units and evidence of deliverability established.
	GA2/h14	Machynys West	205	The site is completed
	GA2/h15	The Avenue (West), Delta Lakes	60	The site forms part of wider masterplan proposals associated with the Wellness and Life Sciences Village. Further consideration will be required to ensure allocated use is reflective of the wider masterplan.
	GA2/h16	Former Stripmill, Coedcae	21	The site is completed.

Settlement	Map Ref	Site Name	Total Allocation	Status
	GA2/h17	r/o 60 Coedcae Road	5	The site was allocated during the adoption of the LDP Planning permission has expired, with no known indication of further interest.
	GA2/h18	Land at Penallt, Stebonheath	60	The site was allocated during the adoption of the LDP. The County Council's Transportation and Highways Department have recently been commissioned to develop a Highway design for the development and oversee a topographical survey prior to marketing.
	GA2/h19	Land at Nightingale Court, Coedcae	50	The site was allocated during the adoption of the LDP. There is no indication that the site is to be brought forward.
	GA2/h20	Land at Brynallt Terrace	5	The site is completed
	GA2/h21	Land at Frondeg Terrace	69	Part of the site attained full planning permission for 24 units in 2014. This is a long standing allocation and there is no indication of commencement of development.
	GA2/h22	Bryntirion, Llanerch	34	The site is completed
	GA2/h23	Opp. playing fields, Llanerch	12	The site was allocated during the adoption of the LDP. It is understood that alternative uses are being explored at present.
	GA2/h24	Adj. Parc Brynmawr, Pentrepoeth	100	The site is a long standing allocation. Whilst there have been initial discussions relating to the site and a letter of intent from the landowner, the site's continued allocation should be subject to detailed consideration – particularly from a highways/accessibility perspective.
	GA2/h25	Marley House, Coedcae.	5	The site is completed
	GA2/h26	R/o 31A, Swiss Valley	6	Substantively completed. Any units / capacity remaining will be considered for the revised LDP.
	GA2/h27	Dafen East Gateway	150	The site was allocated for residential during the adoption of the LDP, however it does not appear that any progress is being made in relation to bringing forward a residential development scheme.
	GA2/h28	Adj Cilsaig Farm, Dafen	8	The site is completed

Settlement	Map Ref	Site Name	Total Allocation	Status
	GA2/h29	Southern Unit, AVON Inflatables, Dafen	60	The site has been brought forward for employment related uses and as such its continued allocation for housing would appear inappropriate.
	GA2/h30	Adj. Gors Fach, Penceiliogi, Dafen	185	The site has been subject to a Masterplan which has been developed by the landowner to use as a marketing document to sell.
	GA2/h31	Land off Bryncoch, Penceiliogi, Dafen	125	The site has been subject to a Masterplan which has been developed by the landowner to use as a marketing document to sell.
	GA2/h32	Bryncoch West, Dafen	15	The site was allocated during the adoption of the LDP. No pre-application / applications have been submitted on the site, however there has been a statement of intent received from the landowner.
	GA2/h33	Bryncoch East, Dafen	26	The site was allocated during the adoption of the LDP. The site is identified within the Local Housing Authority's Social Housing Development Strategy. Planning permission was S/25729 (Outline) appears to have lapsed (2011).
	GA2/h34	Land at rear of 45-79 Pemberton Road	9	The site was allocated for residential during the adoption of the LDP. Outline planning permission for the whole site with a Variation of Condition for extension of time granted 2016. A recent outline application for three units has been granted.
	GA2/h35	Land at Maesarddafen Road/ Erw Las, Cefncaeau	300	The site was allocated for residential during the adoption of the LDP. A Pre-Application Consultation has been completed. It is expected that the proposal for 280 residential units will be placed before Planning Committee early in 2018.
	GA2/h36	Former Church, Llwynhendy Road	13	The site is completed
	GA2/h37	Land at Parc Gitto/Llwynhendy Road	30	The site is a long standing application. It does not appear that any progress is being made in relation to bringing forward a residential development scheme.
	GA2/h38	Former Glynderwen Factory, Llwynhendy rd.	8	The site was allocated during the adoption of the LDP. It is understood that there have been



Settlement	Map Ref	Site Name	Total Allocation	Status
				initial discussions, however no pre-application / applications have been submitted on the site.
	GA2/h39	Penllwynrhodyn Road, West, Llwynhendy	11	The site was allocated during the adoption of the LDP. No pre-application / applications have been submitted on the site. There has been a response to the land owner letter, however this did not state a particular intention for the site.
	GA2/h40	Penllwynrhodyn Road, East, Llwynhendy	25	The site was allocated during the adoption of the LDP. One unit has had planning permission on the site's frontage and there was an enquiry in 2015 on the whole allocation - however no planning application was submitted.
	GA2/h41	Ynys Las, Cefncaeau	45	The site was allocated during the adoption of the LDP. A planning brief has been prepared as part of the landowners marketing of the site for disposal. Reference is made to the progress made on adjacent site GA2/h35.
	GA2/h42	Bwlch Farm, Bynea	5	The site is completed
	GA2/h43	Clos Y Gerddi, Bynea	43	The site is completed
	GA2/h44	Ffordd y Gamlas, Yspitty Rd, Bynea	63	The site is completed
	GA2/h45	Genwen Road, Bryn	150	Longstanding allocation - The vast majority of the site had a reserved matters permission in 2017.
	GA2/h46	Llys Pendderi, Bryn	200	Longstanding allocation - The vast majority of the site had a reserved matters permission in 2017.
	GA2/h47	Pantbryn Isaf, Trallwm	65	The site is completed
	GA2/h48	North of Clos Pendderi, Bryn.	137	The site is completed
	GA2/h49	Maes Y Bryn, Bryn	46	Longstanding allocation - It is understood that initial exploratory discussions have taken place regarding the site, however no application has been submitted. There is evidence of deliverability from a previous phase.
	GA2/h50	Box Farm, Llangennech	8	The site had an outline planning permission in May 2017. The site was a new allocation at the adoption of the LDP

