

<p style="text-align: center;">Gypsy and Traveller Need – Llanelli Area</p> <p style="text-align: center;">Consideration of Sites for Gypsy and Traveller Provision</p> <p style="text-align: center;">June 2019</p>

1. Introduction

This paper identifies the requirements emanating from the preparation of the Revised Local Development Plan (LDP), the provisions of the Housing (Wales) Act 2014 and the outcome of the Gypsy and Traveller Accommodation Needs Assessment (GTAA) in respect of the need for the identification of a site or sites to meet the need for additional pitches in the Llanelli area.

The paper outlines the requirement arising from the GTAA and the work to date on identifying a site from existing Local Authority land holdings. (Appendix A)

It also sets out the progress in considering the sites submitted as part of the 'Call for Sites' through to the identification of those for more detailed consideration (Appendix B).

2. Background

The Housing (Wales) Act 2014 became law in Wales on 17 September 2014. It contains provisions on providing Gypsy and Traveller Sites and in particular the requirement for each local authority across Wales to carry out an assessment of the Gypsy and Traveller accommodation needs (over a period of at least every 5 years). The Act also contains further provisions requiring each local authority to meet those accommodation needs.

The requirement to identify and make provision for any unmet gypsy and traveller need is also reflected in the preparation of a Development Plan. In this respect in preparing the Revised Carmarthenshire LDP 2018 – 2033 there is a requirement to identify a site or sites and to make provision for the monitoring of their delivery.

3. Gypsy Traveller Accommodation Needs Assessment

In accordance with Housing (Wales) Act 2014 provisions the Council has undertaken and published a GTAA (2016) which identified the current unmet need for Gypsy and Traveller pitches within the County. The GTAA was approved at the meeting of the Executive Board on the 26th March 2018.

The assessment is in accordance with the methodology set out by Welsh Government Guidance and outlines two periods of need, namely: the first 5 years of the GTAA period (2016-2021), and the full 15 year GTAA period.

GTAA Need – First 5 years (2016-2021)

- Based on GTAA, Carmarthenshire's estimated need for new provision for the first 5 years is for 29 additional pitches. A large proportion of this need has arisen from those currently residing in bricks and mortar, and new requirements from within these households. It should be noted that this need is located within Llanelli, where a large number had previously lived on the public Gypsy Traveller site at Penybryn.
- Since the GTAA was approved by Welsh Government, new provision on private sites has been approved amounting to 14 additional pitches. This therefore leaves Carmarthenshire with a shortfall of 15 additional pitches between now and 2021. This is close to the 14 applications from gypsy traveller households for pitches on a potential new site that were received by the Council this year.

GTAA Need – year 6 – 15 (2021-2031)

- The GTAA estimate has also been made for newly arising Gypsy and Traveller households in years 6-15 of the GTAA. This would include, for example, young adults living on existing sites who, in time, will form their own household and therefore would require their own pitch. The GTAA estimates a need for a 10 further pitches in years 6-15 through to 2031.
- As part of the preparation of the Revised LDP, the current need within the GTAA will be revised to reflect the length of the Plan period through to 2033.

4. Meeting the Identified Need

Following the publication of the GTAA and the identification of Gypsy and Traveller needs, the following stages in the selection process have formed the basis for site identification and delivery.

1. Review of Local Authority Land Holdings – As covered in Appendix A of this report. These sites were considered as part of a high level assessment.
2. Call for Sites Consultation
3. Stage 1 Site Assessment – Represents a qualitative high level desk based assessment of the candidate sites using a series of criteria from the site assessment methodology to measure its suitability for further more detailed consideration.
4. Stage 2 Site Assessment – To incorporate a more detailed assessment including observations and comments from consultees. Also included will be a high level risk including implications and actions/costs potentially arising from a site potential development. Process will seek to identify recommended site or sites to meet the Gypsy and Traveller accommodation needs
5. Local member and land owner engagement.

6. Stage 3 Site Assessment – Recommend a site, accompanied by a detailed assessment including identified constraints and potential evidential work.
7. LDP Allocation – The identified site will be allocated for the specified use within the Revised LDP with its selection and supporting evidence subject to consultation and scrutiny at the Examination into the Revised LDP.

5. Site Assessment Process

As part of the process of identifying an appropriate and deliverable site to meet the need identified need for additional pitches within the GTAA, a number of options have been considered. These are as outlined below:

1. **Review of Local Authority Sites** - A review of all Local Authority sites within the Llanelli area has been undertaken with sites assessed against a set criteria. This review has subsequently been fed into the call for sites process to allow for the consideration of a range of options. Those site in Council ownership with clear and definitive deliverability issues were not subject to the 'call for sites'.

The consideration of these sites is set out within Appendix A of this report.

2. **'Call for Sites' Consultation** - In conjunction with the review of the assessment of Local Authority owned sites, a 'call for sites' was undertaken and sought to identify land which may be available specifically within the Llanelli area for Gypsy and Traveller accommodation. This process was undertaken between the 28th January 2019 and the 8th April 2019. This resulted in 9 sites being submitted as detailed in the appended report.

Appendix B to this report sets out the 9 sites, together with comments and recommendation in respect of the suitability to accommodate Gypsy and Traveller accommodation and their prospect for deliverability as part of their Stage 1 Assessment.

3. **Stage 2 Assessment of Sites** - As part of this assessment the following 4 sites were considered as potentially appropriate to proceed to a Stage 2 Assessment which are in turn appended to this report:
 - Site 1 - Land at Lower Trostre Road
 - Site 2 – Penyfan, Trostre
 - Site 3 - Erw Las, Llwynhendy
 - Site 4 - Penprys, Dafen

In undertaking this assessment each of the above sites, as detailed within Appendix C, have potential factors which would need to be addressed. This relates to a range of considerations not least their in-principle suitability, having regard to issues such as the presence of alternative/emerging proposals, and conflict with national policy provisions.

In respect of the former, reference is made to Site 4 - Penprys, Dafen - the site will not proceed for further consideration. It is noted that the site is at present identified for employment purposes within the adopted LDP, as such it would not be appropriate to

undermine opportunities for inward investment within the area and on an allocated site.

In relation to the latter, both Site 1 - Land at Lower Trostre Road and Land to the West of Site 3 - Erw Las, Llwynhendy both are significantly impacted upon by flood risk considerations. Consequently, whilst additional evidence may be prepared to challenge the level of flood risk, there is no certainty that this would be successful. In addition, given the provisions of national planning policy it would be unlikely that the sites would be allocated within the Revised LDP.

Site 2 – Penyfan, Trostre - The site is large enough to allow for a flexibility of configuration to accommodate both a Gypsy and Traveller development and retaining and possibly upgrading a playing pitch. The site is also as shown through the stage 2 assessment not constrained by issues of flood risk, however any detailed proposals would need to meet the requirements of NRW.

Appendix A - Sites in Council Ownership

GYPSY & TRAVELLER SITE EVALUATION MATRIX - January 2019

	Taken through to stage 1 Site Assessment		To be further investigated
	Taken through to stage 2 Site Assessment		Awaiting verification from planners / client to establish if the site is viable to be taken forward for further investigation
			Eliminated by either the Focus Group or Technical issues

SITE REF:	NAME	HOLDING DIVISION	GENERAL COMMENTS FROM FOCUS GROUP PRE SEPTEMBER 2018	GENERAL TECHNICAL COMMENTS/Observations by Property Division of the ENVIRONMENT Dept, Sept/Oct 2018
Pembrey				
LR03400	Meadow Vere, Pembrey	Property	G&T have said that they do not wish to live there.	Within a C2 flood zone.
751700	Factory Road Land, Pembrey	Leisure & Sport	G&T have said that they do not wish to live there.	Majority of the land within a C2 flood zone.
035700	Kidwelly Road Bare Land, Pembrey	Property	G&T have said that they do not wish to live there. Facilities too far away.	Land within C2 flood zone, facilities too far away.
035800	Kidwelly Road Land, Pembrey	Property	G&T have said that they do not wish to live there. Facilities too far away.	Land within C2 Flood zone, facilities too far away.
GL04600	Pembrey Airfield Land	Property	G&T have said that they do not wish to live there.	Within C2 flood zone.
MC03900	Pembrey Link	Leisure & Sport	G&T have said that they do not wish to live there.	Inadequate size and shape.
Burry Port				
SL00400	Gwscwm Quarry, Burry Port	Waste and Environmental Services	No	Site to small, access issues, ecology.
416101000	Heol Waun-Wen Grazing Land, Burry Port	Property	No	Site not large enough.
417701000	Land at Old Harbour Road, Burry Port	Leisure & Sport	No	Majority of the site within Zone B flooding. Rights of way through the site. Possible contaminated land due to historic tipping
MC01300	Burry Port Harbour	Leisure & Sport	No	Majority of the site within a C2 flood zone. Planning REC1. Right of way through.
LR05000	Burry Port Redevelopment Land	Regeneration & Policy	No	Land designated for regeneration proposals.
MC02200	Former Carmarthen Bay Power Station Site	Leisure & Sport	No	Regeneration have alternative development proposals.
411401000	Dyfatty Park Redevelopment Land	Regeneration & Policy	Rejected by T&G. Site is designated for employment purposes.	Part of industrial redevelopment site. Site boundary is surrounded by C2 flood zone.
LR02900	Cwm Capel Quarry, Burry Port	Regeneration & Policy	No	Inadequate access to the site, facilities too far away.
EF00300	Cwm Capel Reservoir, Burry Port	Leisure & Sport	No	Site too small. Nant Dyfatty river running through middle.
Pwll				
AG00400	Cilymaenllwyd Farm, Pwll	Property	No	Topography, access issues - Travellers and Gypsies group didn't want to live there.
LR03600	Cilymaenllwyd Woodland	Property	No	Narrow access lane, ecological issues. Travellers and Gypsies group didn't want to live there.
LR03700	Penllech Land, Pwll	Regeneration & Policy	further investigation required for potential on eastern land ?	Access to the site not suitable. Coal mine entry zone on the site. Public rights of way running through the site.
LR04000	Pwll Quarry	Regeneration & Policy	No	Access to the site not suitable. Size and shape not suitable
MC10500	Greenway West, Llanelli	Leisure & Sport	No	Planning REC 1 area Zone C2 around - difficult access.
MC10400	Greenway North, Pwll	Leisure & Sport	No	Within a C2 flood zone, Planning REC1 area.
MC10300	Eisteddfod Fields & Southern Greenway	Leisure & Sport	No	Planning REC 1 area.
Machynys				
MC07500	Old Castle Works, Llanelli	Regeneration & Policy	alternative dev't	Access to land is in Zone C2.
MC03500	Machynys Peninsula, Llanelli	Leisure & Sport	No	Within a zone B flood area.
LR05900	Machynys Land, Llanelli	Regeneration & Policy	No	Significant area within C1 flood zone. Planning - Mixed use. Part of Delta lakes Development?
414101000	Land at Dolau Road, Llanelli	Regeneration & Policy	No	Within a C1 flood zone, site too small.
MC03100	The Avenue Land, Machynys Cross	Regeneration & Policy	development alternatives	Delta Lakes Development area.
MC03200	Morfa Park Land, Llanelli	Regeneration & Policy	No	Land within C1 flood zone. Ecological issues.
MC10200	Lliedi Haven, Llanelli	Leisure & Sport	No	Majority of the land with a C2 flood zone.
LR13800	Land at Lower Trostre Road, Llanelli	Regeneration & Policy	Flood risk development alternatives	Land within C1. Earmarked for alternative development.
Trostre				
409901000	Land off Ropewalk Road, Llanelli	Regeneration & Policy	No	Majority of site lies within a C1 flood zone.
LR10500	Land at Trostre Industrial Estate	Property	No	Zone C1 - Not large enough to accommodate.
LR10300	Land at Penyfan, Llanelli	Regeneration & Policy	No	Inadequate size and shape, ecology. Potential access would be within C1 flood zone.
LR16100	Pen y fan Quarry, Llanelli	Property	No	Steep topography and also existing playground area. Planning - Rec 1, rights of way through.
LR10600	Trostre Retail Park Land	Property	No	Majority of the land within a C1 flood zone. Ecological issues. Land is adjacent to retail park.
416001000	Land at Trostre Roundabout, Llanelli	Regeneration & Policy	being sold	Majority of the site within a C1 flood zone. Adjacent to retail park. Land believed to be in the process of being sold.
LR08400	Land at Trostre, Llanelli	Property	No	Zone C1 & C2, river runs through middle. Inadequate size.
415901000	The Old Tip Trostre, Llanelli	Property	access issues? Partial flood plain - Requested to be taken through to Stage 1 Assessment	Taken through to stage 1 assessment however ruled out due to - vehicle access into the site not viable, access lane with a C2 flood zone, and drainage pipe running through the site.
Bynea / Berwick				
MC00400	Pen-Cellogwydd Farm, Llanelli	Leisure & Sport	no proper road access partial flood plain	Majority of the site within a C1 flood zone. Inadequate access to the site. Ponds on the site. Adjacent to railway. Size.
890200	Penybryn Caravan Park, Llanelli	Homes and Safer Communities	G&T have indicated that they do not wish to live there.	Majority of the site with a C1 flood zone.
751400	Berwick Land, Llanelli	Property	No	Majority of the site with a C1 flood zone apart from entrance area to the site. There are water-courses running through the middle of the site. Land is designated for ecological "off-setting" for developments elsewhere. Foul sewer is some 400m away and there may be easement issues and need for pumping to reach it.
MC10100	Loughor Greenway (Bynea car park)	Leisure & Sport	mcp - coastal path	MCP Coastal Path area. Within a C1 flood zone. Public rights of way through. Trees to be felled. Relocation of car park / bike route would be required. Site is in any event too small for anything more than 10 plots.
LR05600	Heol Y Bwlch	Regeneration & Policy	No	Within a C1 Flood Zone. Earmarked for Business Use and currently subject of a FCA study. The site has been put forward for consideration for industrial development as part of LDP review.
412201000	Berwick Road Play Area	Waste and Environmental Services	pedestrian access only	Within a C1 flood zone. Site is too small. Not accessible for motor vehicles.
LR05500	Engine Fach & Gwndwn Mawr Land, Bynea (Southern Site)	Property	No	Previously a planning application for housing was withdrawn due to the loss of hedgerows and ecology that would ensue. Topographical issues. However this site has recently been put forward as a candidate site for residential development under the current LDP review.
LR05500	Engine Fach & Gwndwn Mawr Land, Bynea (Western Site)	Property	No	No Access to the site.
LR11700	Gwndwn Mawr - C, Bynea (Triangular shaped site)	Property	Requested to be taken through to Stage 1 Assessment	Taken through to stage 1 assessment however Ecology, Topography, Site to small - ruled out at stage 1
LR05500	Engine Fach & Gwndwn Mawr Land, Bynea	Property	Site on the corner	Taken through to stage 1 assessment, however topography means that it is of inadequate size to develop more than 8-10 units on only part of the site, while site levels would require a pumped sewer system to be installed. SW drainage would be difficult due to levels and also upcoming new more onerous SUDS drainage rules would apply. Any scheme would be reliant on traffic calming measures which require separate consent outside of the planning process, and possible objections on these grounds could alone scupper the project. It is considered that there remains a number of development risks which could yet abort further consideration of this site. The Stage 2 assessment is appended to the main report.
LR05500	Engine Fach & Gwndwn Mawr Land, Bynea	Property	Northern site	Access issues & site lies behind residential properties.
LR09400	Land at Genwen Quarry, Bynea	Regeneration & Policy	investigate levels	Steep gradient, ecology, mine entry zones.
Coedcae				
GL04800	Cae Terrace Grazing Land, Llanelli	Property	No	A number of coal mine entries lie within the middle of the site. Inadequate access. Knot weed.
LR07800	Penalty/Coedcae Land, Llanelli	Regeneration & Policy	within capital receipts (bio diversity issues?)	Majority of the site within Zone B. Public rights of ways through the site, mine entry zone in the site. Ecological issues. Access would be through a residential estate.
Dafen				
LR06100	Capel Quarry, Dafen	Regeneration & Policy	investigate levels	A few mine entry zones within the site. Ecological issue. Steep gradient.
LR04200	Cwm y Nant Grazing Land	Property	alternative uses	Land designated for housing development.
HL347	Land at Y Waun, Llanelli	Homes and Safer Communities	affordable housing	Not adequate in size or shape.
410701000	Dafen Pond	Property	Not developable.	Majority of the site within a C2 flood zone.
LR06300	Globe Row Land, Cilsaig Road, Dafen	Property	alternative uses for car parking and sale to adjoining owner	Site within C2 flood zone
LR03100	Penprys Land, Dafen	Regeneration & Policy	employment use / DPP. Requested to be taken through to Stage 1 Assessment	Taken through to Stage 1 Assessment, however ruled out due to land already being in the process of being sold. Planning Employment Use, Ecology, Listed Buildings, coal mining, possible contaminated land. Please note that this site has been taken through to a Stage 2 Assessment following its inclusion as part of the Call for Sites invitation.
Other locations				
LR04500	Plas Isaf Land, Llangennech	Regeneration & Policy	awaiting infrastructure improvements for future dev't	Planning - Residential allocation. Ecology assessment has been carried out - lots of ecology 0450
GL01700	Cae Fainc, Llangennech	Property	No	Planning restriction - part of the Green Belt between 2 villages.
LR14100	Land at Dimpeth, Llanelli	Transportation and Highways	required for road improvement	Size and shape not adequate. Land required for road improvement works.
418401000	Brynwithan Land, Llanon	Planning	No	Designated for habitat "off-set". Too far from facilities.

