



Carmarthenshire Local Development Plan

Schedule of Matters Arising Changes Written Statement Appendix 7: MAC157 Monitoring Framework



June 2014

Appendix 7 - MAC157

7. Implementation and Monitoring

7.1 Implementation

7.1.1 In implementing the LDP the Council will continue to work collaboratively with external partners and organisations and the private sector in order to implement the vast majority of new development proposals, including employment and housing schemes. The monitoring framework notes the bodies and agencies that are likely to contribute towards delivering specific aspects of the Plan.

7.1.2 In order to deliver new development the existence of appropriate infrastructure including water supply, sewerage, land drainage, gas, electricity and telecommunications is vital to ensuring the delivery of the Plan's policies and proposals. In some cases where new or improved infrastructure is required to accommodate new development this can be provided through scheduled works undertaken by utility companies. Where infrastructure improvements are required to cater for new development but are not programmed to take place within the development's timescale, the prospective developers will need to provide or requisition the infrastructure required to allow development to go ahead.

7.1.3 Carmarthenshire County Council will continue to work with Dŵr Cymru Welsh Water and Natural Resources Wales to ensure that new developments do not place significant pressure on existing infrastructure and do not significantly affect the environmental quality. Carmarthenshire County Council will work in partnership with these agencies and other service providers, utility companies and the private sector to secure the required infrastructure provision at the optimal time for moving towards achieving the Plan's objectives and will secure appropriate measures to mitigate the significant adverse effects which new development would have upon the natural environment. Supplementary Planning Guidance and Development Briefs on Strategic Sites will provide more detailed information on infrastructure requirements and on working collaboratively to ensure delivery.

7.1.4 The ability of the private sector, and the public sector to some extent, to deliver new development and associated infrastructure improvements will be heavily influenced by external economic circumstances. For this reason the rate of development over the Plan period is likely to vary.

7.1.5 Carmarthenshire County Council will also work closely with adjoining Local Authorities to ensure alignment between the Carmarthenshire LDP and their strategies and in order to ascertain and minimise the likely in-combination effects of the Plan's proposals.

7.1.6 This table takes the strategic policies set out within Chapter 5 of this LDP and sets out the mechanisms for their implementation. It outlines the partners and agencies both internal and external which will contribute towards their implementation, and where appropriate will outline the tools which will be used, such as SPG and Development Briefs etc.

7.1.7 The success of implementing the Plan will be continually monitored and appropriate additional mechanisms will be considered to ensure that the best processes are in place and that the appropriate information is used to inform and guide its implementation.

7.1.8 The following table outlines how the strategic policies will be implemented.

| Strategic Policy | Mechanism for Implementation (not exhaustive) | Strategic Links, Agencies and Partners | Requirements |
|---|--|---|---|
| <p>SP1</p> <p>Sustainable Places and Spaces</p> | <ul style="list-style-type: none"> • Planning policy and guidance • Policy and proposals of this LDP including links to SP2 and GP1 • Location of development in a manner consistent with the strategy • Preparation and adoption of SPG • Development management and decision making process • Integrated Community Strategy | <p>Integrated Community Strategy with links through to local service board.</p> <p>Carmarthenshire County Council cross-department involvement</p> <p>WG (DE&T)</p> <p>Regional Transport Forum</p> <p>Swansea City Region Board</p> <p>Community involvement in preparation of SPG</p> | <p>Corporate synergy</p> <p>Implementation of guidance and interpretation of policy requirements</p> |
| <p>SP2</p> <p>Climate Change</p> | <ul style="list-style-type: none"> • Planning policy and guidance • Policy and proposals of this LDP including links to SP1 and other policies • Location of development in a manner consistent with the strategy • Preparation and adoption of SPG • Development management and decision making process • Integrated Community Strategy | <p>Carmarthenshire County Council</p> <p>Local service board</p> <p>Dyfed Powys Police</p> <p>Corporate strategy</p> <p>Natural Resources Wales</p> <p>Developers</p> | <p>Corporate synergy</p> <p>Implementation of guidance and interpretation of policy requirements</p> |
| <p>SP3</p> <p>Sustainable Distribution - Settlement Framework</p> | <ul style="list-style-type: none"> • Planning policy and guidance and the policy and proposals of the LDP • Development management and decision making process • Contributions and planning obligations • Habitat mitigation and associated SPG (where applicable) | <p>Carmarthenshire County Council</p> <p>Neighbouring authorities</p> <p>Developers</p> <p>Statutory consultation bodies and partners (including Natural Resources Wales and DCWW)</p> | <p>Focus on development in a manner which supports the strategy</p> <p>Delivery within selected Growth Areas dependent upon integrated approach in addressing constraints</p> |