Settlement	Map Ref	Site Name	Total Allocation	Status
	GA2/h51	Aber Llchwyr, Llangennech	56	The site is being developed on a plot by plot basis. Substantively completed - any units / capacity remaining will be considered for the revised LDP.
	GA2/h52	Golwg Yr Afon, Llangennech	50	The site was a new allocation at the adoption of the LDP. The developer has cleared the site in anticipation of disposal. There is potential for a planning brief to be formulated. There may be a requirement to monitor the position in terms of DCWW AMP investment.
	GA2/h53	Opposite Parc Morlais, Llangennech	30	The site was a new allocation at the adoption of the LDP. It is understood that there have been exploratory discussions, however no applications have been submitted on the site. There may be a requirement to monitor the position in terms of DCWW AMP investment.
	GA2/h54	Maesydderwen, Llangennech	8	The site was a new allocation at the adoption of the LDP. The site has an outline planning permission which was approved in February 2017.
	GA2/h55	Brynmefys, Furnace	70	The site was a new allocation at the adoption of the LDP. A planning brief has been prepared as part of the landowner's marketing of the site for disposal.
	GA2/h56	Llys Y Bryn, Penceiliogi	145	The site has been subject to a Masterplan which has been developed by the landowner to use as a marketing document to sell.
	GA2/h57	Dylan, Trallwm	25	The site was a new allocation at the adoption of the LDP. A Pre-Application Consultation has been undertaken on the site. The site is within the County Council's Phase 1 New Build Programme.
	GA2/MU 2	Former DRAKA site, Copperworks Rd	150	Part of the site is occupied by the new Penrhos School. The landowner has confirmed intent in relation to the remainder of the site and is assessing options. There will be a need to review capacity and / or landowner aspirations moving forward.
	GA2/MU 4	Trostre Gateway	70	It is understood that the landowner has agreed terms to sell part of the site, subject to planning, for non-residential uses. It is understood that discussions are taking place

Settlement	Map Ref	Site Name	Total Allocation	Status
				with adjoining landowner to bring forward the residential development.
	GA2/MU 7	North Dock	335	<p>A previous phase of residential development has long since been completed. There is a requirement to monitor the progress being made in bringing forward further residential development in accordance with the Adopted SPG.</p> <p>It is understood that the former Pontrilas building is subject to a demolition notification and consultants have been appointed to formulate a planning application for residential development, albeit the density proposed may reflect shifting market demand.</p>
		<b>Total</b>	<b>3927</b>	
<b>Ammanford / Betws</b>	GA3/h1	North End Garage Bonllwyn	15	The site is completed
	GA3/h2	Residential Caravan Park, Henry Lane	9	The site represents a longstanding allocation and has not shown sufficient progress towards delivery.
	GA3/h3	Myddyfych Farm	121	The site is completed
	GA3/h4	North of Church Street	27	The site represents a longstanding allocation and has not shown sufficient progress towards delivery.
	GA3/h5	46-50 College Street	18	The site is completed
	GA3/h6	Former Police Station	12	The site is the subject of a retail proposal with four flats on the upper floor. Whilst this provides an element of residential provision on an allocated site it would constitute a small site.
	GA3/h7	Viji Garage, High Street	20	The site was a new allocation at the adoption of the LDP. The site was subject to planning consent which has now expired. The site is currently in operation for an alternative use.
	GA3/h8	Lon Ger y Coed / Wernoleu Road	14	The site represents a longstanding allocation and has not shown sufficient progress towards delivery.

Settlement	Map Ref	Site Name	Total Allocation	Status
	GA3/h9	Former Betws Colliery	226	The site represents a longstanding allocation. Site has previously had planning permission which has now expired. The remaining element does however part of a broader redevelopment masterplan.
	GA3/h10	Land at Colonel Road	6	The site was a new allocation at the adoption of the LDP. Less than 5 plots remaining, review capacity of the site
	GA3/h11	Land at Woodlands Park	8	The site is completed
	GA3/h12	Land at r/o No 16-20 & No 24-30 Betws Road	8	The site was a new allocation at the adoption of the LDP. The site has permission and development has commenced.
	GA3/h13	Former petrol station, Wind Street	11	The site was a new allocation at the adoption of the LDP. Proposals including pre-application discussions indicate progress towards the delivery of the site.
	GA3/h14	Land Opposite Plough and Harrow, Betws	9	The site was a new allocation at the adoption of the LDP. Site was subject to planning permission which has now expired
	GA3/h15	Land at Waungron Road and Colonel Road	6	The site was a new allocation at the adoption of the LDP. Site was subject to planning permission which has now expired
	GA3/h16	Land at Gwynfryn Fawr	106	The site represents a longstanding allocation. The majority of the site has been developed for a mix of residential development and a residential care home. The remainder of the site has consent for 28 dwellings.
	GA3/h17	Tirychen Farm	250	The site represents a longstanding allocation. The site has outline planning permission
	GA3/h18	Land at Maesyrfhaf	19	The site represents a longstanding allocation and has been substantively delivered.
	GA3/h19	Land adj. Parc Fferws	27	The site was a new allocation at the adoption of the LDP. The site is substantively complete.
<b>Tycroes</b>	GA3/h20	Hafod Road	24	The site is completed.
	GA3/h21	D.Coaches Depot, Tycroes Road,	7	The site is completed.
	GA3/h22	Land at Fforest Fach	20	The site represents part of a longstanding allocation. The remainder of the site has planning permission.

Settlement	Map Ref	Site Name	Total Allocation	Status
	GA3/h23	Land at Heol Ddu	127	The site was a new allocation at the adoption of the LDP for residential. The site has outline planning permission.
	GA3/h24	Land Adj Pontardulais Road	5	The site is completed.
<b>Capel Hendre</b>	GA3/h25	Delfryn Estate	15	The site represents part of a longstanding allocation. The site does not have planning permission however a pre-application enquiry was received in 2016.
	GA3/h26	Land adj. Llys Newydd Nursing Home	25	The site represents a longstanding allocation The site does not have planning permission.
<b>Saron</b>	GA3/h27	Adj. Nantyci	27	Site under construction
	GA3/h28	Land to the r/o No. 152 Saron Road	17	The site is completed
<b>Llandybie</b>	GA3/h29	Land off Llys y Nant	9	The site has planning permission for a number of units granted on a plot by plot basis
	GA3/h30	King's Road	22	Planning permission has now lapsed and the site is a longstanding allocation
	GA3/h31	Adj. Primary School	32	The site is under construction
	GA3/h32	Land adj. Maespiode	42	The site was a new allocation at the adoption of the LDP for residential .The site does not have planning permission
<b>Blaenau / Caerbryn</b>	GA3/h33	Land adj. Penygroes Road	17	The site forms part of a longstanding allocation. The frontage of the site has been granted planning permission but there is no indication that the majority of the site to the rear is to be developed.
<b>Penygroes</b>	GA3/h34	Adj. Caerbryn Road, Penygroes	24	The site is completed
	GA3/h35	Adj. Pant y Blodau	90	The site is subject to full planning permission.
	GA3/h36	Adj. Clos y Cwm	12	The site forms a longstanding allocation and does not have planning permission.
	GA3/h37	Clos y Cwm	17	The site forms part of a larger area granted consent in 2005. The majority of the dwellings have been completed however 5 units proposed for the remaining area of land remain unbuilt. The landowner has noted that they wish to sell the site rather than develop it.
	GA3/h38	Land at Waterloo Road	59	The site has planning permission and is partly under construction