Appendix B

Gypsy and Traveller Site Assessment – Call for Sites

Background

1.1 The Housing (Wales) Act 2014 introduced a duty upon Local Authorities to provide Gypsy and Traveller sites where an unmet need is identified through the completion of their Gypsy and Traveller Accommodation Assessments (GTAA's). Following the introduction of the Act, all Local Authorities in Wales had their first GTAA's approved in 2016.

1.2 The requirement to identify and make provision for any unmet gypsy and traveller need is also reflected in the preparation of a Development Plan. In this respect in preparing the Revised Carmarthenshire LDP 2018 – 2033 there is a requirement to identify a site or sites and to make provision for the monitoring of their delivery. It should be noted that failure to make such provision would result in the Revised LDP being considered unsound and not adopted, as well as being in breach of provisions under the Housing (Wales) Act.

Carmarthenshire's GTAA

1.3 In Carmarthenshire's case, the GTAA identified an unmet need for Gypsy and Traveller pitches within the county. The Assessment considered the methodology set out by Welsh Government Guidance and it outlined two types of the assessment of need; the first considered the first 5 years of the GTAA period; and the second considered the full 15 year GTAA period.

1.4 Based on this assessment, Carmarthenshire's estimated provision for the first 5 years is for 30 pitches. A large proportion of this need has arisen from households living in bricks and mortar, and new household growth from within these households. The make-up of this need is located within Llanelli, where a large number of these households had previously lived on the public site at Penybryn.

1.5 An estimate has also been made for newly arising Gypsy and Traveller households in years 6-15 of the GTAA. This would include, for example, young adults living on existing sites who, in time, will form their own household and therefore would require their own pitch. The GTAA estimates a need for a 10 further pitches in years 6-15.

1.6 As part of the revised LDP, and assessment will be undertaken to consider the last two years of the Plan up to 2033, and will be available as background evidence to the Deposit LDP scheduled to be published in December 2019.

1.7 With respect to Travelling Showpeople, The GTAA also estimates that provision is needed for Travelling Showpeople within Carmarthenshire. The assessment identifies a need for 5 additional pitches within the first 5 years, and one additional pitch up to 2031.

Call for sites

1.8 As part of considering available sites for Gypsy and Traveller Needs, a review of all Local Authority sites within the Llanelli area has been undertaken, by developing a site selection matrix to assess their potential to accommodate Gypsy and Traveller pitches, this is set out in Appendix A of this report. The conclusion of this exercise determined that a call

for site exercise would need to be undertaken to identify the availability of land for the development of Gypsy and Traveller pitches.

1.9 Following the call for Gypsy and Traveller Sites between January and April 2019, a total of 9 sites were submitted for consideration. The findings of these sites are considered in detail below, and are informed against the provisions of the site assessment methodology which was published in conjunction with the call for sites exercise.

1.10 The 9 sites which were submitted are as follows:

- Land at Lower Trostre Road;
- Former Scrap Yard, Neville Dock;
- Erw Las, Llwynhendy;
- Penyfan, Trostre (Land behind Trostre Depot and Lord Arthur Rank Centre, Trostre Road, Llanelli);
- Penprys, Dafen;
- "Old Bobby's Farm", Lower Trostre Road, Trostre;
- Land behind 4-8 Trostre Industrial Park;
- Land behind Former Thyssen Factory, Heol y Bwlch, Bynea;
- Land behind Bynea House, Heol y Bwlch, Bynea.

1.11 In consideration of the appended site assessment methodology, Stage 1, Part 1 considered the location and the type of submitted sites. For the purposes of this report, all nine sites are located within the Llanelli area, and for Gypsy and Travellers use, rather than Travelling Showpeople.

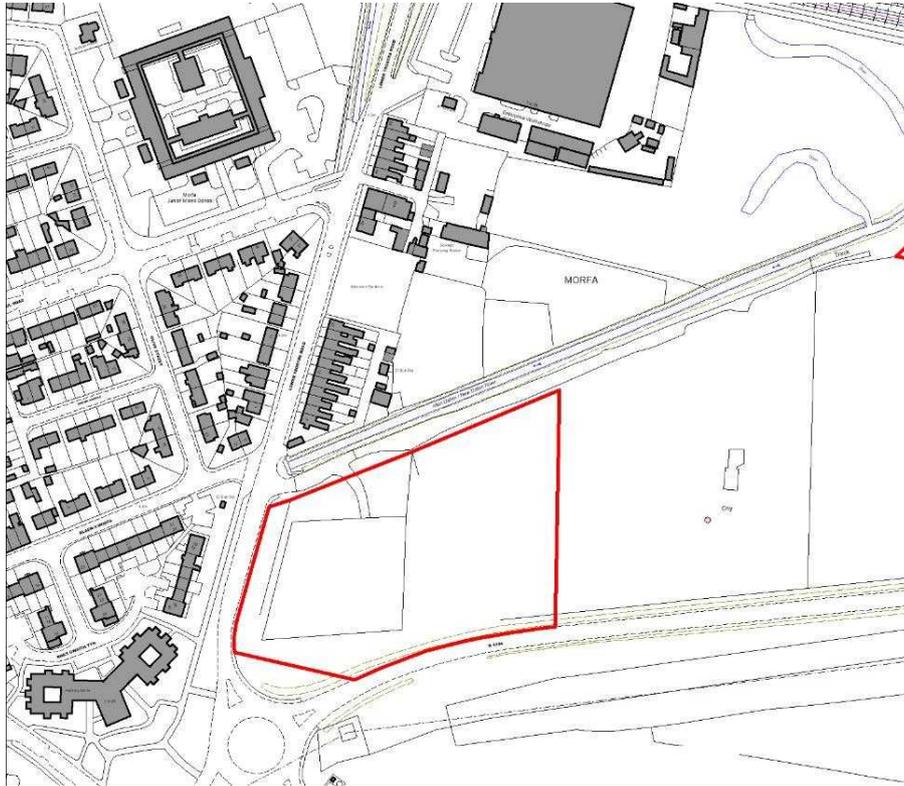
1.12 All sites move forward to Stage 1 Part 2.

1.13 In addition to the site submissions, two emails were received from the Coal Authority, and Mid and West Wales Fire and Rescue Service, who stated that they didn't have any appropriate land available for development.

Stage 1, Part 2 – Detailed Consideration

Site 1 - Land at Lower Trostre Road, Llanelli

The site is located at the southern end of Lower Trostre Road, and immediately adjacent to the roundabout at Morfa, which is part of the Morfa-Berwick Link Road. The site is an area of hardstanding and shrub, and is in a prominent location, with a thin line of hedgerow and trees on the western edge. The site is within County Council ownership, and is approximately 2ha in size.



The following appraisal can be made on the site using the criteria set out in the site assessment methodology.

Access –

- o Access to public roads leading to the site.*
- o Access to footpaths leading to the site – including impact on Public Rights of Way.*

- o Easily reachable by emergency vehicles.*
- o Access to public transport.*
- o Proximity to Employment sites and major roads.*

- 1. The site would have a suitable access potentially utilising the existing access point on the north western side of the site.**
- 2. The site does not impact on Public Rights of Way, whilst a number of footpaths are located within the vicinity.**
- 3. The site is within close proximity to employment, public transport, and major roads.**
- 4. The site is easily reachable by emergency vehicles.**

Sustainability and Suitability of the Land

- o Compatible with adjacent uses.*
- o Visual Impact considerations.*
- o The site should be available for use as a Gypsy and Traveller site for at least 21 years.*

- 1. The site is located within close proximity of residential areas, and is not located within proximity of bad neighbour uses.**
- 2. Further work would need to be undertaken to understand the visual impacts associated with a potential Gypsy and Traveller site at this location and how this could potentially be mitigated against.**
- 3. The site could potentially be available for at least 21 years.**

Environment

- o Contamination of land.*
- o Acceptable form of surface water discharge.*
- o Free from air, noise, water and soil pollution.*
- o Impact on European or National ecological designations.*
- o Natural Environment – including protected sites and species, landscape, biodiversity etc.*
- o Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.*
- o Risk of flooding – TAN 15 Development Advice Maps*

- 1. Further consideration would need to be given to previous workings on the site including the potential impact of contaminated land.**
- 2. Further work would need to be undertaken to assess the potential impact on ecology.**
- 3. The site is located within a C1 flood risk zone as delineated by TAN15, and a FCA has not been provided to ascertain the potential flood risk from the development site. This would need to be undertaken to progress further.**
- 4. The site would require SAB approval relating to surface water.**

Utilities

- o The ability to connect to local infrastructure, including water and sewerage connections.*
- o Near Electricity, refuse disposal and BT.*

- 1. The site is located within a built up area and therefore should be able to connect to local infrastructure.**

Local Services

- o Near educational facilities.*
- o Near health services.*
- o Near local shops.*
- o Compliance with Learner Travel Act Wales.*

- 1. The site is located in close proximity to all local services. There are a number of schools within the vicinity of the site whilst Trostre Retail Park is located to its north.**

Size and Shape of Site

- o Sufficient sized site to meet the unmet need*
- o Sufficient circulation area*
- o Adequate area for the siting of caravans etc.*
- o Potential for expansion for future needs*

1. Based on best practice on site standards for Gypsy and Traveller pitches, the site would be sufficiently sized, and of a suitable shape to meet the unmet need.

Topography

- o Feasibility of mitigating steep gradients*
- o Level areas for pitches and children's play*

1. The site is relatively flat with little site levelling work required. A topographical study would be however be required as part of any application.

Availability and Use

- o Designation of land within the existing LDP.*
- o Any covenants on the land.*
- o Land on the market for sale.*

1. The site is located outside but adjacent to the development limits of Llanelli. It does not have a land use allocation.

Cost

- o Reasonable cost for the purchase of the land.*
- o Reasonable cost for site preparation including infrastructure, drainage, demolishing existing structures, etc.*
- o Cost for environmental mitigation.*

1. The majority of the site is within Council ownership and if required, only limited land would need to be purchased or a land agreement to be put in place.
2. The site is located close to existing infrastructure and connections to these facilities will need to be created.
3. Environmental mitigation may be required, owing to potential habitat on the eastern side, in addition to the potential for contaminated land.

Recommendation

Consider the potential progress of the site to Stage 2 subject to the following:

- Further understanding for the potential for flooding risk to be disproved or mitigated against.
- Whilst the site is located outside the development limits of Llanelli within the current LDP, its potential location could be supported through LDP policies relating to Gypsy and traveller sites.
- Further consideration would have to be given to ensure that its visual impact is minimised.

Site 2 – Penyfan, Trostre (Land behind Trostre Depot and Lord Arthur Rank Centre)

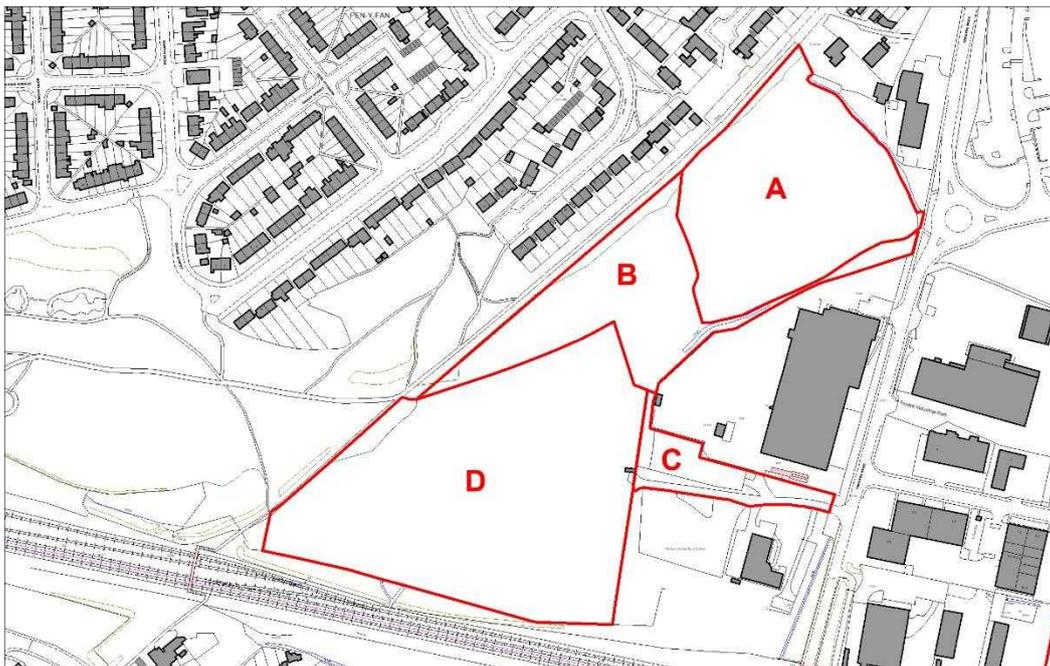
The site is located immediately adjacent to the rear of Trostre Depot and is a parcel of vacant land naturally regenerated to shrub. To the north of the site, a public footpath runs from a north east to south west which separates the site from Heol Gwyr and steeply sloping recreation land within Penyfan.

The submitted candidate site is broken up into four separate sections.