| Strategic Policy | Mechanism for Implementation (not exhaustive) | Strategic Links, Agencies and Partners | Requirements |
|---|---|---|--|
| SP4 Strategic Sites | <ul style="list-style-type: none"> • Planning policy and guidance and the policy and proposals of the LDP • Development management and decision making process • Contributions and planning obligations • Habitat mitigation and associated SPG (where applicable) • Preparation and adoption of SPG • Existing and proposed planning and development briefs • Masterplanning documents. | <p>County Council (cross Department involvement)</p> <p>Joint Ventures (WG and Carmarthenshire)</p> <p>Statutory consultation bodies and partners</p> <p>Developers</p> <p>Regional Transport Forum</p> <p>Swansea City Region Board</p> | <p>Habitat and water quality matters (where applicable)</p> <p>Financial and grant funding</p> |
| SP5 Housing SP6 Affordable Housing | <ul style="list-style-type: none"> • Planning policy and guidance and the policy and proposals of the LDP (including residential allocations) • Preparation and adoption of SPG • Existing planning and development briefs • Masterplanning documents • Development management and decision making process • Contributions and planning obligations • Integrated Community Strategy • Housing Strategy • Local Housing Market Assessment • Affordable housing need • Three Dragons toolkit • Biannual Gypsy and Traveller Caravan Count • Gypsy and Traveller Site Methodology Assessment as shown in Appendix 1 of Topic Paper 11 Gypsy and Traveller Accommodation Needs | <p>Carmarthenshire County Council (cross-department involvement)</p> <p>Statutory consultation bodies and partners</p> <p>Developers</p> <p>Agents</p> <p>Architects</p> <p>Registered Social Landlords</p> <p>Local Community and Town councils</p> <p>Rural Housing Enablers</p> <p>Local Service Board</p> | <p>Degree of dependency on delivery of current permissions</p> <p>Influence of market conditions</p> <p>Matters of funding and grant dependency</p> <p>Identification and delivery of suitable Gypsy and Traveller Sites</p> |
| SP7 Employment Land | <ul style="list-style-type: none"> • Planning policy and guidance and the policy and proposals of the LDP • Preparation and adoption of SPG | <p>Carmarthenshire County Council (cross Department involvement)</p> | <p>Market conditions and availability of funding.</p> |