Settlement	Map Ref	Site Name	Total Allocation	Status
	GA3/h39	Land at junction of Black Lion Road and Gorsddu	26	The site is completed
<b>Castell y Rhingyll</b>	GA3/h40	Land adj. A476 (The Gate)	9	The site was granted reserved matters permission in 2009 and is under construction. 5 plots are remaining, one of which is under construction.
<b>Gorslas</b>	GA3/h41	Grove Hill Park	13	The site is nearing completion.
	GA3/h42	R/O Maesygrug, Llandeilo Road	7	The site was a new allocation at the adoption of the LDP. The site does not have planning permission.
	GA3/h43	Land at Ffordd Werdd	10	The site is completed
	GA3/h44	Part of Breaker's Yard and adj. Former garden centre	45	The site was a new residential allocation at the adoption of the LDP. Part of the site has been delivered. Of the remaining part, a section has consent. There is no planning permission for the western portion of the site. The landowner has indicated that they intend to develop the site and so further information / evidence of this will be needed.
<b>Cross Hands</b>	GA3/h45	Opp. Ty Newydd Terrace	56	The majority of the site is completed.
	GA3/h46	Adj. Maesyrfhaf	10	The site forms a longstanding allocation. An application for full planning permission is currently pending.
	GA3/h47	Adj. Pantgwyn	65	The site forms a longstanding allocation. The site has outline planning consent.
	GA3/h59	North of Primary School, Carmarthen Road	105	The site forms a longstanding allocation. Part of the site has been developed and preliminary discussions are ongoing.
	GA3/h60	Land to the rear of Gwernllwyn, Cross Hands Road	30	The site was a new allocation at the adoption of the LDP. An application was submitted on this site but not yet determined. The landowner has indicated that they have no plans to develop the land in the near future.
<b>Cefneithin</b>	GA3/h48	Land at Heol y Dre	9	The site is completed
	GA3/h49	Treventy Road (East)	41	The site is completed
	GA3/h50	Pt Heol Rhosybonwen	14	The site is completed

Settlement	Map Ref	Site Name	Total Allocation	Status
<b>Drefach (Tumble)</b>	GA3/h51	Land at Bron-yr-Ynn	36	The site forms a longstanding allocation. Outline application pending.
	GA3/h52	Land off Heol Caegwyn	8	The site was a new allocation at the adoption of the LDP. The site is not subject to planning permission however there has been a pre-application enquiry.
	GA3/h53	Nantydderwen	33	The site forms a longstanding allocation. The site does not have planning permission.
<b>Tumble</b>	GA3/h54	Rhydycerig Estate, Derwen Road	10	The site forms a longstanding allocation. The site has full planning permission, and the road access is in place.
	GA3/h55	Land at r/o No 56 Gwendraeth Road	8	The site was a new allocation at the adoption of the LDP. The site was granted outline consent.
	GA3/h56	Land at factory site between No 22 & 28 Bethesda Road	30	The site was a new allocation during the adoption of the LDP. The site was granted outline permission for residential development.
	GA3/h57	Ravelston Court	8	The site forms a longstanding allocation and has been partly delivered.
	GA3/h58	Adj. Lletty Mawr, Tumble	6	The site is completed
	GA3/MU 1	Cross Hands West,	220	Initial phase of the residential development completed. Progress to date provides a strong indication in terms of the delivery of the remainder of the residential element of the allocation.
	GA3/MU 2	Emlyn Brickworks Site	250	<p>The site has been the subject of a longstanding allocation over a number of Development Plans.</p> <p>Currently 9 dwellings have been permitted on part of the site and an application for a further 70 dwellings is pending determination. The site is a significant regeneration opportunity with its ongoing allocation for mixed use largely linked to the delivery of the next phase of the Cross hands link road which would facilitate the site's release.</p> <p>However, whilst the current and proposed development on the site is recognised the delivery of the remainder of the site requires</p>

Settlement	Map Ref	Site Name	Total Allocation	Status
				further evidence outlining the mix of uses and the scale of any development. It should also address key considerations relating to delivery issues. A masterplan for the site would be beneficial to address these matters.
		<b>Total</b>	<b>2552</b>	
<b>Pembrey/ Burry Port</b>				
	T2/1/h1	Lando Road, Pembrey	66	Longstanding allocation - an initial phase of units have long since been completed. There is no indication of any further application for the remainder of the site.
	T2/1/h2	Cwrt Farm, Pembrey	75	There is a longstanding pending planning application on this longstanding undeveloped housing allocation. It is understood that access arrangements are being reviewed at present.
	T2/1/h3	Oaklands Close, Burry Port	8	The site is completed
	T2/1/h4	Bay View, Graig, Burry Port	9	Longstanding allocation - This site has a protracted planning history. It is understood that there is planning permission in perpetuity, however there is limited evidence of delivery / commencement.
	T2/1/h5	Cwrt Gwscwm, Burry Port	9	The site is completed
	T2/1/h6	Site of former St Mary's Church Parish Hall, Stepney Road, Burry Port	13	The site is completed
	T2/1/h7	Dolau Fan, Burry Port	7	Substantively completed - any units / capacity remaining will be considered for the revised LDP.
	T2/1/h8	Chandler's Yard, Burry Port Harbour	40	The site is completed
	T2/1/h9	Gwdig Farm, Burry Port	86	Longstanding undeveloped allocation. It is understood that there is interest in the site however no pre application consultation and/or planning application has been formulated.
	T2/1/h10	Lando Road, Pembrey	20	The site was allocated during the adoption of the LDP. There is no indication that the site is to be brought forward.