Area A of the candidate site is within private ownership and measures 1.5ha, and the shrub area is denser within this location. The site is relatively flat with a potential access point from the eastern edge immediately adjacent to the roundabout next to Kwik Fit.

Area B and C are owned by the Local Authority. Area B is an irregular parcel of land behind Trostre Depot and measures 0.85ha. Area C is the access point between Trostre Depot and the Lord Arthur Rank Centre.

Area D is within private ownership and is identified as recreation land, although it is overgrown and not maintained to allow any recreational and sporting use. This land was previously within Council ownership prior to its sale. This land measures 2.9ha in size and it relatively flat in nature. The southern boundary of area D is characterised by the perimeter of the railway line leading east towards Swansea.



Access –

- o Access to public roads leading to the site.*
- o Access to footpaths leading to the site – including impact on Public Rights of Way.*

- o Easily reachable by emergency vehicles.*
- o Access to public transport.*
- o Proximity to Employment sites and major roads.*

1. The site could be accessed via the existing entrance between Trostre Depot and Lord Arthur Rank Centre. The site would have sufficient visibility along Trostre Road.
2. The site is within close proximity to employment, public transport, and major roads, whilst a public footpath is immediately adjacent to the site.

Sustainability and Suitability of the Land

- | | |
|---|--|
| <ul style="list-style-type: none"> <i>o Compatible with adjacent uses.</i> <i>o Visual Impact considerations.</i> | <ul style="list-style-type: none"> <i>o The site should be available for use as a Gypsy and Traveller site for at least 21 years.</i> |
|---|--|

1. It is not considered that the proposed site would be adversely effected by neighbouring uses, in addition to the candidate site not having an impact on neighbouring uses. Part of the site (Area 4) abuts the railway line and therefore noise reduction measures may be required on this part of the site.
2. Given its location, the site would not have a significant visual impact on neighbouring land uses.

Environment

- | | |
|---|---|
| <ul style="list-style-type: none"> <i>o Contamination of land.</i> <i>o Acceptable form of surface water discharge.</i> <i>o Free from air, noise, water and soil pollution.</i> <i>o Impact on European or National ecological designations.</i> | <ul style="list-style-type: none"> <i>o Natural Environment – including protected sites and species, landscape, biodiversity etc.</i> <i>o Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.</i> <i>o Risk of flooding – TAN 15 Development Advice Maps</i> |
|---|---|

1. Further work would need to be undertaken to assess the potential impact on nearby ecology and habitats.
2. The potential access to the site is located within a C1 flood risk zone as delineated by TAN15 as well as the majority of the parcel of land identified as Area A. A Flood Consequence Assessment has not been provided to ascertain the potential flood risk from the development site. This would need to be undertaken to progress further.
3. The land which could realistically be developed for Gypsy and Traveller pitches is located outside the flood risk zones. This parcel of land may have a potential egress point to the north of the site in the event of a flooding emergency.
4. The site would require SAB approval, and therefore a detailed surface water drainage scheme would be required.
5. A mining report would be necessary for the site to ascertain any previous coal workings within the area.
6. Further consideration would need to be given to previous workings on the site including the potential impact of contaminated land.

Utilities

- | | |
|--|--|
| <ul style="list-style-type: none"> <i>o The ability to connect to local infrastructure, including water and sewerage connections.</i> | <ul style="list-style-type: none"> <i>o Near Electricity, refuse disposal and BT.</i> |
|--|--|

1. The site is located within a built up area and therefore there shouldn't be an issue to connect to local infrastructure.

Local Services

- o Near educational facilities.*
- o Near health services.*
- o Near local shops.*
- o Compliance with Learner Travel Act Wales.*

1. The site is located in close proximity to all local services.

Size and Shape of Site

- o Sufficient sized site to meet the unmet need*
- o Sufficient circulation area*
- o Adequate area for the siting of caravans etc.*
- o Potential for expansion for future needs*

1. The land within the ownership of the Local Authority would not be able to meet the entire identified need in isolation. However in conjunction with other parcels of land within private ownership (Area A or D), it would be able to satisfy the initial 5 year need in addition to the future need highlighted for the years 6-15 of the GTAA.

Topography

- o Feasibility of mitigating steep gradients*
- o Level areas for pitches and children's play*

1. The site is relatively flat with little site levelling work required. A topographical survey would be required however.

Availability and Use

- o Designation of land within the existing LDP.*
- o Any covenants on the land.*
- o Land on the market for sale.*

1. The site is located within the development limits of Llanelli within the Local Development Plan. The southern part of the site (Area D) is identified as recreational land (REC1) in the LDP, however it is within private ownership and not available for members of the public.

Cost

- o Reasonable cost for the purchase of the land.*
- o Reasonable cost for site preparation including infrastructure, drainage, demolishing existing structures, etc.*
- o Cost for environmental mitigation.*

1. In order to provide a suitable Gypsy and Traveller site, a part of the land within private ownership would need to be purchased, or a land transfer agreement to be put in place.
2. Site preparation costs would be required, however there does not appear to be unsurmountable obstacles to overcome.

- 3. The site is located close to existing infrastructure and connection to these services will need to be created.**
- 4. The site has an existing access point which could be utilised which would reduce costs, however street lighting and pedestrian access would need to be developed from Trostre Road.**

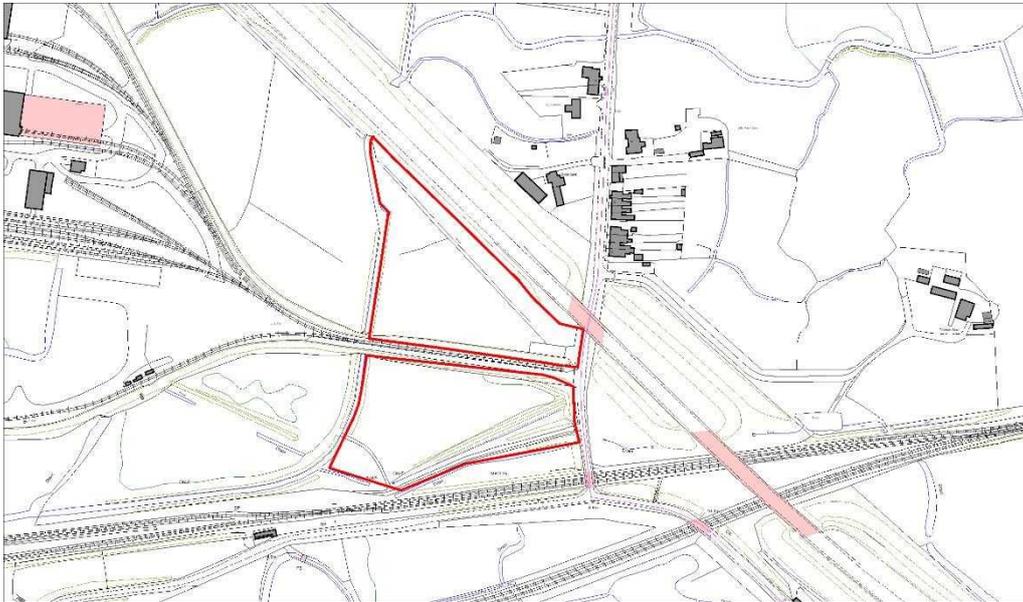
Recommendations

Site to progress to Stage 2 based on the following:

- The developable land within the site is located outside the flood risk zones as delineated by TAN15 Development Advice Map. Further consideration will need to be given to the potential access point to the site which is within a C1 flood risk zone, in addition to any secondary access to the north of the site for emergency vehicles.**
- The Council land (AREA B and C) would not be able to meet the identified need in isolation. However there may be potential to acquire and develop a larger area to meet the need. (Area A or D). This may also provide opportunities to enhance the recreation provision, in conjunction with the land owner as part of any detailed scheme.**
- It is proposed to undertake preliminary and informal discussions with relevant regulatory bodies to identify the principle of development on the site.**

Site 3 - Erw Las, Llwynhendy

The site is located on the southern end of Erw Las, Llwynhendy, and immediately adjacent to the eastern edge of Trostre Steelworks and its internal railway connections. It is two relatively flat parcels of grazing land which in combination total 2.3ha. The access points are on to Erw Las, with suitable visibility to both the north and south of the road. The site has hedgerow and tree cover along Erw Las.



Access –

- o Access to public roads leading to the site.*
- o Access to footpaths leading to the site – including impact on Public Rights of Way.*
- o Easily reachable by emergency vehicles.*
- o Access to public transport.*
- o Proximity to Employment sites and major roads.*

- 1. The site would have a suitable access potentially utilising the existing access point on the eastern side of the site.**
- 2. The site is within close proximity to employment, public transport, and major roads.**
- 3. The site is easily reachable by emergency vehicles**

Sustainability and Suitability of the Land

- o Compatible with adjacent uses.*
- o Visual Impact considerations.*
- o The site should be available for use as a Gypsy and Traveller site for at least 21 years.*

- 1. Further consideration would need to be given to the compatibility with neighbouring uses, particularly the potentially negative effects of Trostre Works adjacent to the site.**
- 2. The site would have to be separated in two owing to the railway track which dissects the site.**
- 3. Given its location the site would not have a significant visual impact on neighbouring land uses.**

Environment

- o Contamination of land.*
- o Acceptable form of surface water discharge.*
- o Free from air, noise, water and soil pollution.*
- o Impact on European or National ecological designations.*
- o Natural Environment – including protected sites and species, landscape, biodiversity etc.*
- o Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.*
- o Risk of flooding – TAN 15 Development Advice Maps*

- 1. Further work would need to be undertaken to assess the potential impact on nearby ecology and habitats.**
- 2. The site is located within a C1 flood risk zone as delineated by TAN15, and a FCA has not been provided to ascertain the potential flood risk from the development site. This would need to be undertaken to progress further.**
- 3. The site would require SAB approval, in relation to surface water.**

Utilities

- o The ability to connect to local infrastructure, including water and sewerage connections.*
- o Near Electricity, refuse disposal and BT.*

- 1. The site is located within an area which could connect to local infrastructure.**

Local Services

- o Near educational facilities.*
- o Near health services.*
- o Near local shops.*
- o Compliance with Learner Travel Act Wales.*

- 1. The site is located in close proximity to all local services.**

Size and Shape of Site

- o Sufficient sized site to meet the unmet need*
- o Sufficient circulation area*
- o Adequate area for the siting of caravans etc.*
- o Potential for expansion for future needs*

- 1. The site equates to approximately 2.3ha, and based on the unmet need identified within the GTAA, the site would meet the identified need.**

Topography

- o Feasibility of mitigating steep gradients*
- o Level areas for pitches and children's play*

- 1. The site is relatively flat with little site levelling work required. A topographical survey would be required however.**

Availability and Use

- o Designation of land within the existing LDP.*
- o Any covenants on the land.*
- o Land on the market for sale.*

- 1. The site is located outside of the Local Development Plan, but within close proximity of the development limits on Erw Las, Llwynhendy.**

Cost

o Reasonable cost for the purchase of the land.

*o Reasonable cost for site preparation including infrastructure, drainage, demolishing existing structures, etc.
o Cost for environmental mitigation.*

- 1. The site is within private ownership and further work would be required to address this issue.**
- 2. The site is located close to existing infrastructure and connections to these facilities will need to be created.**
- 3. Environmental mitigation will be required, and further evidential work would be necessary to understand this cost.**

Recommendation

Progress for Stage 2 subject to the following:

- o Further understanding for the potential for flooding risk to be disproved or mitigated against.**
- o Whilst the site is located outside the development limits of Llanelli within the current LDP, its potential location could be supported through LDP policies relating to Gypsy and traveller sites.**
- o Further understanding of any potential impact on the operational requirements for Trostre steelworks, particularly given the railway connections which dissect the site.**

Site 4 – Penprys, Dafen

The site at Penprys is located immediately on the A4138 Penprys roundabout, approximately a mile from the village of Llangennech and Dafen. The site is Greenfield and approximately 5.5 hectares in size. The southern and western side of the site, whilst being screened from the main road lies above the A4138, and as the site stretches northwards, it levels off and has an access onto Penprys Road. To the immediate west of the site lies an existing business / employment site, and to the north is the Crematorium and Garden of Remembrance.



Access –

- o Access to public roads leading to the site.
- o Access to footpaths leading to the site – including impact on Public Rights of Way.
- o Easily reachable by emergency vehicles.
- o Access to public transport.
- o Proximity to Employment sites and major roads.

1. **The candidate site does not show the means of access into the site, however it would be located on the eastern side of the field and on to Heol Penprys. Consideration of the access point is required with potential cutting of the bank on the eastern side of the field. The visibility for a new access and egress point would need to be further considered.**
2. **The site is located adjacent to the A4138 road with a suitable access onto the roundabout and extended highway network**
3. **A number of Public Footpaths cross, or are in the immediate vicinity of the site including Public Footpaths 36/94, 35/22, 35/24, and 35/17. Evidence would need to be provided to show that any use of the land or development of the site would not have any detrimental effect on the footpath/its surface/furniture and users.**
4. **The site is within close proximity to employment, public transport, and major roads.**

Sustainability and Suitability of the Land

- o *Compatible with adjacent uses.*
- o *Visual Impact considerations.*
- o *The site should be available for use as a Gypsy and Traveller site for at least 21 years.*

1. The site is located in close proximity to the Crematorium which the Gypsy and Traveller site may have a significant visual and noise impact on its surroundings. A carefully designed site with a suitable access point, and mitigating landscaping could potentially overcome this issue.

Environment

- | | |
|---|---|
| <ul style="list-style-type: none"> <i>o Contamination of land.</i> <i>o Acceptable form of surface water discharge.</i> <i>o Free from air, noise, water and soil pollution.</i> <i>o Impact on European or National ecological designations.</i> | <ul style="list-style-type: none"> <i>o Natural Environment – including protected sites and species, landscape, biodiversity etc.</i> <i>o Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.</i> <i>o Risk of flooding – TAN 15 Development Advice Maps</i> |
|---|---|

1. Further work would need to be undertaken to assess the potential impact on nearby ecology and habitats.
2. The land is located outside the flood risk zones as delineated by TAN15 development Advice Maps.
3. The site would require SAB approval, and therefore a detailed surface water drainage scheme would be required.
4. A mining report would be necessary for the site to ascertain any previous coal workings within the area.
5. Further consideration would need to be given to previous workings on the site including the potential impact of contaminated land.
6. The site is not located within any conservation areas, however there is a listed building (Cornish Engine House of Penprys Colliery) on the southern edge of the site, and any proposal for a Gypsy and Traveller site would need to consider its impact on this listed building.

Utilities

- | | |
|--|--|
| <ul style="list-style-type: none"> <i>o The ability to connect to local infrastructure, including water and sewerage connections.</i> | <ul style="list-style-type: none"> <i>o Near Electricity, refuse disposal and BT.</i> |
|--|--|

1. The site is located within a developed area where there would be the ability to connect to local infrastructure.

Local Services

- | | |
|---|--|
| <ul style="list-style-type: none"> <i>o Near educational facilities.</i> <i>o Near health services.</i> <i>o Near local shops.</i> | <ul style="list-style-type: none"> <i>o Compliance with Learner Travel Act Wales.</i> |
|---|--|

1. The site is located in close proximity to all local services.

Size and Shape of Site

- | | |
|---|---|
| <ul style="list-style-type: none"> <i>o Sufficient sized site to meet the unmet need</i> <i>o Sufficient circulation area</i> | <ul style="list-style-type: none"> <i>o Adequate area for the siting of caravans etc.</i> <i>o Potential for expansion for future needs</i> |
|---|---|

1. The land within the ownership of the Local Authority would be able to meet the entire identified need, and it would potentially meet the future need highlighted for years 6-15 within the GTAA.