| Strategic Policy | Mechanism for Implementation (not exhaustive) | Strategic Links, Agencies and Partners | Requirements |
|---------------------------|---|---|---|
| Allocations | <ul style="list-style-type: none"> • Planning and development briefs • Development management and decision making process • Contributions and planning obligations • Employment land study and site monitoring • Economic and regeneration strategies • Waste management • Integrated Community Strategy | <p>Statutory consultation bodies and partners</p> <p>Local Service Board</p> <p>WG (DE&T)</p> <p>Regional Transport Forum</p> <p>Swansea City Region Board</p> <p>Joint Ventures (WG and Carmarthenshire)</p> <p>Local community and town councils</p> <p>Developers, agents, architects.</p> | |
| SP8 Retail | <ul style="list-style-type: none"> • Planning policy and guidance and the policy and proposals of the LDP • Relevant masterplans and planning and development briefs • Development management and decision making process • Contributions and planning obligations • Town Centres Retail and Commercial Premises Study and monitoring • Retail impact assessments | <p>Carmarthenshire County Council</p> <p>Town Centre Managers</p> <p>Developers</p> <p>Agents and Architects</p> <p>Retail and town centre businesses</p> | <p>Application of policies and the maintenance (where applicable) of retail levels</p> <p>Market conditions</p> |
| SP9 Transportation | <ul style="list-style-type: none"> • Planning policy and guidance and the policy and proposals of the LDP • Location of development in a manner consistent with the strategy • Development management and decision making process • Regional Transport Plan • Carmarthenshire priorities for Transport • WG Trunk road forward programmes • Green Travel Plans | <p>Carmarthenshire County Council</p> <p>Regional Transport Forum</p> <p>Swansea City Region Board</p> <p>Developers</p> <p>Trunk Roads Agency</p> <p>Transport Providers</p> | <p>Partial links to delivery of strategic sites (refer to policy SP4)</p> <p>Financial and grant funding.</p> |

| Strategic Policy | Mechanism for Implementation (not exhaustive) | Strategic Links, Agencies and Partners | Requirements |
|---|--|--|---|
| | <ul style="list-style-type: none"> • Cycling Strategy • Rights of Way Improvement Plan | <p>Network Rail</p> <p>WG</p> <p>Joint Ventures (WG and Carmarthenshire)</p> | |
| <p>SP10</p> <p>Mineral Resources</p> | <ul style="list-style-type: none"> • Planning policy and guidance and the policies and proposals of the LDP • Development management and decision making process | <p>Carmarthenshire County Council</p> <p>Neighbouring Authorities</p> <p>Minerals Industry</p> <p>POSW Minerals and Waste Working Group</p> <p>South West Wales Regional Aggregates Working Party</p> | <p>Limited input in ensuring delivery of mineral requirement</p> <p>Current site provision is exceeding requirement</p> |
| <p>SP11</p> <p>Renewable Energy & Energy Efficiency</p> | <ul style="list-style-type: none"> • Planning policy and guidance and the policies and proposals of this LDP • SPG: Brechfa Forest • SPG: General Renewable Energy • Development management and decision making process | <p>Carmarthenshire County Council</p> <p>WG</p> <p>Neighbouring authorities-Swansea and Neath Port Talbot</p> <p>Windfarm infrastructure providers and private developers</p> <p>PINS</p> | <p>Focus on development in a manner consistent with TAN 8</p> <p>Influence of financial incentives and financial assistance</p> |
| <p>SP12</p> <p>Waste Management</p> | <ul style="list-style-type: none"> • Planning policy and guidance and the policy and proposals of the LDP • Development management and decision making process • Provision of SPG: Nantycaws Waste Management Site • Regional Waste Strategy • Employment Land Study • TAN 21: Waste | <p>Carmarthenshire County Council</p> <p>Neighbouring authorities</p> <p>Cwm Environmental</p> <p>POSW Minerals and Waste Working Group</p> <p>SWWRPG</p> <p>Natural Resources Wales</p> <p>Developer, agents and architects</p> | <p>Application of policies</p> <p>Levels of provision and land requirements</p> <p>Environmental requirements and standards</p> |