Settlement	Map Ref	Site Name	Total Allocation	Status
	T2/1/h11	Garreglwyd, Pembrey	10	The site was allocated during the adoption of the LDP. A Pre-Application Consultation has been undertaken on the site. The site is within the County Council's Phase 1 New Build Programme.
	T2/1/h12	Dyfatty North, Burry Port	40	The site was allocated during the adoption of the LDP. There are indications that the landowner is showing intent to sell / develop.
	T2/1/h13	Dyfatty South, Burry Port	20	The site was allocated during the adoption of the LDP. There are indications that the landowner is showing intent to sell / develop.
	T2/1/h14	Heol Waun Wen, Burry Port	10	The site was allocated during the adoption of the LDP. The landowner has expressed an intent to sell / develop.
		<b>Total</b>	<b>413</b>	
<b>Llandeilo</b>				
	T2/2/h1	Llandeilo Northern Quarter	215	Longstanding allocation - no planning permissions, however the whole site benefits from a Planning & Development Brief and parts of the site are being actively marketed which should instigate a phased start to development of the site.
	T2/2/h2	Land opp. Pantglas	6	The site was allocated during the adoption of the LDP. There is no indication that the site is to be brought forward.
	T2/2/h3	Land north of Pantglas	6	The site was allocated during the adoption of the LDP. An outline planning application has recently been submitted on this site.
	T2/2/h4	Thomas Terrace	5	The site was allocated during the adoption of the LDP. Lapsed outline permission. There is no indication that the site is to be brought forward.
	T2/2/h5	Caeglas, Ffairfach	25	Longstanding allocation - An application for 26 dwellings (E/21673) was withdrawn in November 2009. There has been no recent interest and subsequently no indication that the site is to be brought forward.
	T2/2/h6	The Old Tannery	6	The site was allocated during the adoption of the LDP - the site is located within a C2 flood risk area. The applicant has submitted a FCA as part of an application which is currently being considered.

Settlement	Map Ref	Site Name	Total Allocation	Status
		<b>Total</b>	<b>263</b>	
<b>Llandovery</b>				
	T2/3/h1	Land to north of Dan y Crug	60	Longstanding allocation - the site has planning permission for residential development but has not shown sufficient progress towards delivery.
	T2/3/h2	New Road, Llandovery	6	The site was allocated during the adoption of the LDP - Pending planning permission, awaiting S106, however the Landowner has indicated that they do not presently intend to develop
	T2/3/MU 1	Site of Ysgol Pantycelyn	45	The site was allocated during the adoption of the LDP. The site is subject to proposals for the relocation of the current Rhys Pritchard County Primary School as part the sites re-development.
		<b>Total</b>	<b>111</b>	
<b>Newcastle Emlyn</b>				
	T2/4/h1	Whitegates	17	A long standing allocation. There is a pending application on the site, which has not yet been determined.
	T2/4/h2	Land rear of Ty Llwyd	12	The site is under construction.
	T2/4/h3	Pt OS 1100 Penlon	14	A long standing allocation with no recent history of any planning permissions.
	T2/4/h4	Land to r/o Dolcoed	34	The site was allocated during the adoption of the LDP, no progress has been made to develop the site since its allocation.
	T2/4/h5	Millbank	12	The site was allocated during the adoption of the LDP, no progress has been made to develop the site since its allocation.
		<b>Total</b>	<b>89</b>	
<b>St Clears</b>				
	T2/5/h1	Adjacent to Pwll Trap Road	48	The site has been completed
	T2/5/h2	Clare Hill, Pwll Trap	5	The site has been completed
	T2/5/h3	Adjacent to Lower Ostrey	60	The site has been completed
	T2/5/h4	Adjacent to Britannia Terrace	50	This is a long standing housing allocation with no planning permission. However the

Settlement	Map Ref	Site Name	Total Allocation	Status
				developer has been in discussion with the adjacent landowner relating to the site's delivery.
	T2/5/h5	Adjacent to Brynheulog	40	This is a long standing housing allocation with no planning permission, however there have been pre-application discussions.
	T2/5/h6	Adjacent to Gardde Fields	8	This is a long standing housing allocation with no planning permission. Only one unit has been developed since the adoption of the UDP in 2006.
	T2/5/h7	Station Road	20	The site has been completed
	T2/5/h8	Glasfryn School	48	Only four dwellings remain to be built. The site is nearing completion.
		<b>Total</b>	<b>279</b>	
<b>Whitland</b>				
	T2/6/h1	Lon Hywel	32	This is a long standing housing allocation with no planning permission. An outline permission has recently expired.
	T2/6/h2	King's Court, North Road	24	The site is nearing completion, with only one unit remaining.
	T2/6/h3	Land adjacent to Maes Abaty	72	This is a long standing housing allocation with no planning permission.
	T2/6/h4	Adj. Spring Gardens	64	This is a long standing housing allocation, although the majority of the site has full planning permission.
	T2/6/h5	Land adj. Aelybryn	7	The site is nearing completion.
	T2/6/h6	Old Ivydene site	6	The site is nearing completion.
<b>Laugharne</b>		<b>Total</b>	<b>205</b>	
	T3/1/h1	Pludds Meadow	40	This is a long standing housing allocation, however, the site has planning permission.
	T3/1/h2	Land adjacent to Laugharne School	42	This is a new allocation in the LDP. An application has been submitted on the site, which is pending a decision.
		<b>Total</b>	<b>82</b>	
<b>Ferryside</b>	T3/2/h1	Rear of Nythfa	20	The site has been completed
	T3/2/h2	Adjacent to Roberts Rest	12	Two of the houses are under construction. The site is being delivered on a plot by plot basis.
		<b>Total</b>	<b>32</b>	

Settlement	Map Ref	Site Name	Total Allocation	Status
<b>Kidwelly</b>	T3/3/h1	Clos Yr Afon	6	The site has been completed
	T3/3/h2	Rhodfa'r Gwendraeth	27	The site is nearing completion.
	T3/3/h3	Land adjacent to Stockwell Lane	95	The site is a long standing housing allocation and there has been no indication of delivery.
	T3/3/h4	Land between Parc Pendre and Stockwell Forge	58	This is a long standing housing allocation. The site has a pending renewal of the outline permission.
	T3/3/h5	Land adjacent to Broawel	10	This is a long standing housing allocation. The site has an outline permission with a pending application to extend the time of the outline and to submit Reserved Matters
	T3/3/h6	Former Butter Factory & Coal Yard, Station Road	36	The site is nearing completion.
	T3/3/h7	Land to the rear of Park View Drive, Station Rd.	12	This is a new allocation in the LDP. Outline planning permission has been granted.
	T3/3/h8	Land at Morfa Maen	7	The site has been completed
	T3/3/h9	Former Dinas Yard Factory	20	This is a new allocation in the LDP. The site has a pending outline application. The site is tied to T3/3/h10
	T3/3/h10	Land adjacent Former Dinas Yard Factory	30	This is a new allocation in the LDP. The site has a pending outline application. The site is tied to T3/3/h9.
		<b>Total</b>	<b>301</b>	
<b>Trimsaran</b>	T3/4/h1	Adj. Filling Station, Bryncaerau	7	This is a long standing housing allocation. The site does not have planning permission.
	T3/4/h2	Land to the rear of No 7-9a, Bryncaerau	11	This is a new allocation in the LDP. The site has a pending outline application, however it is not being progressed.
	T3/4/h3	No. 20 Bryncaerau	6	This is a new allocation in the LDP. The site has a pending outline application.
	T3/4/h4	Pt Enc 754 Heol Waun y Clun	20	This is a long standing housing allocation. The planning permission has been implemented, however the progress of the development has been limited to the access only.
	T3/4/h5	Land north of Maesffynnon	35	This is a long standing housing allocation. There is currently an application pending to extend the time period.
	T3/4/h6	Adjacent to Primary School	62	This is a long standing housing allocation. The site has implemented the planning permission