Topography

- o Feasibility of mitigating steep gradients
- o Level areas for pitches and children's play

1. The site would need a topographical survey to understand the nature of site levels and how this would impact on the site layout.

Availability and Use

- o Designation of land within the existing LDP.
- o Any covenants on the land.
- o Land on the market for sale.

1. The site is located within the development limits of Llanelli within the Local Development Plan. The land is designated as proposed employment within the LDP. It is the understanding that parcels of land within the red outline of the candidate site have been marketed for sale for employment purposes.

Cost

- o Reasonable cost for the purchase of the land.
- o Reasonable cost for site preparation including infrastructure, drainage, demolishing existing structures, etc.
- o Cost for environmental mitigation.

1. The majority of the site is within Council ownership, and therefore only limited land may need to be purchased or a land agreement to be put in place.
2. The site is located close to existing infrastructure, and connections to these facilities will need to be created.
3. Environmental mitigation will be required, owing to potential habitat, in addition to the mitigation of potentially contaminated land.
4. Site preparation costs, and a new access would be required, however there does not appear to be unsurmountable obstacles to overcome.

Recommendations

- o Site to progress to Stage 2 subject to the confirmation of the site's availability in light of the dialogue between the Council and other interested parties.
- o Subject to the above, any further consideration will need to take into account of potential alternative uses, biodiversity, land stability, a suitable access point, and any further mitigation given its location to the Crematorium.

Site 5 – Former Scrap Yard, Neville Dock

The site is located to the south of Llanelli and immediately adjacent to the Coastal Road (B 4304) and an eastern distribution road through Delta Lakes. The site is adjacent to the strategic site within which the Llanelli Wellness and Life Science Village is proposed. To the north of the site is the recreation land at Crown Park which is designated as REC1 land in the Local Development Plan. To the east of the candidate site is a large factory unit which is currently being used as A.M.G Resources recycling plant.



Access –

- o Access to public roads leading to the site.*
- o Access to footpaths leading to the site – including impact on Public Rights of Way.*

- o Easily reachable by emergency vehicles.*
- o Access to public transport.*
- o Proximity to Employment sites and major roads.*

- 1. The site could be suitably accessed by using the existing access point on the northern side of the site.**
- 2. The site is within close proximity to employment, public transport, and major roads. The site would have a suitable access potentially utilising the existing access point on the north western side of the site.**
- 3. The site does not impact on Public Rights of Way, whilst a number of footpaths are located within the vicinity.**
- 4. The site is easily reachable by emergency vehicles.**

Sustainability and Suitability of the Land

- o Compatible with adjacent uses.*
- o Visual Impact considerations.*

- o The site should be available for use as a Gypsy and Traveller site for at least 21 years.*

- 1. The potential development of the Former Scrap to a Gypsy site may not be compatible with the adjacent use of the buildings. The A.M.G Resource Recycling**

plant is a very large operation and could significantly impact on residential uses by virtue of noise and visual impact.

Environment

- o Contamination of land.*
- o Acceptable form of surface water discharge.*
- o Free from air, noise, water and soil pollution.*
- o Impact on European or National ecological designations.*

- o Natural Environment – including protected sites and species, landscape, biodiversity etc.*
- o Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.*
- o Risk of flooding – TAN 15 Development Advice Maps*

- 1. Further consideration would need to be given to previous workings on the site including the potential impact of contaminated land.**
- 2. Further work would need to be undertaken to assess the potential impact on nearby ecology and habitats.**
- 3. The site is located outside of any flood risk zone as delineated by TAN15.**
- 4. The site would require SAB approval, and therefore a detailed surface water drainage scheme would be required.**

Utilities

- o The ability to connect to local infrastructure, including water and sewerage connections.*

- o Near Electricity, refuse disposal and BT.*

- 1. The site is located within an area which could connect to local infrastructure.**

Local Services

- o Near educational facilities.*
- o Near health services.*
- o Near local shops.*

- o Compliance with Learner Travel Act Wales.*

- 1. The site is located in close proximity to all local services.**

Size and Shape of Site

- o Sufficient sized site to meet the unmet need*
- o Sufficient circulation area*

- o Adequate area for the siting of caravans etc.*
- o Potential for expansion for future needs*

- 1. The site equates to approximately 0.6ha, and based on the unmet need identified within the GTAA, the site would only partially meet the need.**

Topography

- o Feasibility of mitigating steep gradients*

- o Level areas for pitches and children's play*

- 1. The site is relatively flat with little site levelling work required.**

Availability and Use

o Designation of land within the existing LDP.

*o Any covenants on the land.
o Land on the market for sale.*

- 1. The site is identified as an existing employment site within the Local Development Plan, and is located within the development limits of Llanelli.**

Cost

o Reasonable cost for the purchase of the land.

*o Reasonable cost for site preparation including infrastructure, drainage, demolishing existing structures, etc.
o Cost for environmental mitigation.*

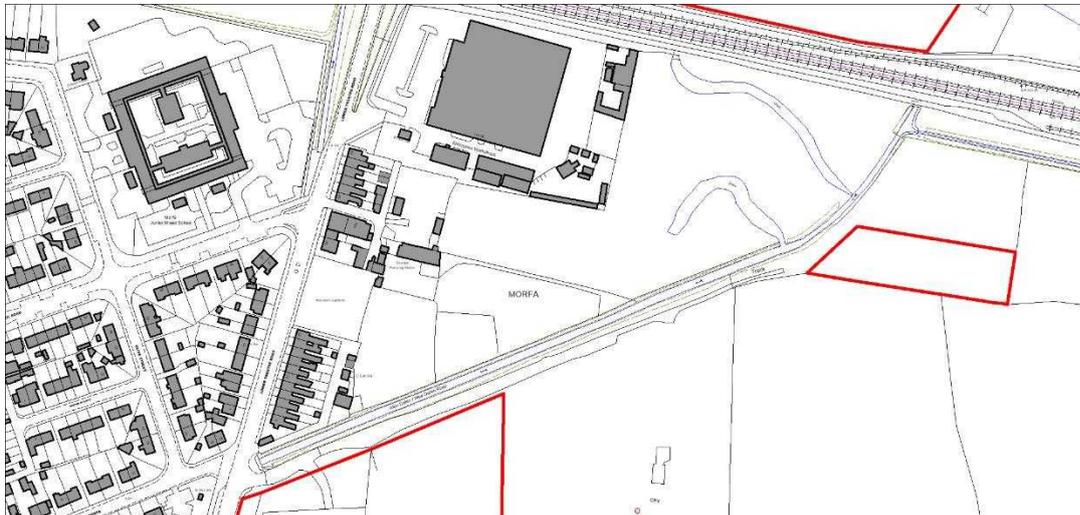
- 1. The majority of the site is within Council ownership and if any, only limited land would need to be purchased or a land agreement to be put in place.**
- 2. The site is located close to existing infrastructure and connections to these facilities will need to be created.**
- 3. Environmental mitigation would be required owing to its existing and previous land uses. Further evidential work would be necessary to understand this cost.**

Recommendation

- o Not to proceed to Stage 2 of the site assessment by virtue of its location being adjacent to a bad neighbour use. This use would have a detrimental impact on the amenity of the residents.**
- o The site at 0.6ha would not be of sufficient size to meet the identified need highlighted in the GTAA.**

Site 6 – Old Bobby’s Farm off Lower Trostre Road

The site is a vacant parcel of land of 0.25ha set down a single track road and accessed from Lower Trostre Road Llanelli. The road runs parallel to a watercourse of the Afon Dafen. The land is generally shrub and vegetation and is set away from the buildings and dwellings along Lower Trostre Road.



Access –

o Access to public roads leading to the site.
o Access to footpaths leading to the site – including impact on Public Rights of Way.

o Easily reachable by emergency vehicles.
o Access to public transport.
o Proximity to Employment sites and major roads.

- 1. The site would have a suitable access along Lower Trostre Road, however there is a 350m single track road to the site.**
- 2. The site is within close proximity to employment, public transport, and major roads.**

Sustainability and Suitability of the Land

o Compatible with adjacent uses.
o Visual Impact considerations.

o The site should be available for use as a Gypsy and Traveller site for at least 21 years.

- 1. The site is located a distance from the dwellings on Lower Trostre Road, therefore it is not considered that the site would have an adverse impact on neighbouring uses.**
- 2. Given its location the site, it is not considered that there would be a significant visual impact on neighbouring land uses.**

Environment

o Contamination of land.
o Acceptable form of surface water discharge.
o Free from air, noise, water and soil pollution.

o Impact on European or National ecological designations.

o Natural Environment – including protected sites and species, landscape, biodiversity etc.

*o Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.
o Risk of flooding – TAN 15 Development Advice Maps*

- 1. Further work would need to be undertaken to assess the potential impact on nearby ecology and habitats.**
- 2. The site is located within a C1 flood risk zone as delineated by TAN15 Development Advice Maps, and a FCA has not been provided to ascertain the potential flood risk from the development site. This would need to be undertaken to progress further.**
- 3. The site would require SAB approval, and therefore a detailed surface water drainage scheme would be required**

Utilities

o The ability to connect to local infrastructure, including water and sewerage connections.

o Near Electricity, refuse disposal and BT.

- 1. The site is located within an area which could connect to local infrastructure**

Local Services

*o Near educational facilities.
o Near health services.*

*o Near local shops.
o Compliance with Learner Travel Act Wales.*

- 1. The site is located in close proximity to all local services.**

Size and Shape of Site

*o Sufficient sized site to meet the unmet need
o Sufficient circulation area*

*o Adequate area for the siting of caravans etc.
o Potential for expansion for future needs*

- 1. The site equates to approximately 0.25ha, and it would not meet the identified need within the GTAA.**

Topography

o Feasibility of mitigating steep gradients

o Level areas for pitches and children's play

- 1. The site is relatively flat with little site levelling work required. A topographical survey would be required however.**

Availability and Use

o Designation of land within the existing LDP.

*o Any covenants on the land.
o Land on the market for sale.*

- 1. The site is located outside of the Local Development Plan, but within close proximity of the development limits of Llanelli.**

Cost

o Reasonable cost for the purchase of the land.

*o Reasonable cost for site preparation including infrastructure, drainage, demolishing existing structures, etc.
o Cost for environmental mitigation.*

- 1. Whilst the site is located close to existing infrastructure, connections to these facilities will need to be created.**
- 2. Environmental mitigation will be required, and further evidential work would be necessary to understand this cost.**

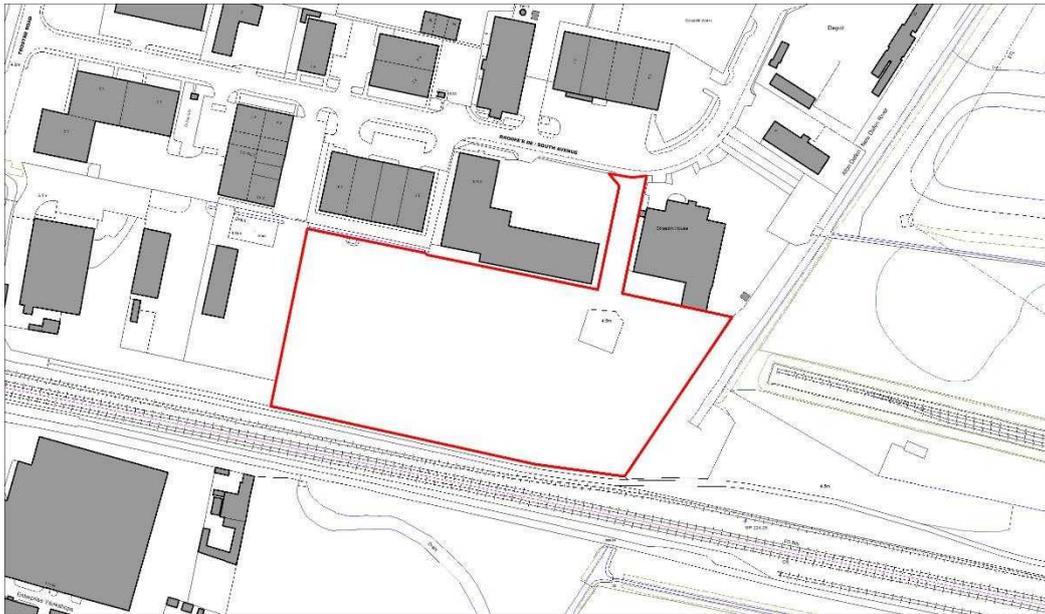
Recommendation

- o Not to proceed to Stage 2 of the site assessment by virtue of the site at 0.25ha not being of sufficient size to meet the identified need highlighted in the GTAA.**
- o Potential issue to 3rd party access, in addition to the fact that it is within a C1 flood risk zone as delineated by TAN15 Development Advice Maps.**

Site 7 – Land behind 4-8 Trostre Industrial Park

The site is a vacant parcel of land of 1.5ha set to the rear of existing industrial units in Trostre Industrial Park. The land is mostly hardstanding, and it is accessed between two existing units onto South Avenue. The southern boundary directly abuts characterised by the perimeter of the railway line leading east towards Swansea. The majority of the other boundaries has regenerated shrub and vegetation.

The site within private ownership.



Access –

- o Access to public roads leading to the site.*
- o Access to footpaths leading to the site – including impact on Public Rights of Way.*

- o Easily reachable by emergency vehicles.*
- o Access to public transport.*
- o Proximity to Employment sites and major roads.*

- 1. The site would have a suitable access along Southern Avenue. The intensity of the single track use from Southern Avenue to the site would need to be considered further.**
- 2. The site is within close proximity to employment, public transport, and major roads.**

Sustainability and Suitability of the Land

- o Compatible with adjacent uses.*
- o Visual Impact considerations.*

- o The site should be available for use as a Gypsy and Traveller site for at least 21 years.*

- 1. A proposed Gypsy and Traveller site at this location may be incompatible with adjacent land uses given that it is directly adjacent to an industrial park.**
- 2. Given its location, it is not considered that there would be a significant visual impact on neighbouring land uses.**

Environment

- o Contamination of land.*
- o Acceptable form of surface water discharge.*
- o Free from air, noise, water and soil pollution.*
- o Impact on European or National ecological designations.*

- o Natural Environment – including protected sites and species, landscape, biodiversity etc.*
- o Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.*
- o Risk of flooding – TAN 15 Development Advice Maps*

- 1. Further work would need to be undertaken to assess the potential impact on nearby ecology and habitats.**
- 2. Further consideration would need to be given to previous workings on the site including the potential impact of contaminated land.**
- 3. The site is located within a C1 flood risk zone as delineated by TAN15 Development Advice Maps and a FCA has not been provided to ascertain the potential flood risk from the development site. This would need to be undertaken to progress further.**
- 4. The site would require SAB approval, and therefore a detailed surface water drainage scheme would be required**

Utilities

- o The ability to connect to local infrastructure, including water and sewerage connections.*

- o Near Electricity, refuse disposal and BT.*

- 1. The site is located within an area which could connect to local infrastructure.**

Local Services

- o Near educational facilities.*
- o Near health services.*
- o Near local shops.*

- o Compliance with Learner Travel Act Wales.*

- 1. The site is located in close proximity to all local services and facilities**

Size and Shape of Site

- o Sufficient sized site to meet the unmet need*
- o Sufficient circulation area*

- o Adequate area for the siting of caravans etc.*
- o Potential for expansion for future needs*

- 1. The site would be sufficiently sized to meet the identified set out within the GTAA.**

Topography

- o Feasibility of mitigating steep gradients*

- o Level areas for pitches and children's play*

- 1. The site is relatively flat with little site levelling work required. A topographical survey would be required however.**

Availability and Use

o Designation of land within the existing LDP.