| Strategic Policy | Mechanism for Implementation (not exhaustive) | Strategic Links, Agencies and Partners | Requirements |
|---|---|--|---|
| <p>SP13</p> <p>Protection and Enhancement of the Built and Historic Environment</p> | <ul style="list-style-type: none"> • Planning policy and guidance • Policies and proposals of the LDP • Conservation and development management, and decision making process • Contributions and planning obligations • SPG: Design and SPG: Locally Important Buildings | <p>Carmarthenshire County Council</p> <p>Cadw</p> <p>Dyfed Archaeological Trust (DAT)</p> <p>Developers and property owners</p> | <p>Availability of funding for mitigation and grant aid for repair work</p> |
| <p>SP14</p> <p>Protection and Enhancement of the Natural Environment</p> | <ul style="list-style-type: none"> • Planning policy and guidance • Policies and proposals of this LDP • Preparation and adoption of SPG: Caeau Mynydd Mawr SAC, SPG: Biodiversity, SPG: Trees, Landscaping and Development, SPG: Landscape and SLA design guide • Planning and development briefs • Development management and decision making process • Contributions and planning obligations • Integrated Community Strategy • Local Biodiversity Action Plan | <p>Carmarthenshire County Council (cross-department involvement)</p> <p>Statutory consultation bodies and partners (including Natural Resources Wales)</p> | <p>Adhere to legislative requirements</p> <p>Application of policies</p> <p>Habitats Regulations Assessment</p> |
| <p>SP15</p> <p>Tourism and the Visitor Economy</p> | <ul style="list-style-type: none"> • Planning policy and guidance • Policies and proposals of the LDP • Integrated Community Strategy | <p>Tourism industry</p> <p>Carmarthenshire County Council (cross-department involvement)</p> <p>Statutory consultation bodies and partners</p> | <p>Application of policies</p> <p>Financial and grant funding</p> |
| <p>SP16</p> <p>Community Facilities</p> | <ul style="list-style-type: none"> • Planning policy and guidance • Policies and proposals of the LDP • Green Space Assessment • Integrated Community Strategy • Contributions and planning | <p>Carmarthenshire County Council (cross-department involvement)</p> <p>Statutory consultation bodies and partners</p> | <p>Adhere to legislative requirements</p> <p>Application of policies</p> <p>Financial and grant funding</p> |

| Strategic Policy | Mechanism for Implementation (not exhaustive) | Strategic Links, Agencies and Partners | Requirements |
|--------------------------------|---|--|---|
| | obligations | Local Community and Town Councils Local Service Board Mentrau Iaith | |
| SP17 Infrastructure | <ul style="list-style-type: none"> • Planning policy and guidance • Policies and proposals of the LDP • Scheduled infrastructure improvements • Development management and decision making process • Contributions and planning obligations • Provision of SPG and development briefs for strategic sites | Carmarthenshire County Council Statutory consultation bodies (including Natural Resources Wales, DCWW) and infrastructure providers | Degree of dependency on the scale of development and market conditions Link to SP4 and SP9 |
| SP18 The Welsh Language | <ul style="list-style-type: none"> • Planning policy and guidance • Policies and proposals of this LDP • Development management and decision making process • SPG: Welsh Language. | Carmarthenshire County Council Integrated Community Strategy Mentrau Iaith | Application of policies. |

7.2 Monitoring

7.2.1 This section outlines a monitoring framework which will be used as a tool for measuring the implementation of LDP policies. The framework comprises a series of core and local performance indicators intended to monitor the effects and success of the LDP's policies.

7.2.2 The information gathered through the monitoring framework will be presented in the Annual Monitoring Report (AMR) which is required to cover the preceding financial year and submitted to the Welsh Government by 31st October each year following adoption of the LDP. The AMR is the main mechanism for measuring the implementation and the success of the Plan's policies and will report on issues which impact upon the Plan's objectives. The AMR will also analyse the effectiveness and continued relevance of the Plan's policies in the light of national policy and circumstantial changes. The findings of the AMR could result in amendments to policies in order to improve their effectiveness and in more extreme cases could result in a review of part or of the whole Plan. The report will set out the outcomes of the monitoring framework and the data gathered will, where required, provide a contextual narrative in relation to each finding. This will, where appropriate, have regard to the options identified through paragraph 7.2.5 below.