Settlement	Map Ref	Site Name	Total Allocation	Status
				on the frontage. No progress has been made on the remainder of the site.
	T3/4/h7	Land at Gwelfor, Heol Llanelli	23	This is a long standing housing allocation. The site does not have planning permission.
		<b>Total</b>	<b>164</b>	
<b>Meinciau</b>	T3/5/h1	Adj. Black Horse	30	This is a long standing housing allocation. The site has full permission with a technical start made on the site, however no progress is being made.
<b>Pontyates</b>	T3/5/h2	South of Parc Mansant	12	The site is a long standing housing allocation, and no applications have been submitted.
	T3/5/h3	Adj. Clos y Dderwen	20	The site is nearing completion.
	T3/5/h4	Adj. 1 Heol Glyndwr	8	This is a new allocation in the LDP. No planning applications have been received on the site. Correspondence has been received from the land owner stating that they have no intentions at present for the site and will be looking to keep the site for the future.
	T3/5/h5	Land at Heol Glan-Gwendraeth	8	This is a new allocation in the LDP. No correspondence has been received relating to the site.
	T3/5/h6	Cae Pontbren	16	The site is a long standing housing allocation. The site has no planning permission. Correspondence has been received from the owner stating their intention to submit an application on the site.
	T3/5/h7	Cae Canfas, Heol Llanelli	8	This is a new allocation in the LDP. The site does not have planning permission.
	T3/5/h8	Land at Heol Llanelli / Danybanc Road	100	The site is a long standing housing allocation The site has no planning permission.
<b>Ponthenri</b>	T3/5/h9	Land at Ty'n y Waun Farm	30	This is a new allocation in the LDP. The site has an outline planning permission on the road frontage. No correspondence has been received relating to the rear of the site.
	T3/5/h10	Incline Inn	7	This is a new allocation in the LDP. The site does not have planning permission
		<b>Total</b>	<b>239</b>	

Settlement	Map Ref	Site Name	Total Allocation	Status
<b>Pontyberem / Bancffosfelen</b>	T3/6/h1	Bryngwyddil, Bancffosfelen	13	The site has been completed.
	T3/6/h2	Land Adj. Llwynpiod, Bancffosfelen	40	The site was a new allocation at the adoption of the LDP. No correspondence has been received relating to this site.
	T3/6/h3	Land Adj. 39 Heol y Felin, Pontyberem	6	The site was a new allocation at the adoption of the LDP. The site has an expired reserved matters permission. No correspondence has been received on the site.
	T3/6/h4	North & NW of Heol Aneddfa, Pontyberem	20	The site was a new allocation at the adoption of the LDP. The owner has indicated that the site will be marketed for sale, however no application / pre application discussion has been made.
	T3/6/h5	Land off Ashgrove, Pontyberem	6	The site was a new allocation at the adoption of the LDP. The owners have been in discussions with developers regarding the development of the site. No application / pre-application correspondence has been received by the Local Authority.
	T3/6/h6	Land Off Heol Llannon, Pontyberem	55	The site was a new allocation at the adoption of the LDP. An application enquiry has been made for small scale development, however no application / pre-application correspondence has been received by the Local Authority.
		<b>Total</b>	<b>140</b>	
<b>Hendy</b>	T3/7/h1	Clos Y Wern, Hendy	35	The site has been completed
	T3/7/h2	Adj Clos Y Wern, Hendy	5	The site was a new allocation at the adoption of the LDP. It is understood that there has been informal interest but this has not led to a planning application.
	T3/7/h3	Land adj. Clos Ty Gwyn, Hendy	66	Planning permission in place and site being delivered. The site was a new allocation.
	T3/7/h4	Land between Clayton Road and East of Bronallt Road	20	The site was a new allocation at the adoption of the LDP. It is understood that there are ongoing exploratory discussions with a view to formulating an integrated scheme with site T3/7/h5 below.

Settlement	Map Ref	Site Name	Total Allocation	Status
	T3/7/h5	Land to East of Bronallt Road	28	The site is a longstanding allocation. Planning permission for 8 units pending s106. It is understood that there are ongoing exploratory discussions with a view to formulating an integrated scheme with site T3/7/h4 above (circa 40 units).
	T3/7/h6	Coed y Bronallt	7	The site is a longstanding allocation with deliverability established, with potential for further units to be built on vacant plots and /or white land.
	T3/7/h7	Land at Fforest Garage	17	The site was a new allocation at the adoption of the LDP. It is understood that alternative uses remain active on site.
	T3/7/h8	Land adjacent to Clos Benallt Fawr, Fforest	35	The site was a new allocation at the adoption of the LDP. A Pre-Application Consultation has been completed.
	T3/7/h9	Llanedi Road, Fforest	6	The site is a longstanding allocation with planning permission. Two units are complete/under construction.
		<b>Total</b>	<b>219</b>	
<b>Glanamman / Garnant</b>	T3/8/h1	Land off Llwynceilyn Road	28	The site is a longstanding allocation. Previous outline permission has lapsed. There has been no recent interest and subsequently no indication that the site as a whole is to be brought forward.
	T3/8/h2	Land at Maes Llewellyn	12	The site is completed
	T3/8/h3	Adj. Parc Bryn Rhos	70	The site is a longstanding allocation. A previous reserved matters permission has expired. The Landowner has indicated his intention to develop the site, however at the present time there has been insufficient evidence to show the site will be delivered.
	T3/8/h4	Land at Glan yr Afon	35	The site forms a longstanding allocation, but has not been developed and there has been insufficient evidence to show that the site will be delivered.
	T3/8/h5	Glyn Dreinog Market Garden	13	The site is a longstanding allocation. A previous outline permission has expired. The Landowner has indicated an intention to develop the site, however at the present time