*o Any covenants on the land.
o Land on the market for sale.*

- 1. The site is defined as white land within the development limits of Llanelli, and directly adjacent to existing employment land.**

Cost

o Reasonable cost for the purchase of the land.

*o Reasonable cost for site preparation including infrastructure, drainage, demolishing existing structures, etc.
o Cost for environmental mitigation.*

- 1. The site and the access point via Southern Avenue is within private ownership. The Local Authority would need to purchase this land to progress further.**
- 2. Whilst the site is located close to existing infrastructure, connections to these facilities will need to be created.**
- 3. Environmental mitigation will be required, and further evidential work would be necessary to understand this cost.**

Recommendation

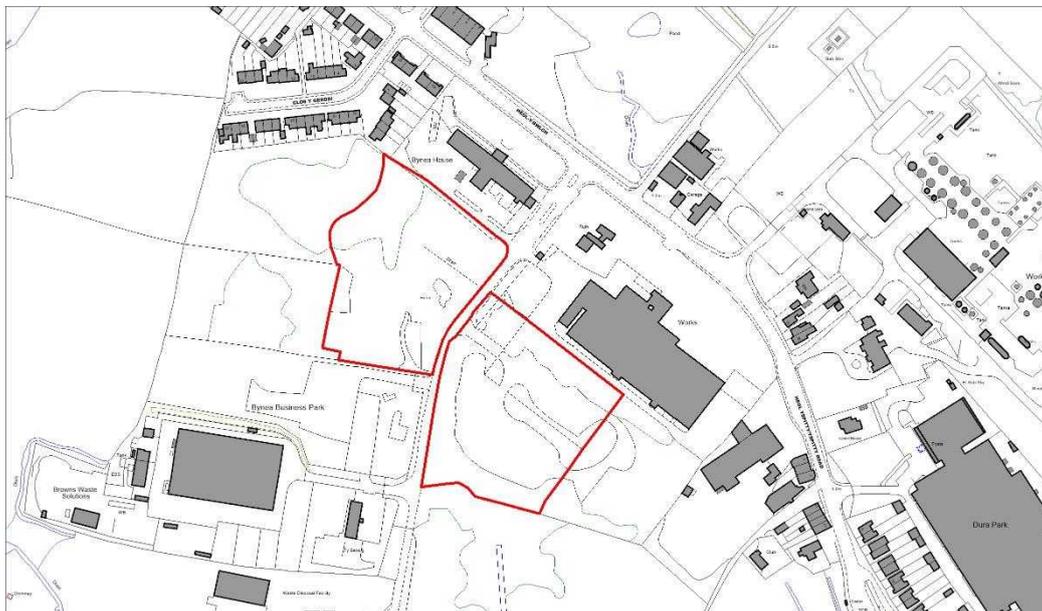
- o Not to proceed to Stage 2 of the site assessment by virtue of proximity to established employment based activities whereby a residential use may lead to the curtailment of the employment uses.**

Site 8 and 9 – Land to the rear of Bynea House and Thyssen Factory, Heol y Bwlch, Bynea

These two sites are considered in conjunction with each other as they are immediately adjoining.

The two sites are located to the rear of Bynea House (Site A) and the former Thyssen Factory (Site B) and accessed off a double track at Heol y Bwlch. The two sites measure 1.3h and 1.4ha respectively. Site A is an irregular shaped parcel of land characterised by extensive trees and shrubbery. Site B is mostly a rectangular shaped site with a mixture of hardstanding areas with overgrown shrubs, vegetation, and tree coverage.

The area to the south is mainly existing and proposed employment areas defined in the Local Development Plan.



Access –

- o Access to public roads leading to the site.*
- o Access to footpaths leading to the site – including impact on Public Rights of Way.*

- o Easily reachable by emergency vehicles.*
- o Access to public transport.*
- o Proximity to Employment sites and major roads.*

- 1. The sites would have a suitable access point onto Heol y Bwlch.**
- 2. The site is within close proximity to employment, public transport, and major roads, whilst a public footpath is immediately adjacent to the site.**

Sustainability and Suitability of the Land

- o Compatible with adjacent uses.*
- o Visual Impact considerations.*

- o The site should be available for use as a Gypsy and Traveller site for at least 21 years.*

1. The site is located in close proximity to a number of employment areas, in addition to residential dwellings. Further study would be needed to understand the compatibility of a Gypsy and traveller site at this location and its relationship with nearby employment uses.

Environment

- o Contamination of land.*
- o Acceptable form of surface water discharge.*
- o Free from air, noise, water and soil pollution.*
- o Impact on European or National ecological designations.*

- o Natural Environment – including protected sites and species, landscape, biodiversity etc.*
- o Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.*
- o Risk of flooding – TAN 15 Development Advice Maps*

1. Further work would need to be undertaken to assess the potential impact on nearby ecology and habitats.
2. Both sites are located within a C1 flood risk zone as delineated by TAN15 Development Advice Maps.
3. The site would require SAB approval, relating to surface water.
4. A mining report would be necessary for the site to ascertain any previous coal workings within the area.
5. Further consideration would need to be given to previous workings on the site including the potential impact of contaminated land.

Utilities

- o The ability to connect to local infrastructure, including water and sewerage connections.*

- o Near Electricity, refuse disposal and BT.*

1. The site is located within a developed area where there would be the ability to connect to local infrastructure.

Local Services

- o Near educational facilities.*
- o Near health services.*
- o Near local shops.*

- o Compliance with Learner Travel Act Wales.*

1. The site is located in close proximity to all local services.

Size and Shape of Site

- o Sufficient sized site to meet the unmet need*
- o Sufficient circulation area*

- o Adequate area for the siting of caravans etc.*
- o Potential for expansion for future needs*

1. In combination both sites would meet the identified need set out within the GTAA.

Topography

- o Feasibility of mitigating steep gradients*

o Level areas for pitches and children's play

- 1. The site is relatively flat with little site levelling work required. A topographical survey would be required however.**

Availability and Use

o Designation of land within the existing LDP.

*o Any covenants on the land.
o Land on the market for sale.*

- 1. The site is located adjacent to the development limits of Bynea. The site was taken out of the previous development Plan given its position within a C1 flood risk zone**
- 2. The site is located adjacent to the development limits of Llanelli within the Local Development Plan.**
- 3. It is the understanding that parcels of land within the red outline of the candidate site have been marketed for sale for employment purposes.**

Cost

*o Reasonable cost for the purchase of the land.
o Reasonable cost for site preparation including infrastructure, drainage, demolishing existing structures, etc.*

o Cost for environmental mitigation.

- 1. The majority of the site is within Council ownership, and therefore only limited land may need to be purchased or a land agreement to be put in place.**
- 2. The site is located close to existing infrastructure, and connections to these facilities will need to be created.**
- 3. Environmental mitigation may be required, owing to potential habitat on the sites, in addition to the potential for contaminated land.**

Recommendations

The site does not progress to Stage 2 given:

- o Non compatibility with adjacent employment uses within the area.**
- o Dialogue between the Council and other interested parties for alternative uses.**
- o Flood risk issues.**

Appendix C

Adroddiad ar Ddewis Safle a Gwerthuso Technegol Site Selection and Technical Appraisal Stage Report

Cam 2

Stage 2

Uned Dylunio Eiddo

Property Design Section

Safleoedd Posib ar gyfer Sipsiwn a Thrafeilwyr

Possible Gypsy Traveller Sites

Dyddiad 14.06.19

Date 14.06.19





Site 1 – Lower Trostre Road
(Coke Can Site)

Site 2 –Penyfan, Trostre

Site 3 – Erw Las, Llwynhendy

Site 4 – Land at Penprys, Dafen



Aerial View of the Site with Superimposed flooding information



Access into the site back onto the B4304



View of the site looking north from within it



View of the site looking North west



Vegetation required to be removed to the East perimeter

Site 1 – Land at Lower Trostre Road (Coke Can Site)

Site Description

The site is located to the east of the B4304 where it runs northwards from the roundabout connection with the Llanelli Southern bypass. To the south of the site beyond the B4304 lies Machynys executive homes and Machynys golf course while to the north and west of the site lies Morfa, predominately consisting of residential dwellings, and serviced by local shops and Maes Y Morfa Primary School. The B4304 continues northwards over the railway bridge into Trostre. To the east of the site lies undeveloped land under private ownership, with possible development potential. The site itself is currently best described as mostly flat 'waste ground' with a gravel surface, while access is currently via a gravel trackway. The eastern part of the site is overgrown with trees and shrubs which would need to be cleared. A mobile unit ('Coke Can' caravan) currently serves refreshments to the public.

Pro's

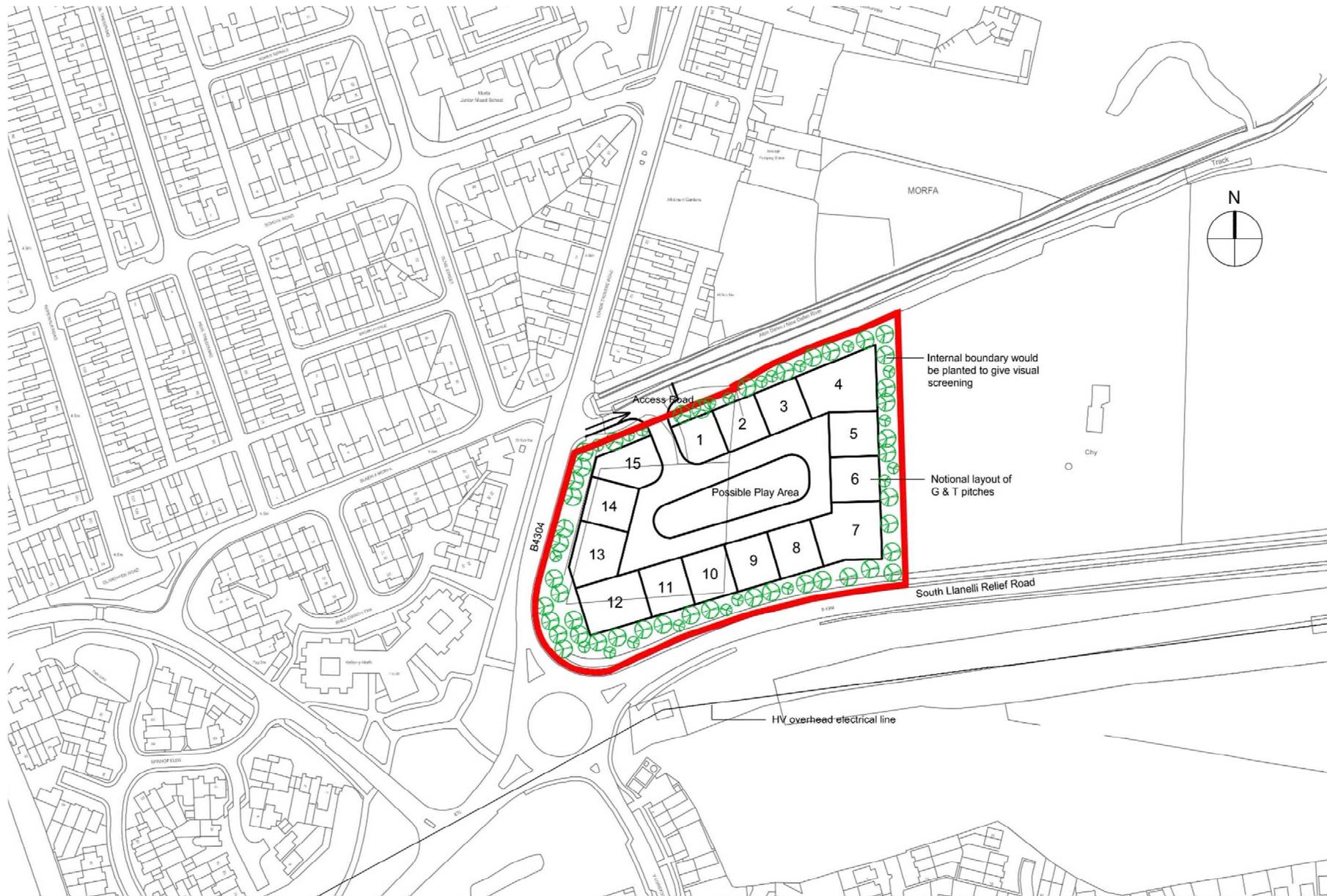
- The land is owned by Carmarthenshire County Council.
- The total site area (outlined in red) would seem capable of being developed for some 15 plots for a new Gypsy and Traveller Development.
- The topography of the site is flat.
- Good access via major routes into the site area.
- The site is located on the outskirts of Llanelli but there are basic amenities close by
- It is presumed that the usual utilities (water, sewerage connections, electricity gas etc) are located within close proximity to the site due to its position close to built-up areas. However there is currently no detail on exact positions or capacity of these.

Con's

- From flooding maps the land is situated within a C1 flood zone area. NRW policy states that a highly vulnerable development (such as a Gypsy & Traveller Site) should not be permitted within a C1 flood zone.
- Any need to retain existing vegetation on the eastern part of the site would reduce the developable area, possibly below a critical threshold.
- The site is on the edge of Regeneration Development Masterplan and there might be objections to the site's possible development as a G & T site – However an appropriate planting scheme could screen the site and provide adequate privacy for all parties.
- Ownership of the access lane coming into the site will need to be confirmed and any required easement secured

Comments

The site is within a C1 flood zone area. NRW policy states that a highly vulnerable development (such as a Gypsy & Traveller Site) should not be permitted within a C1 flood zone. This would seem to be a 'show stopper' unless there would be plans to install flood barriers for the area, or a detailed and specific FCA were to find that the land is not within a C1 flood zone.