7.2.3 Irrespective of the AMR's findings Carmarthenshire County Council will be required to carry out a review of the whole Plan every 4 years. This could result in the production of a replacement Plan or in the alterations of aspects of the Plan.

7.2.4 LDP Regulation 37 prescribes two core indicators which must be included in the AMR:

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

These two indicators and other core indicators which are required by WG are identified by an asterisk in the monitoring framework. Contextual indicators will also be used in the AMR to evaluate if it is actually the Plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources etc) which are outside of the planning system's control which influence the outcomes of the framework.

7.2.5 The following options are available to the Council in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

Continue Monitoring: Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.

Officer / Member Training Required: Where indicators associated with planning applications suggest that policies are not being implemented as they were intended and further officer or Member training is required.

Supplementary Planning Guidance (SPG) / Development Briefs Required: Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged, the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.

Policy Research / Investigation: Where monitoring indicators suggest the LDP policies are not being as effective as intended, further research and investigation, including the use of contextual indicators (as outlined above) and comparisons with other local authorities and national statistics where appropriate will be undertaken to inform any decision to formally review the policy.

Review Policy: Where monitoring indicators suggest that amendments to the LDP would be beneficial, the Council will consider modifying the Plan as appropriate.

| Spatial Strategy | | | |
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| Relevant Strategic Objectives: SO2, SO3 | | | |
| Primary LDP Policies: SP1, SP3, SP4, SP5, SP7 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| 85% of all housing development permitted should be located on allocated sites. | % 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. |
| The following proportions of dwellings to be permitted on housing allocations as follows: Growth Areas 62% Service Centres 10% Local Service Centres 12% Sustainable Communities 15% | Proportion of housing permitted on allocations per tier of the settlement hierarchy. | The distribution of dwellings to be in accordance with the proportions specified in the target. | The distribution of dwellings in Growth Areas, Service Centres and Local Service Centres deviates 20% +/- the proportions specified in the target. The distribution of dwellings in Sustainable Communities deviates 10% +/- the proportions specified in the target. |
| Bring forward the availability of strategic employment sites. | 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. |
| Data Sources: Planning Applications Register, Joint Housing Land Availability Study, Carmarthenshire County Council (Employment Land Review). | | | |

| Sustainable Development | | | |
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| Relevant Strategic Objectives: SO1, SO2, SO5 | | | |
| Primary LDP Policies: SP1, SP2 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| By 2021 32% of the development on housing allocations will be delivered on previously developed sites. | 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 previously developed allocated sites. | 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. |
| No highly vulnerable development should take place in C1 and C2 flood risk zone contrary to PPW and TAN15 guidance. | 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 |

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| | | | Ministers is set at 10 or more dwellings, including flats. |
| Produce SPG on Sustainable Drainage Systems (SUDS). | Production of SPG on SUDS. | | SPG not produced within 5 months of adopting the Plan. |
| Data Sources: Planning Applications Register, Joint Housing Land Availability Study | | | |

| Housing | | | |
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| Relevant Strategic Objectives: SO3, SO14 | | | |
| Primary LDP Policies: SP5, SP6, H1, H7, AH1 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| Maintain a minimum 5 year housing land supply. | 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. |
| Provide 15,197 dwellings by 2021. | 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. |
| Provide 2,375 dwellings on windfall sites by 2021. | 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. |
| Provide a Gypsy and Traveller site to meet identified need within the Llanelli area. | 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. |
| Monitor the need for Gypsy and Traveller transit sites. | 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 |