Settlement	Map Ref	Site Name	Total Allocation	Status
				there has been insufficient evidence to show that the site will be delivered.
	T3/8/h6	Garnant CP School, New School Road	9	The site has planning permission and building works are underway.
	T3/8/h7	Site adj. 1 Arcade Terrace	8	The site is completed
	T3/8/h8	Land adj. No 13 Bishop Road	8	The site was allocated during the adoption of the LDP. Full planning permission for the site has expired.
	T3/8/h9	Land off Bishop Road	22	The site was allocated during the adoption of the LDP. History of various planning permissions. There has been a recent pre-application enquiry.
	T3/8/h10	Raven Garage, Cwmamman Road	5	The site was allocated during the adoption of the LDP. It is understood that alternative uses remain active on site.
	T3/8/h11	Land to r/o Day Centre, corner of Cwmamman Road & Folland Road	5	The site was allocated during the adoption of the LDP. There is no indication that the site is to be brought forward.
	T3/8/h12	Cowell Road	5	Expired planning. Landowner has indicated an intention to develop on an individual plot basis.
	T3/8/h13	Enc 1822 Nantgwineu Road	8	The site is completed.
	T3/8/h14	Former Glanamman Primary School	19	The site was allocated during the adoption of the LDP. The site has full Planning Permission and is under construction.
		<b>Total</b>	<b>247</b>	
<b>Brynamman</b>	T3/9/h1	Land adj. 53 Station Road	22	The site was allocated during the adoption of the LDP. No recent planning interest on the site. There is no indication that the site is to be brought forward.
	T3/9/h2	Land at Ardwyn Road	8	The site was allocated during the adoption of the LDP. The site has planning permission and two houses have already been completed. The landowner has indicated an intention to build further units and sell on a plot by plot basis.
	T3/9/h3	Mountain Road	5	The site forms a longstanding residential allocation on which two dwellings have been



Settlement	Map Ref	Site Name	Total Allocation	Status
				built. There is no recent interest on the remainder of the site.
	T3/9/h4	Land south of Cwmgarw Road	65	Much of the site forms part of a longstanding allocation. There is no indication that the site is to be brought forward.
	T3/9/h5	Land to r/o No 111-115 Cwmgarw Road	7	The site was allocated during the adoption of the LDP. There is a current Full Application in for 9 dwellings on this allocation.
		<b>Total</b>	<b>107</b>	
<b>Llangadog</b>	T3/10/h1	Land opp. Llangadog C.P School	27	A long standing allocation (development brief). Part of site will be a car park associated with the County Primary School opposite. There will be an access through from the car park to the housing allocation beyond. It is noted the site is split between 2 ownerships.
	T3/10/h2	The Old Mart site	10	The site is completed
		<b>Total</b>	<b>37</b>	
<b>Llanybydder</b>	T3/11/h1	Adj. Y Neuadd	10	A long standing allocation with no recent history of any planning permissions.
	T3/11/h2	Adj. y Bryn	10	A long standing allocation with no recent history of any planning permissions.
	T3/11/h3	Lakefield	39	A long standing allocation with no recent history of any planning permissions.
	T3/11/h4	R/O Deri, Heol y Deri	16	The site is completed.
	T3/11/h5	Troedybryn	23	A long standing allocation with no recent history of any planning permissions.
		<b>Total</b>	<b>98</b>	
Drefach/ Felindre	SC1/h1	Parc Puw	40	Part of the site has been developed. Development of the remaining land is currently being discussed with Officers.
	SC1/h2	Land Adj. Aweldeg	30	The site was allocated during the adoption of the LDP. No recent history of any planning permissions.
Waungilwen	SC1/h3	Land at Waungilwen Road	5	Planning permission exists for 1 unit on the site, the remainder does not have any recent history of permissions.

Settlement	Map Ref	Site Name	Total Allocation	Status
	SC1/h4	Opposite Springfield	6	Longstanding allocation. An application has been submitted for the site and is currently awaiting determination.
	SC1/h5	Land at Arwel	7	Longstanding allocation. An application has been submitted for the site and is currently awaiting determination.
		<b>Total</b>	<b>88</b>	
Llangeler	SC2/h1	Brogeler	6	Planning permission has been granted for the site.
Pentrecwrt	SC2/h2	Land adjoining Brynywawr	14	The site was allocated during the adoption of the LDP. No recent history of any planning permissions.
Saron	SC2/h3	Land adjacent to Tyddyn y Celyn	8	Part of a longstanding allocation. A planning application has been submitted for the site, but has not yet been determined.
	SC2/h4	Land adj. Arwynfa	35	The site was allocated during the adoption of the LDP. Whilst no permission currently exists on the site, it is the landowners intention to shortly progress with development on the site.
		<b>Total</b>	<b>63</b>	
Llanboidy	SC3/h1	Land r/o Ysgol Bro Brynach	20	The site is a new allocation in the LDP. The site does not have planning permission.
		<b>Total</b>	<b>20</b>	
Glandy Cross	SC4/h1	Land to r/o Maesglas	10	The site is a long standing allocation. The site does not have planning permission. The landowner has indicated an application is going to be submitted.
	SC4/h2	Land at Cross Roads	6	The site is nearing completion.
Efailwen	SC4/h3	Beca Bakery	9	The site is nearing completion.
		<b>Total</b>	<b>25</b>	
Capel Iwan	SC7/h1	Adj. Pleasant View	7	A long standing allocation with no recent history of any planning permissions.
	SC7/h2	Maes y Bryn	13	The site was allocated during the adoption of the LDP. Whilst no permission currently exists on the site, it is the landowners stated intention

Settlement	Map Ref	Site Name	Total Allocation	Status
				to shortly progress with development on the site.
		<b>Total</b>	<b>20</b>	
Trelech	SC8/h1	Adj. Picton House	6	The sewerage work has been upgraded which has meant to that the site is available for development. The landowner is looking to develop the site.
	SC8/h2	Land adj Tower Hill	5	The site is partly developed.
		<b>Total</b>	<b>11</b>	
Cynwyl Elfed	SC9/h1	Adj. Fron Heulog	8	Longstanding allocation. Permission has been granted for road and plot layout and the road and access has been constructed. The site is currently for sale.
	SC9/h2	Land adj. Lleine	15	Longstanding allocation. Full planning permission exists on the site and the landowner advises that work is due to commence soon. 1 unit has been completed.
	SC9/h3	Adj. Dolwerdd	6	A long standing allocation with no recent history of any planning permissions.
		<b>Total</b>	<b>29</b>	
Llangynin	SC11/h1	O.S 8671, r/o Irfonan	10	The site has partly been developed.
Meidrim	SC11/h2	Land off Drefach Road	12	The site has been a long standing allocation. The site is subject to various permissions however its delivery has been stagnant.
	SC11/h3	Land adjacent and to the r/o Lon Dewi	10	The site was a new allocation within the LDP. No applications have been submitted relating to its development.
		<b>Total</b>	<b>32</b>	
Pendine	SC13/h1	Land at Nieuport Yard	5	The site was a new allocation within the LDP. The site does not have planning permission, however the landowner has stated their intention to develop the site.
	SC13/h2	Ocean's View	5	This is a long standing allocation. The site is to be developed on a plot by plot basis.