Indicative Site Layout

 Land owned by CCC

Site 1 – Land at Lower Trostre Road (Coke Can Site)



Aerial View of the Site with flooding information superimposed



Existing access from Trostre Road leading into the site



View of New Dock Stars Rugby Training Pitch



View of New Dock Stars Rugby Training Pitch



View of the site taken from Penyfan Park

Site Description

The site is 'currently waste land' located behind Carmarthenshire County Council's Trostre Depot in Llanelli and is adjacent to the Lord Arthur Rank Centre. To the north west of the site lies Penyfan housing district with Penyfan Park bounding the site itself. To the south of the site there is a large parcel of land owned by 'New Dock' Stars Rugby Club, on which is their rather dis-used 'second' rugby pitch. To the north-east there is also a parcel of undeveloped land, within private ownership again 'currently waste land'. The CCC site (outlined in solid red) is an area of undeveloped land, irregularly triangular in shape and rather land locked. While access to this land could probably be formed as a continuation of the track owned by CCC which leads off from Trostre Road, such an extended track would require substantial investment to form it and would require taking a sliver of land at the rear of the Trostre Council Depot and also reconfigure the rear boundary of the Depot. There would also be a need to upgrade the track all the way back to Trostre Road junction. It is considered that this site on its own right is not favourable or financially viable to accommodate Gypsy and Traveller Site development since only some 7 units could be fitted onto it. This is shown as option 1

On the other hand if the parcel of land owned by New Dock Stars RFC was able to be purchased in totality or possibly in part, the combined area of that parcel and the CCC owned triangle would allow enough space to accommodate a larger G & T site of up to 16 plots, (possibly more for future expansion), as well as accommodating the New Dock Stars rugby pitch relocated north of its existing location. Such an arrangement is illustrated as Option 2A. This option locates the G & T plots in the southern part of the combined site and with adequate landscape screening would allow for potential overlooking from the higher housing to the north to be avoided. Option 2B shows the relative location of the rugby pitch and G & T plots reversed with the pitch occupying the same area as existing, but with the G & T plots to the north. This option has the disadvantage that the G & T site would be overlooked. In options, 1, 2A and 2B access to the site would be gained via the existing track which currently serves the rear of Trostre Depot and adjacent buildings. This existing access would be required to be improved with pavements, street lighting etc, and this improved access road would be shared by all parties.

Option 1

Pro's

- This parcel of land is owned by CCC and potentially developable as a G & T site if sufficient funding is secured
- The site is relatively flat
- The site is located in a built up area with potential access to facilities such as shops, surgeries, schools etc
- Connection to utility services and drainage should in principle be possible, but as yet there is no information on capacities and possible connection points

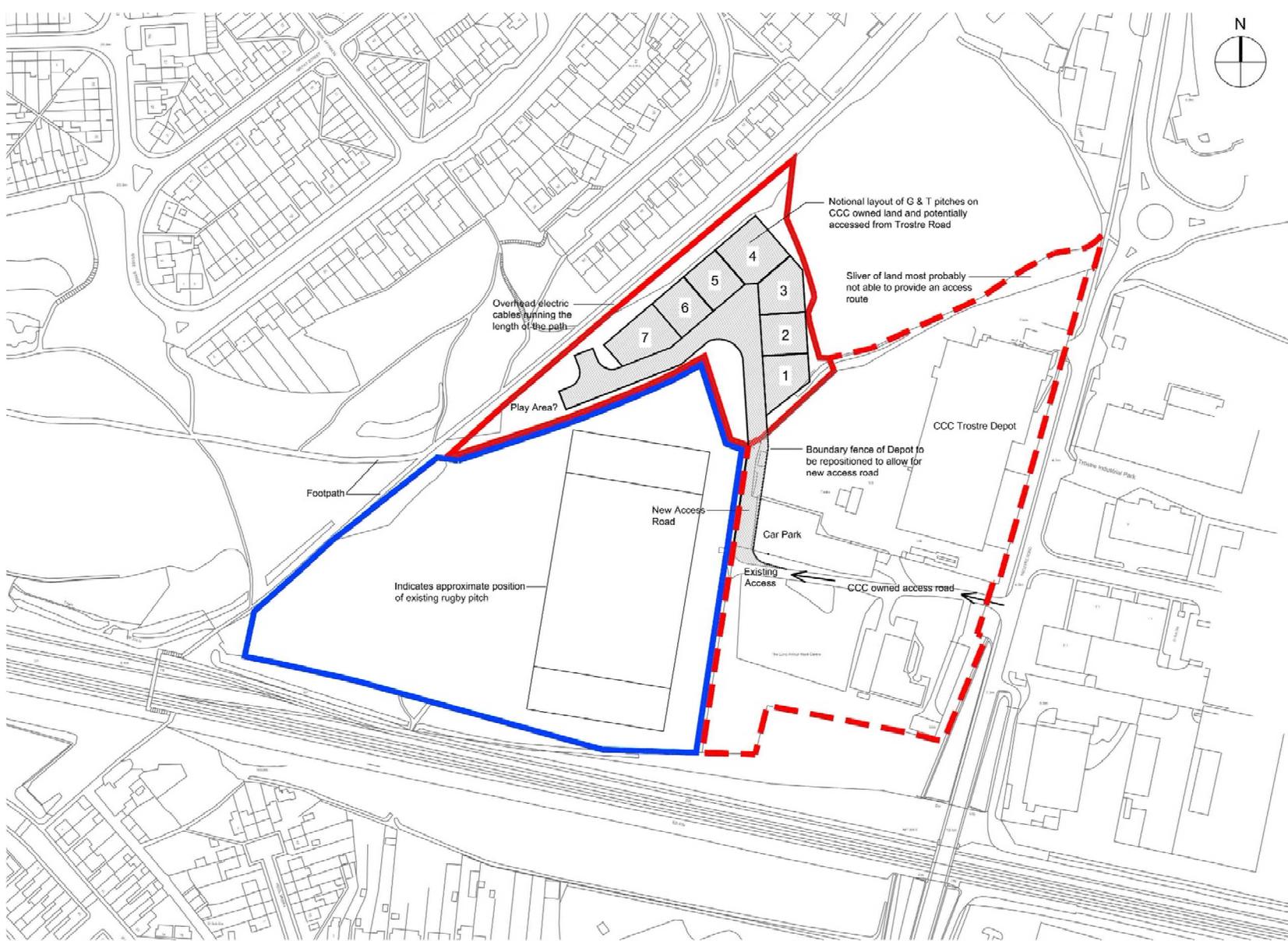
Con's

- The irregular triangular parcel of land owned by CCC would be too small to accommodate a viable G & T development with only 7 pitches able to be fitted onto it, while there would be disproportionately high costs involved in extending and upgrading the access track from Trostre Road together with disproportionately high cost for providing services & drainage.
- While this triangular site is itself out of the areas subject to flooding as informed by NRW flood maps, the junction of the track with Trostre Road seems to be within such a flooding zone. This has implications for emergency vehicles possibly not being able to gain access to the G & T site in times of flood. However it may be possible to mitigate this by forming an access track with restricted use for emergency vehicles only from the north by extending one of the housing distributor roads. However this would probably be an expensive option for serving only some 7 plots.
- Overhead electrical lines run along the north western boundary of the site and there may be restrictions in crossing underneath them or they may be required to be run underground.
- The site area is covered with overgrown bushes, shrubs and small trees and there will be costs associated with ecological studies and possible mitigation measures.



Existing Site Plan

- CCC Ownership - Undeveloped Land
- - - - - CCC Ownership - Trostre Depot
- 3rd Party Ownership - New Dock Stars 2nd Rugby Pitch



Indicative Site Plan
Option 1 - CCC Owned Land only

- CCC Ownership - Undeveloped Land
- - - - - CCC Ownership - Trostre Depot
- 3rd Party Ownership - New Dock Stars 2nd Rugby Pitch

Option 2A

Pro's

- The purchase of the New Dock Stars Rugby pitch would result in a site large enough to build a viable Gypsy and Traveller Development.
- The topography of the site is flat.
- Good infrastructure route along Trostre Road with an existing junction and access road leading into the site, albeit requiring to be upgraded.
- The site is located on the outskirts of the Trostre with amenities close by.
- Utilities and drainage can be expected to be located within close proximity to the site.
- Possible pedestrian connection between the G & T development and the adjacent Penyfan Park.

Con's

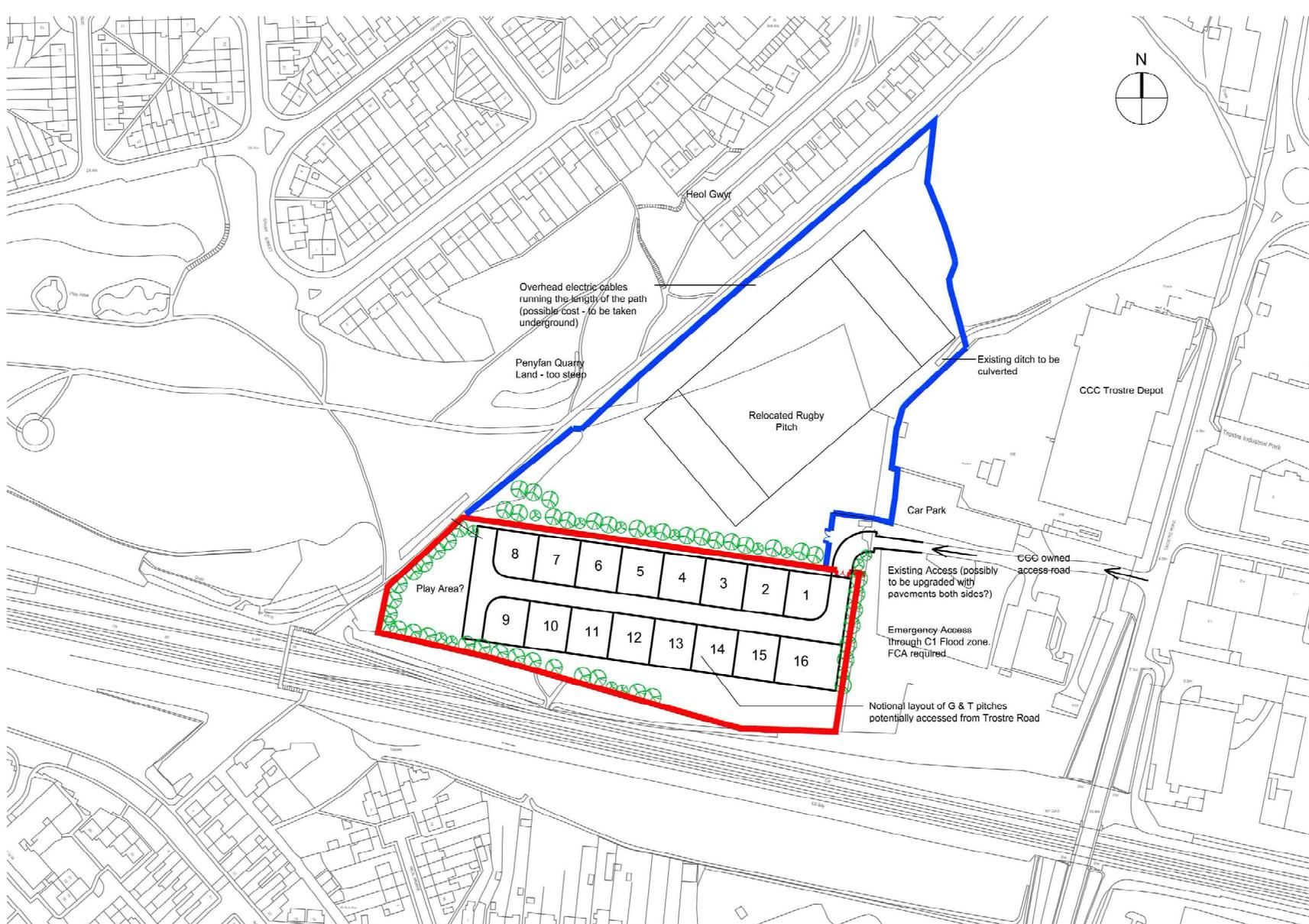
- Purchase of the New Dock Stars 2nd pitch is required to form a large enough area to be viable.
- The site area is not within flood zone area, however Trostre Road and part of the existing access track is within a C1 flood zone. It is considered that clear access will need to be provided for Emergency services, this could be achieved via a secondary access (emergency only) to be north of the site. There will infrastructure cost associated with providing this secondary access, especially as the levels within these areas are significantly higher than the proposed site.
- There is an overhead electric line which runs parallel along the site northwestern border, which may have taken underground.
- The Eastern part of the of the site (the land within CCC ownership) consists of dense overgrowth with potential ecological constraints.
- The upgraded existing access track lane will become shared with all parties – Gypsy & Travellers, existing business users from the Lord Arthur Rank Centre and Authority employees from Trostre Depot.
- Cost to upgrade the existing access road – provide services, pavements, resurface.
- The New Dock Stars site at the southern end is currently an existing REC1 site within the Local Development Plan. However there is no direct public access to the Rec land, and given its location and existing access to other suitable recreation land and greenspace within the area, it could be argued this loss would not be detrimental to the loss of the area.

Option 2B

- This option generally shares the same pros and cons as option 2A except that it might be considered a disadvantage to locate the G & T plots in the northern part of the site where they would be overlooked.

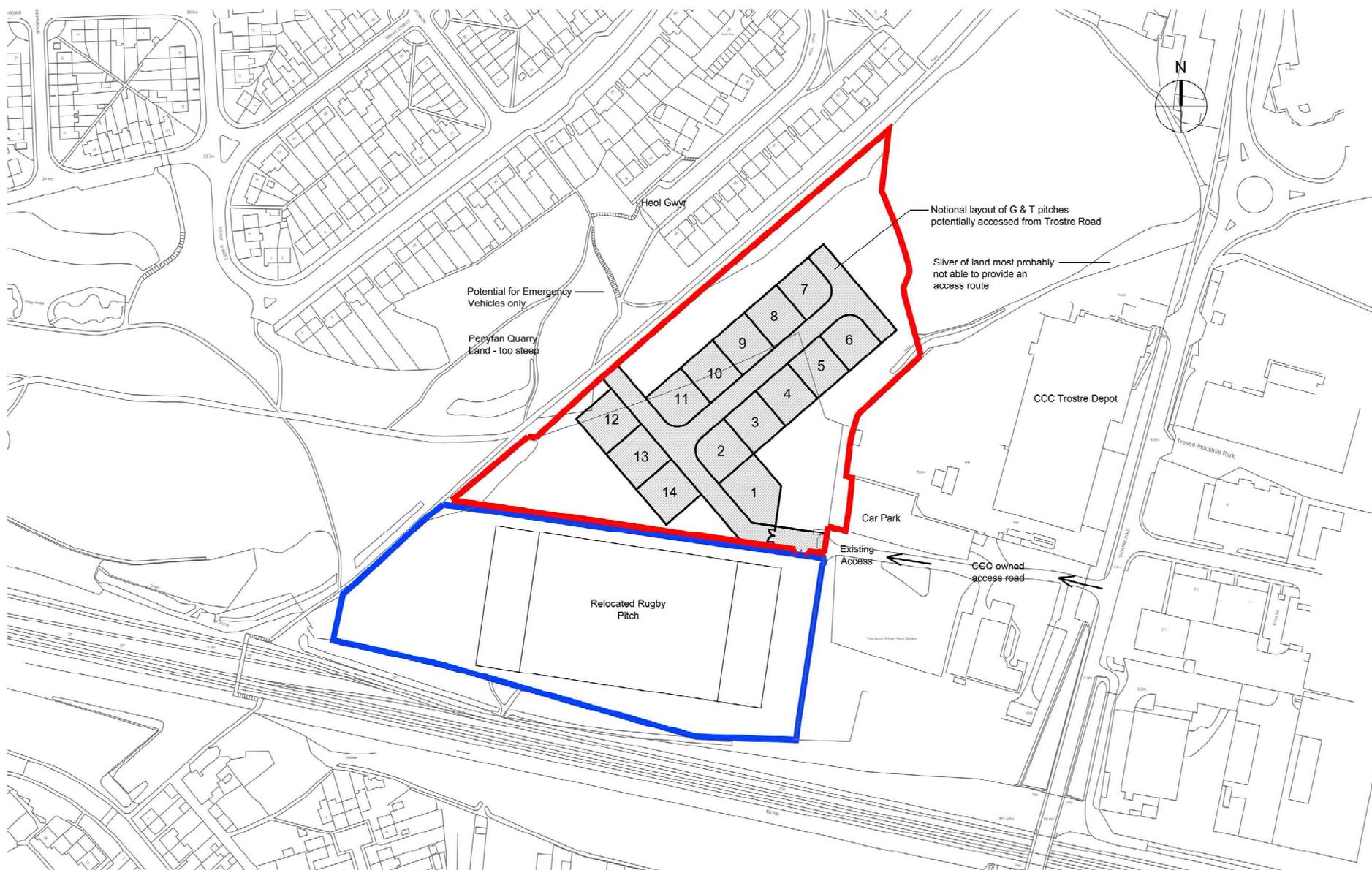
Comments

Given the available options it is suggested that the purchase of the New Dock Stars RFC training pitch in totality or in part be considered, so that a combined site large enough can be configured to accommodate both a G & T development and possibly an upgraded rugby pitch for New Dock Stars RFC. It is recommended that negotiations start with New Dock Stars RFC to establish whether it is possible to purchase the land and to ascertain and the costs associated with this. Should the land become available, it is recommended that further investigations and surveys are carried out to establish the site's viability. These need to range from investigations of the locations and capacities of utility services and drainage through to ecological surveys, ground investigations etc. These studies would enable a more detailed feasibility study to be developed.