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| | | | years. |
| 2,121 number of affordable dwellings permitted by 2021. | 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. |
| Affordable housing targets to reflect economic circumstances. | Affordable housing percentage target in Policy AH1. | Target to reflect economic circumstances. | Should average house prices increase by 5% above the base price of 2013 levels sustained over 2 quarters then the Authority may conduct additional viability testing and modify the targets established in Policy AH1. |
| Affordable dwellings to be permitted on housing allocations per sub-market areas as follows: <ul style="list-style-type: none"> • Llandovery, Llandeilo and North East Carmarthenshire • St Clears and Rural Hinterland • Carmarthen and Rural • Newcastle Emlyn and Northern Rural Area • Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley • Llanelli • Ammanford / Cross Hands and Amman Valley | 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: <ul style="list-style-type: none"> • Llandovery, Llandeilo and North East Carmarthenshire – 30% • St Clears and Rural Hinterland – 30% • Carmarthen and Rural 30% • Newcastle Emlyn and Northern Rural Area – 20% • Kidwelly, Burry Port, Pembrey and Lower Gwendraeth Valley – 20% • Llanelli – 20% • Ammanford / Cross Hands | The proportion of affordable dwellings permitted on residential allocations not in accordance with Policy AH1. |

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| | | and Amman Valley – 10% | |
| Data Sources: Planning Applications Register, Joint Housing Land Availability Study, Biannual Gypsy and Traveller Caravan Count, Illegal Encampment Register, Stats Wales | | | |

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| Economy and Employment | | | |
| Relevant Strategic Objectives: SO11 | | | |
| Primary LDP Policies: SP7, EMP1, EMP6 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| 111.13ha of employment land allocated by Policy SP7 is developed over the Plan period. | <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> | 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. |
| Produce SPG on Rural Enterprise. | Production of SPG. | | SPG not produced within 9 months of adopting the Plan. |
| Data Sources: Carmarthenshire County Council (Employment Land Review), Planning Applications and Permissions. | | | |

| Retail | | | |
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| Relevant Strategic Objectives: SO9, SO11 | | | |
| Primary LDP Policies: SP8, RT2, RT3 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| To ensure that vacancy rates within the Primary and Secondary Retail Frontage areas of the Growth Area towns do not increase to a level that would adversely impact on the vitality of those centres. | 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. |
| Maintain the integrity of the Primary Retail Frontage. | 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. |
| Data Sources: Planning applications and permissions, Carmarthenshire Town Centres Retail and Commercial Premises Study | | | |

| Transport | | | |
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| Relevant Strategic Objectives: SO2, SO10 | | | |
| Primary LDP Policies: SP9, GP4, TR4 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| To implement the road schemes identified in Policy SP9. | 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. |
| To implement the cycle schemes identified in Policy TR4. | 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.

Data Sources: Carmarthenshire County Council, forthcoming Local Transport Plan

| Minerals | | | |
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| Relevant Strategic Objectives: SO5 | | | |
| Primary LDP Policies: SP10, MPP1, MPP2, MPP3, MPP4, MPP5 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| Maintain a minimum aggregate landbank of 10 years for hard rock. | Aggregates landbank for Carmarthenshire County Council.* | To maintain a minimum 10 year landbank of hard rock. | Less than 10 years hard rock landbank. |
| Maintain a minimum aggregate land bank of 7 years for sand and gravel. | 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. |
| No permanent, sterilising development will be permitted within mineral buffer zones (except in circumstances set out in MPPW). | 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 permanent, sterilising development will be permitted within a mineral safeguarding area (except in circumstances set out in Policy MPP3). | 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. |
| Consider prohibition orders on dormant mineral sites not likely to be worked in the future. | 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 | LPA fails to serve prohibition orders on sites that are deemed not likely to be re-worked in the future. |

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| | | prohibition orders within 12 months. | |
| Data Sources: Regional Apportionment of sand and gravel resources: Carmarthenshire CC, Ceredigion CC, Pembrokeshire CC & PCNP Minerals Teams, Carmarthenshire CC planning consents. | | | |

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| Renewable Energy | | | |
| Relevant Strategic Objectives: SO1, SO4, SO5 | | | |
| Primary LDP Policies: SP11, RE1, RE2, RE3 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| To increase the amount of energy produced in the County from renewable sources. | 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. |
| Produce SPG on TAN 8 Area G Brechfa Forest. | Production of SPG. | | SPG not produced within 7 months of adopting the Plan. |
| Produce SPG on General Renewable Energy. | Production of SPG. | | SPG not produced within 9 months of adopting the Plan. |
| Data Sources: Planning applications. | | | |