Settlement	Map Ref	Site Name	Total Allocation	Status
Llanmiloe	SC13/h3	Land at Woodend	40	The site was a new housing allocation within the LDP and is subject to current planning permissions.
		<b>Total</b>	<b>50</b>	
Red Roses	SC14/h1	Land adj. Avola Farm	8	The site is a longstanding housing allocation and no applications or enquires have been submitted relating to its development
		<b>Total</b>	<b>8</b>	
Bancyfelin	SC15/h1	R/O Fox and Hound P.H	23	The site is a longstanding housing allocation has full planning permission. The developer is in the process of discharging pre-commencement conditions.
Llangynog	SC15/h2	Land at College Bach	5	The site is a new allocation within the LDP. No applications or enquires have been submitted relating to its development.
		<b>Total</b>	<b>28</b>	
Llanybri	SC16/h1	Adj. Parc y Delyn	10	The site is a longstanding housing allocation and no applications or enquires have been submitted relating to its development.
		<b>Total</b>	<b>10</b>	
Mynyddygarreg	SC17/h1	Parc y Garreg	74	The site has been completed
	SC17/h2	Parc Felindre	11	The site has been completed
	SC17/h3	Adj. The Croft	28	The site has been completed
	SC17/h4	Land opposite Parc y Garreg	30	The site is a new LDP allocation. The site has an outline planning permission.
		<b>Total</b>	<b>143</b>	
Bronwydd/ Cwmdwyfran	SC18/h1	Land to rear of Swyn Aderyn, Bronwydd	15	The site is a long standing allocation. A planning application is pending.
Cwmfrwd	SC18/h2	Cwmfrwd Nurseries	10	The site has been completed.
	SC18/h3	Land adj. to Maes Glasnant	30	The site has a valid outline planning permission, with the reserved matters details being submitted on a plot by plot basis.
	SC18/h4	Adj. to Ffrwdwen	23	The site is a longstanding housing allocation and no applications or enquires have been submitted relating to its development

Settlement	Map Ref	Site Name	Total Allocation	Status
Llangain	SC18/h5	South of Dol y Dderwen	25	The site is a new LDP allocation. The site does not have planning permission, however pre-application discussions have been commenced.
Peniel	SC18/h6	South of Pentre	10	The site is a new LDP allocation. The site does not have planning permission, however the landowner has advised of their intention to submit an application on the site.
	SC18/h7	Adj. Aberdauddwr	10	The site has been completed
		<b>Total</b>	<b>123</b>	
Alltwalis	SC19/h1	Former Hall	8	The site has been completed.
Llanpumsaint	SC19/h2	Adj. to Llandre	9	Much of the site has been built out, the remaining 4 plots are subject to a planning application which has been submitted but not yet determined.
	SC19/h3	Adj. Gwyn Villa	20	A long standing allocation with no recent history of any planning permissions.
Rhydargaeau	SC19/h4	Bryn Bedw	11	A long standing allocation with no recent history of any planning permissions. The applicant has however stated an intention to submit an application on the site shortly.
	SC19/h5	Cefn Farm	18	Site is under construction.
		<b>Total</b>	<b>66</b>	
Llanfihangel-ar-arth	SC20/h1	Adj. Yr Hendre	8	A long standing allocation with no recent history of any planning permissions.
New Inn	SC20/h2	Adj. Nant y Gelli	8	One dwelling has been completed, further application submitted.
	SC20/h3	Blossom Inn	12	Two dwellings have been completed on the site, permission has expired on the remaining site. The landowner is progressing with an application on the remainder of the site.
Pencader	SC20/h4	Bro'r Hen Wr	17	Long standing allocation. Seven units remain on the site. An application to extend the time of an outline permission has not yet been determined.
	SC20/h5	North of Maes Cader	37	The site was allocated during the adoption of the LDP but with no recent history of any planning permissions.
	SC20/h6	Adj. Tremle House	9	The site is nearing completion, two units remain and both are under construction.

Settlement	Map Ref	Site Name	Total Allocation	Status
		<b>Total</b>	<b>91</b>	
Pontwelly	SC21/h1	Cilgwyn Bach	17	Longstanding allocation. Outline planning permission has been granted on the site.
	SC21/h2	Adj. Crug yr Wyn	19	Longstanding allocation. Outline planning permission has been granted on the site.
		<b>Total</b>	<b>36</b>	
Llanllwni	SC22/h1	Land at Aber-Giar	10	The site was allocated during the adoption of the LDP. Permission has been granted for 4 plots on part of the site which are currently being constructed. No permission exists for the remaining land.
	SC22/h2	Land adj Ger y Bryn	8	The site was allocated during the adoption of the LDP but with no recent history of any planning permissions. The landowner has said that they intend keeping the site for future development.
	SC22/h3	Adj. Tan y Bryn	11	The site was allocated during the adoption of the LDP but with no recent history of any planning permissions. The landowner has said that they intend keeping the site for future development.
		<b>Total</b>	<b>29</b>	
Cwmann	SC23/h1	Cysgod y Coed	7	Three units remain on the site, one of which is under construction.
	SC23/h2	Heol Hathren	12	A long standing allocation with no recent history of any planning permissions.
	SC23/h3	Cwrt Deri	29	The site is under construction.
	SC23/h4	Cae Coedmore	7	3 houses remain on the site as part of an extant permission.
	SC23/h5	R/O Post Office	18	A long standing allocation, with an outline application submitted, but not yet determined.
		<b>Total</b>	<b>73</b>	
Caeo	SC24/h1	Land west of Rock Street	8	The site was allocated during the adoption of the LDP. No planning permission. Recent change of ownership - the new owner has indicated an intention to develop.