Indicative Site Plan

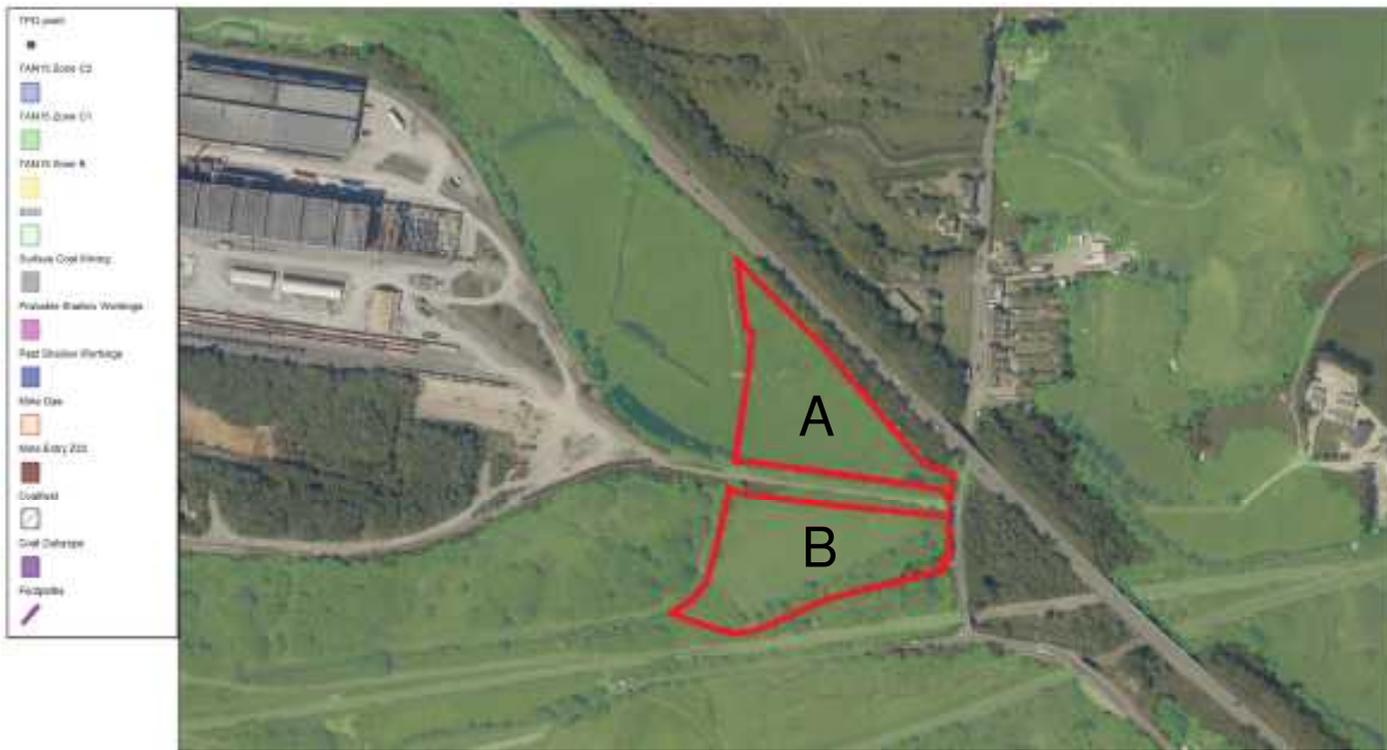
Option 2A - Assumes CCC is able to purchase the land currently in 3rd party ownership, & added to its own land holding, & then re-configure the overall area



Indicative Site Plan

Option 2B - Assumes CCC is able to purchase the land currently in 3rd party ownership, & added to its own land holding, & then re-configure the overall area

— Aggregate area of CCC owned land and purchased parcel of adjacent recreation land



Aerial View of the 2 possible Sites, with superimposed flooding information



View of site A from Erw Las Road



View along Erw Las Road



View along Erw Las Road



View of the Railway siding which divides the 2 sites

Site Description

The site is in fact 2 separate sites areas located side by side to the south of Llwynhendy and to the east of Tata Steel in Trostre, and with the Llanelli Wetland Centre towards the west. The overall parcel of land is split into two by a railway siding emanating from Tata Steel Works lying to the west. The land is fairly level in topography however there is a substantial fall down to the meadow floor from the eastern boundary (Erw Las Road) and particularly so with the southern site. Access to both would be gained from Erw Las Road. Dense tree lines around the site border would need some trimming back to facilitate a site entrance and suitable visibility for vehicles. Access onto Erw Las Road is gained either travelling along narrow and winding roads from the Llwynhendy area, or from the south over two railway bridges, one of which has a weight restriction of 17 tonnes. The A484 flyover that crosses Erw Las Road is in close proximity to the existing site entrances, with the A484 running along length of the sites northern border.

Pro's

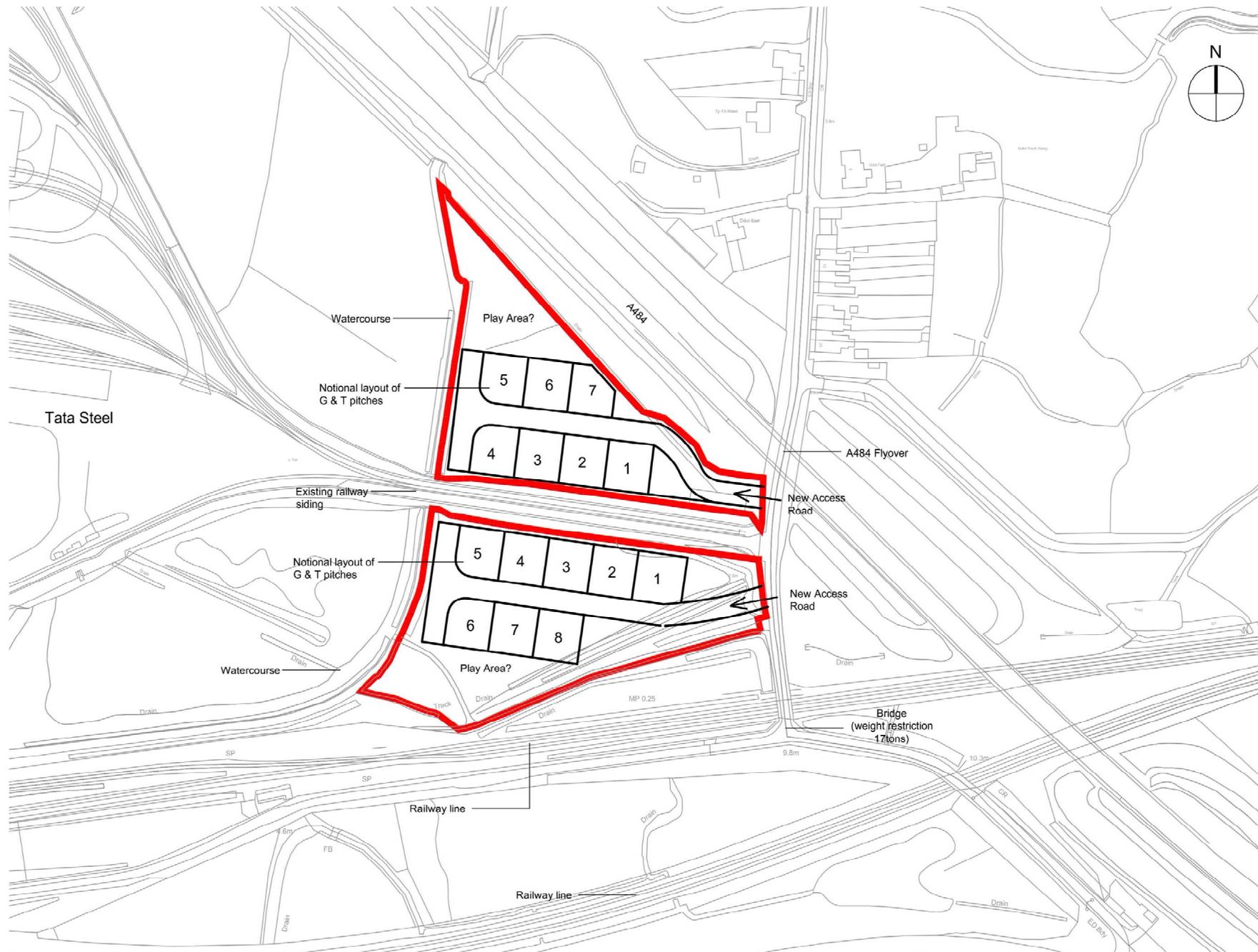
- The land is fairly secluded with only a few residential properties in the locality. These properties are also located beyond the A484 flyover.
- The overall site area would seem to be able to accommodate a total of around 15 plots albeit as 2 separate developments, separated by the railway siding. This separation requires separate access to each plot and separate service connections, thus from that viewpoint would each attract development costs.
- The topography of the site is generally flat, however there is a fall of some 5 metres down from Erw Las Road, particular for the southern parcel, and which would increase access road costs.
- The land is currently pasture / undeveloped land.

Con's

- The land is not within Carmarthenshire County Council's ownership.
- The land is situated within a C1 flood zone area. NRW policy states that a highly vulnerable development (such as a Gypsy & Traveller Site) should not be permitted within a C1 flood zone.
- The land is divided by an old railway siding which dissects the site, and thus each you would have to treat the site as two separate developments, each with their own access road and incoming services.
- The boundary of the sites where access would need to be formed (in particular the southern parcel) consists of dense shrubbery and trees and these might be an ecological constraint. There is also evidence of Japanese Knotweed just outside the site's southern border.
- Access from the south onto Erw Las is over two bridges, one of them having a weight restriction of 17 tonnes. This might be problematic in terms of plant to construct any development and delivery of caravans etc. Access from the northly direction onto Erw Las Road from Llwynhendy is via some narrow and winding roads unpassable for large vehicles.
- There is some disturbance noise emanating from the busy A484.
- The nearest amenities are some distance away - located in Llwynhendy
- The nearby railway lines and watercourses might be considered as hazard for occupants' children.
- Utilities are located at some distance from the site.
- From reviewing previous planning applications it appears that the land falls within Tata Steel's granted permission to dispose of 'hazardous' effluent. Further investigation would need to be carried out to confirm the current state of that consent, whether it can be withdrawn and land use changed to a G & T development.

Comments

The site is within a C1 flood zone area. NRW policy states that a highly vulnerable development (such as a Gypsy & Traveller Site) should not be permitted within a C1 flood zone. For this development to be permitted on this site a FCA (Flood Consequence Assessment) would need to conclude that it is not in such a zone for any development as G & T site to be potentially viable. The site is within private ownership therefore there would be site acquisition costs. There also seems to be other onerous problems such as access, lack of adjacent connections to services and drainage, lack of amenities close by and the Tata Steel planning consent.



Site 3 – Erw Las, Llwynhendy



Aerial view of the site with superimposed desktop information



View indicating some structures remaining within the site



General view of the site indicating overgrowth



General view of the site indicating overgrowth



General view of the site indicating overgrowth

Site Description

The site is an area of undeveloped and extremely overgrown land having a history as a coal mining zone with numerous recorded shafts and some historic remains. The land slopes gently from north to south, however due to the overgrown nature of the site it is difficult to fully appreciate the topography. It lies (separated by a large privately owned agricultural parcel of land) south of the Llanelli Crematorium while the 'Llanelli Gate' Business Park borders the site to the west. The site lies to the north of the A4138 adjacent to the roundabout leading up to Llanelli Crematorium. There is currently no direct access into the site, while access from the south, off the busy A4138 would not be permitted, while access through the Business Park is considered inappropriate and potentially hazardous. Having considered all options, the only viable access into the site would be to create a new access road just above the roundabout on the road leading up to Llanelli crematorium. It is also understood that the agricultural land to the north of the site together with the site itself is currently the subject of negotiations to be sold.

Pro's

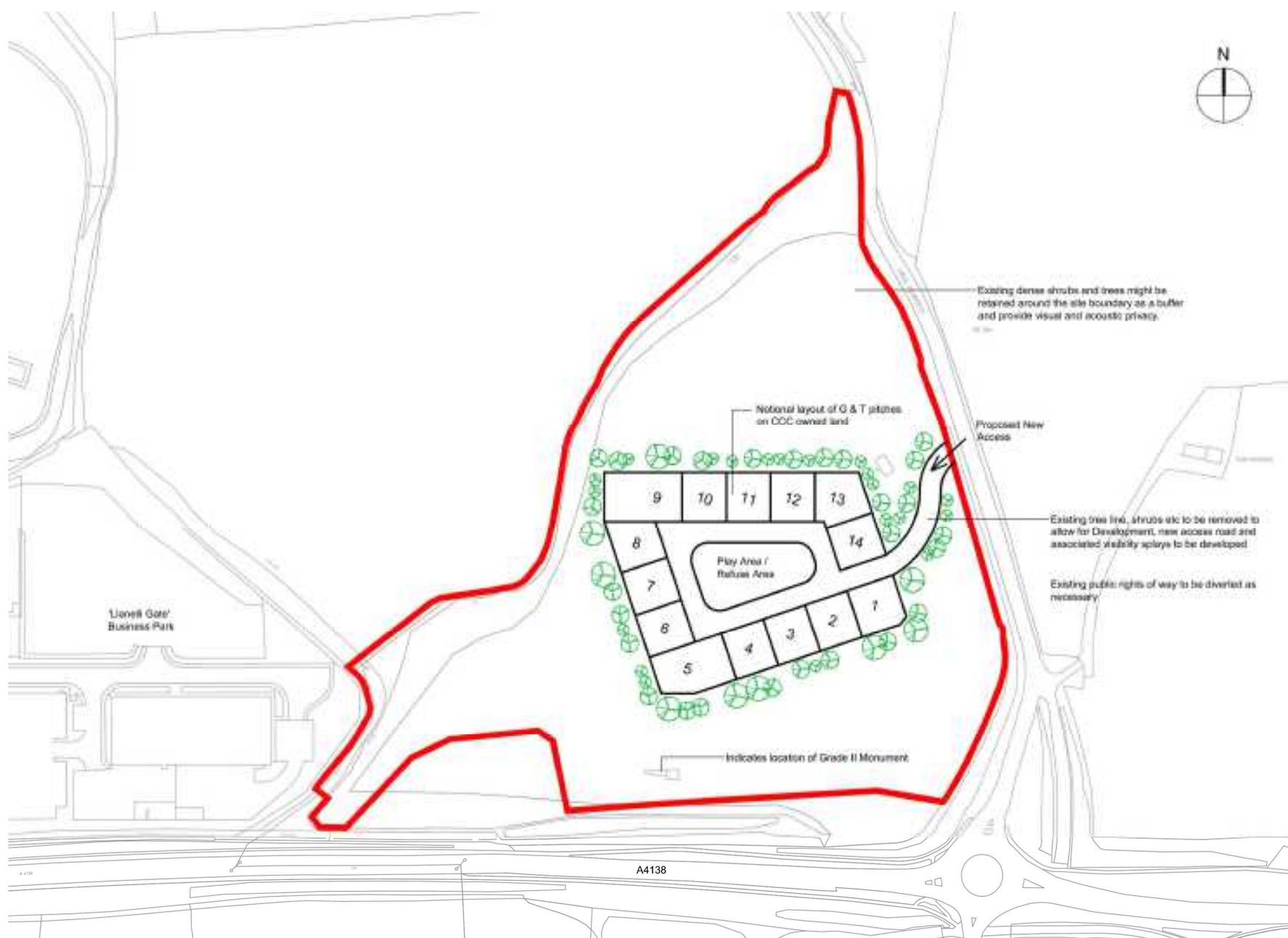
- The land is within Carmarthenshire County Council's ownership.
- The total site area 55,390m² is quite large & could easily allow the development of at least 14 plots and probably more.
- Access from Penprys Road offers the potential for a secluded development.
- The existing dense shrubbery and trees could be retained outside the site boundary to form effective visual and acoustic privacy.
- The land lies outside any flooding zone.
- Utilities are located within close proximity to the site, but the capacities and connection points would need to be established.
- The site is large enough for future expansion.