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| Waste Management | | | |
| Relevant Strategic Objectives: SO5 | | | |
| Primary LDP Policies: SP12, WPP1 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| Produce SPG on Nantycaws Waste Management Site. | Production of SPG. | | SPG not produced within 5 months of adopting the Plan. |
| Data Sources: Supplementary Planning Guidance | | | |

| Environmental Qualities – The Built and Natural Environment | | | |
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| Relevant Strategic Objectives: SO4 | | | |
| Primary LDP Policies: SP13, SP14, EQ1, EQ3, EQ4, EQ6, EQ7 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| Secure a minimum of 100ha of suitable habitat for the Marsh Fritillary Butterfly within the Caeau Mynydd Mawr project area during the Plan period. | Hectares of suitable habitat in management. | An ongoing increase in provision of suitable habitat in management. | No increase in any given year. |
| No development will take place which affects the integrity of Natura 2000 sites. | 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 development will take place which affects the integrity of a designated site for nature conservation. | 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 development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute. | 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 development will take place which adversely affects a Special Landscape Area. | 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. |
| Development proposals do not adversely impact upon buildings and areas of built or historical | Occasions when development permitted would have an adverse impact on a Listed Building; | No planning applications approved where there is an outstanding objection from the | 5 planning permissions granted by the Local Planning Authority where there is an outstanding |

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| interest and their setting. | Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting. | Council's Conservation Officer, Cadw or DAT (Dyfed Archaeological Trust). | objection from the Council's Conservation Officer, Cadw or DAT over a period of 3 consecutive years. |
| Produce SPG on Landscape and SLA Design Guide. | Production of SPG. | | SPG not produced within 7 months of adopting the Plan. |
| Produce SPG on Archaeology. | Production of SPG. | | SPG not produced within 7 months of adopting the Plan. |
| Produce SPG on Biodiversity (including SINCS) | Production of SPG. | | SPG not produced within 12 months of adopting the Plan (continually monitored pending ongoing designations). |
| Produce SPG on Design. | Production of SPG on Design. | | SPG not produced within 5 months of adopting the Plan. |
| Produce SPG on Locally Important Buildings. | Production of SPG on Locally Important Buildings. | | SPG not produced within 15 months of adopting the Plan. |
| Produce SPG on Trees, Landscaping and Development. | Production of SPG on Trees, Landscaping and Development. | | SPG not produced within 15 months of adopting the Plan. |
| Data Sources: Planning Applications Register, Planning Application Consultation Responses, Conservation Project Officer | | | |

| Recreation and Community Facilities | | | |
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| Relevant Strategic Objectives: SO8, SO9 | | | |
| Primary LDP Policies: SP16, RT8, REC1 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| To provide new community facilities and to retain and enhance existing community facilities. | 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. |
| To resist the loss of open space in accordance with the provisions | Amount of open space lost to development (ha).* | No open space should be lost to development except where in | Open space is lost to development contrary to the |

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| of Policy REC1. | | accordance with Policy REC1. | provisions of Policy REC1 which results in a net loss of open space. |
| Produce SPG on Open Space Requirements for New Developments | Production of SPG. | | SPG not produced within 15 months of adopting the Plan. |
| Data Sources: Planning Applications and Consents | | | |

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| Welsh Language | | | |
| Relevant Strategic Objectives: SO7 | | | |
| Primary LDP Policies: SP18 | | | |
| Policy Target | Indicators | Annual / Interim Monitoring Target | Assessment Trigger |
| Phase residential development in areas where 60% or more of the population speak Welsh. | 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. |
| Data Sources: Planning applications and consents. | | | |