Settlement	Map Ref	Site Name	Total Allocation	Status
Ffarmers	SC24/h2	Land adj. Tegeirian	8	The site was allocated during the adoption of the LDP. Permission for one unit which takes up about half of the allocation area. The landowner has indicated his intention that he would be willing to sell the remainder of the site for potential housing development.
		<b>Total</b>	<b>16</b>	
Llansawel	SC25/h1	Land adj. Dolau Llan	5	The site was allocated during the adoption of the LDP. There is no indication that the site is to be brought forward.
Rhydcymerau	SC25/h2	Land at Dolau Isaf	6	The site was allocated during the adoption of the LDP. The site has outline permission.
Talley	SC25/h3	Land adjoining Ffynnon Dawel	8	The site forms a longstanding housing allocation. The site has various permissions.
	SC25/h4	Land at Edwinsford Arms	9	The site was allocated during the adoption of the LDP. A current pre-application has been submitted.
	SC25/h5	Land adjoining Dyffryn Glas	8	The site forms a longstanding allocation, but has not been developed and there has been insufficient evidence to show that the site will be delivered.
		<b>Total</b>	<b>36</b>	
Llanwrda	SC26/h1	Caegof, Lampeter Road	8	The site is completed.
		<b>Total</b>	<b>8</b>	
Cynghordy	SC28/h1	Adj. Bronhaul	22	Longstanding allocation with no development. An application to develop the site is still pending.
		<b>Total</b>	<b>22</b>	
Cwmifor	SC30/h1	Opp. Village Hall	25	Part of the site forms a longstanding housing allocation; this was increased in size during the adoption of the LDP. Outline permission expires in January 2018; no reserved matters have been submitted to date.
Penybanc	SC30/h2	Caebach, Penybanc	5	Part of the site is completed and the remainder is under construction.
Salem	SC30/h3	Adj. Golwg y Gar	5	The site was allocated for housing during the adoption of the LDP. There is a reserved matters in place for part of the site.

Settlement	Map Ref	Site Name	Total Allocation	Status
		<b>Total</b>	<b>35</b>	
Cwrt Henri	SC31/h1	OS 5227 at Pantyffynnon,	16	The site was allocated during the adoption of the LDP. An application is currently under consideration.
Llanarthne	SC31/h2	Llanarthne School	8	The site is a new LDP housing allocation. The site has been subject to recent planning applications, and is being sold on a plot by plot basis.
	SC31/h3	Adj. Golwg y Twr	10	The site is a long standing allocation, however there has been no indication that the site is going to be developed.
		<b>Total</b>	<b>34</b>	
Capel Dewi	SC32/h1	Llwynddewi Road	8	The site is a long standing housing allocation. The landowner has stated that they will progress with discussions, however this has not been forthcoming.
Nantgaredig	SC32/h2	Rear of former joinery, Station Road	30	The site was a new allocation within the LDP. No planning permission, however the landowner has indicated a commitment to develop the site.
Pontargothi	SC32/h3	Land adj. Cresselly Arms	15	The site is a long standing housing allocation. A small part of the site has been completed and the remainder has outline permission.
		<b>Total</b>	<b>53</b>	
Llanddarog	SC33/h1	Land opp. Village Hall	16	The site is a long standing housing allocation. The site has been granted outline planning permission.
	SC33/h2	Is Y Llan	6	The site is a long standing housing allocation. The landowner has stated that the site is for sale, however no applications have been submitted.
Porthyrhyd	SC33/h3	R/O Ysgoldy Bethlehem	27	The site was a new allocation within the LDP. However, no applications or pre-application discussions have taken place regarding its development.
	SC33/h4	Adj. Derwen Deg	9	The site is nearing completion.
		<b>Total</b>	<b>58</b>	



Settlement	Map Ref	Site Name	Total Allocation	Status
Carmel	SC34/h1	Land adjacent to Erwlas and Erwlon	10	The site is a long standing housing allocation, with no planning history and there has been no indication that the site is going to be developed.
Cwmgwili	SC34/h2	Part of Heathfield Industrial Park	15	The site has been completed.
	SC34/h3	Adj. Coed y Cadno Estate, Lotwen Road	10	The site is a long standing housing allocation. The site has been granted full planning permission and has subsequently been granted an application for discharge of conditions.
Foelgastell	SC34/h4	Adjacent to Meadow's Edge	55	The site is a long standing allocation. The site has been split into three separate developments and has been the subject of a number of planning permissions.
Llannon	SC34/h5	Land north of Clos Rebecca	38	The site is a new housing allocation in the LDP. A statutory Pre-app has been submitted on the site with a view to publishing a pre-application consultation.
Maesybont	SC34/h6	Land adjacent to Maesybryn	6	The site is a long standing housing allocation, with no planning history and there has been no indication that the site is going to be developed.
Milo	SC34/h7	Land adj. Nant yr Allt	5	The site is nearing completion.
		<b>Total</b>	<b>139</b>	
Ystradowen	SC35/h1	Former Ystradowen Primary School	9	The site is a new LDP housing allocation. Planning permission for two dwellings takes up the whole site.
	SC35/h2	Adj. y Goedlan	11	The site forms a longstanding allocation, but has not been developed and there has been insufficient evidence to show that the site will be delivered.
	SC35/h3	Land off Pant y Brwyn	5	The site was a new allocation in the LDP. The site has an outline permission.
	SC35/h4	Land at New Road	9	The site forms a longstanding allocation, but has not been developed and there has been insufficient evidence to show that the site will be delivered.
		<b>Total</b>	<b>34</b>	

Settlement	Map Ref	Site Name	Total Allocation	Status
Llanedi	SC36/h1	Land to r/o No 16 Y Garreg Llwyd	7	The site was a new allocation at the adoption of the LDP. It is understood that there is interest in developing the site and initial discussions have been undertaken.
		<b>Total</b>	<b>7</b>	
Five Roads	SC37/h1	Clos Y Parc	34	The site forms a longstanding allocation, however there is evidence of deliverability with the site being developed and further planning permissions issued
	SC37/h2	Llygad y Ffynnon	14	The site has been completed.
	SC37/h3	Land adj. Little Croft	25	The site was a new allocation at the adoption of the LDP. The landowner has expressed an intent to develop the site, however no applications have been submitted.
		<b>Total</b>	<b>73</b>	
Llangyndeyrn	SC39/h1	Adj. Maes y Berllan	12	The site is a long standing housing allocation, and the owner has indicated no intention to develop the site.
		<b>Total</b>	<b>12</b>	
Carway	SC40/h1	Carway Farm	8	The site formed part of a long standing housing allocation, and the site has no planning permission.
	SC40/h2	Brynseilo	5	The site is nearing completion.
	SC40/h3	Ffos Las	480	The site is a new LDP housing allocation. The majority of the site is being developed.
		<b>Total</b>	<b>493</b>	
Llanfynydd	SC41/h1	Adj. Valley View	14	The site forms a longstanding allocation, whilst there are various permissions including outline and reserved matters the site remains undelivered.
		<b>Total</b>	<b>14</b>	
Brechfa	SC42/h1	Adj. Maesygroes	14	The site forms a longstanding allocation, but has not been developed. There has been insufficient evidence to show that the site will be delivered.
		<b>Total</b>	<b>14</b>	