Con's

- It is understood that this site and the adjoining land to the north are current under negotiation to be sold to an external party
- The land has previously been used for coal mining. It appears that there are coal mine entry points towards the south west boundary of the site but the full extent of historic workings and their potential effect on development would have to be fully explored after the site is cleared.
- Most of the site is overgrown providing potential ecological constraints and probable expensive mitigation.
- There is evidence of significant Japanese knotweed on the site which will very costly to eradicate.
- There are Public rights of way paths running through the site, these will need to be diverted.
- A Grade II listed Ancient Monument is located on site – It is likely that an archaeologist will be required to provide a watching brief during clearing and excavation works to establish if there are artefacts of interest etc.
- Historically parking for the crematorium can sometimes be problematic, with the result that cars park along the verge at times nearly back to the junction to the A4138. This could limit the visibility of vehicles entering and exiting the G & T development.
- There are some utilities located within close proximity to the site, however there will probably be extensive costs associated with extending these services, in particular gas, electric and drainage. (which are predominately found in either the industrial estate or the other side of the A4138).
- The site is some distance from local amenities.
- Noise emanating from the nearby A4138 may be problematic.
- Potentially high costs associated with working over old coal workings.
- The land may be contaminated requiring expensive remediation.

Comments

In order for the site to progress any further, clarification will be required as to the Council's intention to sell to another party and also its planning policy direction on future use. Should the land become available for the purpose of a Gypsy and Traveller Development it is recommended that extensive further investigations and surveys are carried out to establish the site's viability. A Phase 1 Habitat and Protected Species Report would be one of the first studies required and would provide a stepping stone to inform site clearance, and thereafter allow for further intrusive surveys to be carried out, such as a ground investigation, topographical survey etc. Further specialist advice and reports would also be sought to provide a Drainage and Utility strategy, Historic Environment Assessment, re-routed Public Rights of Way strategy etc



Indicative Site Layout

— Land owned by CCC

Appendix D

Site Assessment Methodology – Call for Gypsy and Traveller Sites

1.1 The Housing (Wales) Act 2014 became law in Wales on 17 September 2014. It contains provisions on providing Gypsy and Traveller Sites and in particular the requirement for each local authority across Wales to carry out an assessment of the Gypsy and Traveller accommodation needs (over a period of at least every 5 years). The Act also contains further provisions requiring each local authority to meet those accommodation needs.

1.2 The County Council has undertaken and published a Gypsy Traveller Accommodation Needs Assessment (GTAA) which identified a current unmet need for Gypsy and Traveller pitches within the County. The GTAA also identified an unmet need for Travelling Show People.

1.3 As part of the preparation of the evidence base for the Carmarthenshire Local Development Plan (LDP) and meet the identified unmet need, the Council is inviting landowners, developers, and any other interested parties to suggest sites for Gypsy and Travellers, and Travelling Showpeople for potential consideration within the LDP. The invitation is set for a 10-week period, starting on 28th January 2019 and finishing at 2pm, 8th April 2019.

Assessment of Submitted Sites

1.4 All Submitted Sites will be assessed against national and local planning policy in addition to other site assessment considerations. Appendix 1 identifies the questions which proposers of land should complete for a detailed consideration of the site.

1.5 The site assessment methodology for any submitted sites is considered in two stages, with the first stage broken up into two parts.

Stage 1, Part 1 - In the first instance, any site for the two forms of need (Gypsy Travellers and Travelling Show people) will be considered against its location.

- A new Gypsy and Traveller site is required within the Llanelli area, and only sites within the general location of Llanelli will be considered.
- For Travelling Showpeople, the call for sites is county wide.

Stage 1, Part 2 – A desktop assessment and a site visit is undertaken which considers criteria highlighted by the Council, in addition to criteria which is set out within Welsh Government's 'Designing Gypsy and Travellers Site' guidance document, May 2015.

1.6 The assessment is based upon the scoring of the following criteria.

Access –

- Access to public roads leading to the site.
- Access to footpaths leading to the site – including impact on Public Rights of Way.
- Easily reachable by emergency vehicles.
- Access to public transport.
- Proximity to Employment sites and major roads.

Sustainability and Suitability of the Land

- Compatible with adjacent uses.
- Visual Impact considerations.
- The site should be available for use as a Gypsy and Traveller site for at least 21 years.

Environment

- Contamination of land.
- Acceptable form of surface water discharge.
- Free from air, noise, water and soil pollution.
- Impact on European or National ecological designations.
- Natural Environment – including protected sites and species, landscape, biodiversity etc.
- Historic Environment – including conservation areas, Scheduled Ancient Monuments, Coal Workings etc.
- Risk of flooding – TAN 15 Development Advice Maps

Utilities

- The ability to connect to local infrastructure, including water and sewerage connections.
- Near Electricity, refuse disposal and BT.

Local Services

- Near educational facilities.
- Near health services.
- Near local shops.
- Compliance with Learner Travel Act Wales.

Size and Shape of Site

- Sufficient sized site to meet the unmet need
- Sufficient circulation area
- Adequate area for the siting of caravans etc.
- Potential for expansion for future needs

Topography

- Feasibility of mitigating steep gradients
- Level areas for pitches and children's play

Availability and Use

- Designation of land within the existing LDP.
- Any covenants on the land.
- Land on the market for sale.

Cost

- Reasonable cost for the purchase of the land.
- Cost for environmental mitigation.
- Reasonable cost for site preparation including road infrastructure, drainage, demolishing existing structures, etc.

1.7 The information presented at Stage 1 will include a brief site description, photographs of the current site condition, and a planning appraisal of the site, which will include an assessment of any constraints which would need to be overcome. In addition, an annotated aerial map depicting the indicative land take up will be considered.

1.8 The sites will be sequentially assessed against the above mentioned criteria and given scores of between 0 (being the least) and 5 (being the most). Site options which receive the highest cumulative totals proceed to the Stage 2 appraisal. If any of the site options score zero against one or more of the criterion, it will be automatically eliminated from the assessment. This also applies in the case that a site option scores high in its cumulative total, but fails to meet the minimum threshold requirement for a single criteria.

Stage 2 Appraisal

1.9 The Stage 2 assessment details a desktop study undertaken exclusively in respect of those sites that have progressed to this stage of the overall assessment. The assessment comprises the following:-

Initial sketch plan

1.10 The sketch plan comprises a 2D mapping exercise undertaken by the Local Authority to identify that the site can accommodate the proposed use, in addition to the land take of any proposed buildings being strictly in accordance with space standards. Furthermore, the proposed external environment, play areas, pitches, hardstanding, amenity block and space for caravans/Trailers are referenced against current guidance from documents such as 'Designing Gypsy and Traveller Sites,' 'Mobile Homes (Wales) Act 2013 and other supporting material such as 'Secure by Design' principles.

Observations based on Initial Sketch Proposals

1.11 A High level observations / bullet point summary referring to the initial sketch proposal is undertaken. The information will be based on desktop information only and subject to the information that is available. This may include (where stated) any observations from the Planning Officer and various other consultees. The assessment is based upon specific technical and social categories that are listed as follows:-

- Quality of setting
- Land Use
- Highways and transport
- Drainage
- Flood Risk
- Utilities
- Ecology
- Geotechnical - constraints
- Acoustics
- Archaeology
- Construction Issues in developing the site
- Land Ownership

Significant Risks and Opportunities

1.12 Significant Risks and opportunities are established as part of a high level risk assessment. The process identifies; the consequence of the event, level of risk, costs involved, and what further action is required to be taken.

Stage 3 - Recommendation

1.13 A recommendation is put forward for the most suitable site for the proposed Gypsy and Traveller site. This will inform the revised Deposit Local Development Plan, and will be subject to consultation.

Appendix 1

As part of the invitation for Gypsy and Traveller Sites, a candidate site submission form is available to be completed by interested parties. This is available online on the Council website as part of the SNAP survey function, whilst paper copies are available at deposit locations, including libraries, and the Council's customer service centres.

A separate candidate site submission form should be used for each site that is to be considered.

Your Details/Agents Details - Please clearly indicate your personal details including your name and address and that of any agent acting in respect of this matter. It is important to note that if you complete the Agents Details all correspondence will be sent to the agent unless we are notified to the contrary.

Promoters of land are required to submit the following information.

Site Details

1. Location

Site submissions should identify on an OS map as to the location of the proposed site.

2. Type of candidate site submission

Is the candidate site for a Gypsy and Traveller site, or for Travelling Showpeople?

3. Site Area

Site submissions should identify the area of the proposed site.

4. What is the current use of the site?

The candidate site submission should identify the current land use of the site. This includes land uses such as housing, retail, employment, agriculture etc.

5. Are there any buildings on the site?

The candidate site submission should identify if there are any buildings on the site which may be demolished, or utilised as part of a new development. If the proposal does involve buildings on the site, a supporting statement is required to understand how these buildings may, or may not impact by the proposal.

6. Are the buildings in use or are they vacant?

Please provide details

Site Ownership

7. Does the proposer own the site?

Proponents of land must indicate if they own the site which they are proposing. This is to identify the potential success of delivering the site.

8. If the proposer does not own the site, has the landowner been contacted and agreed to any potential development of the site?

Please provide details

9. Does the proposer own or control any adjoining land?

Proposers of land must identify any adjoining land which they own or control. Proposers should explain their interest, and provide an up to date plan of the site, with the site edged in blue.

Accessibility

10. Is the site accessible from the existing public (adopted) highway?

Proponents should indicate Yes / No

If not, how will access to the existing public highway be obtained?

Proponents should indicate how access to the public highway is to be achieved.

A key consideration in recognising an appropriate site is whether it has an available access point with sufficient visibility. Site submissions should identify the location of the access point for the development, and how it integrates with the remainder of the site. Evidence should be submitted to express if any works are required to create adequate visibility, and if so, the mechanisms required to achieve it. This detail will be required for both small scale developments and housing allocations.

Environment, Infrastructure and Utilities

11. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?

[NRW Flood Maps.](#)

In the first instance, the Council will not consider any highly vulnerable development sites which fall within C1 and C2 flood risk zones as delineated by TAN 15 flood maps.

If a site is located within a flood risk zone, it will be a matter for the landowner to provide the appropriate evidence to NRW to demonstrate to their satisfaction that the site is not subject to the identified flood risk.

Respondents should seek endorsement by Natural Resources Wales and require the amendment of the Development Advice Maps as part of the submission of the candidate site. This information will need to form part of the evidence base for the assessment of that site.

The Council will only consider these sites which have as a result of the evidence provided been omitted from the flood risk zones as delineated with the TAN15 Development Advice Maps.

Proponents of land can contact NRW for pre planning advice, which is a free service, and would offer enough information as to whether assessment (and what level) of a particular site is required. Further guidance on this service is available at [Link to the NRW website.](#)

12. Does the site have an available water connection, but if not, describe how these facilities will be obtained?

Proposers should indicate if the site has an available and viable water connection. If the site does not have a water connection, please identify how this could be achieved.

13. Does the site have a suitable sewerage connection?

Proposers should indicate yes or no

14. Are there any historic or archaeological features or designations affecting the site?

Proposers of land should identify if the development would negatively affect historic or archaeological features and designations. If so, please provide supporting information and explain how features within the site could be retained or enhanced.

15. Are there any landscape or ecological features / designations or protected species which may be impacted upon by the development of the site?

Proposers of land should identify if there are any landscape or ecological features or protected species which may be impacted upon by the development of the site. Site submissions should be accompanied by the checklist set out in Chapter 10 of the Nature Conservation and Biodiversity Supplementary Planning Guidance.

[Link to Nature Conservation and Biodiversity Supplementary Planning Guidance.](#)

16. Are there trees or hedgerows which may be impacted upon by the proposed development?

Promoters of land should identify if there are any trees or hedgerows which may be impacted upon by the proposed development. Submissions should include details of the scale of any impact, and the mitigation or otherwise that should be taken as part of the development

Viability

17. What would be the land value of the site if it was allocated for Gypsy and Traveller use?

In respect of land values, proposers of land should consider the value of their site that they believe could be achieved if it was allocated for the use being proposed. Consideration should be given to the site's location, surrounding land values, the type of development being considered and any abnormal costs which may impact on its value.

Other

18. If you have any further comments to make in support of the proposed site, please set them out here and/or securely append additional sheets or other evidence:

Please provide any further information which has not been covered in the previous questions, or collate as part of an overall supporting statement. The supporting statement may be uploaded at this point.

What will happen to your submission?

Your submission will be added to the Call for Gypsy and Travellers Site register which will be made available for public inspection. As such it should be noted that any submission and the information it contains **cannot be treated as confidential**.

The Council will assess all sites and will, where necessary, contact proposers for any additional information that may be required or for clarification on points made as part of the assessment process.

It should be emphasised that inviting the submission of sites and their inclusion within the Call for Gypsy and Traveller Sites register should not be interpreted as a commitment by the Council that such sites will be taken forward into the LDP or indeed that the Council will seek to purchase or enter into an agreement on such sites

The inclusion of your submission within the register will assist the Council in developing a robust evidence base and informing the preparation of the LDP.

In due course, an examination will be held, chaired by an independent Inspector, who will consider the soundness of the Plan. The Inspector will make binding recommendations and the LDP will be formally adopted.

Further details of the LDP timetable and the Plan making process as set out in the Revised Delivery Agreement can be viewed on the LDP pages on the Council's website. (www.carmarthenshire.gov.uk).