

Carmarthenshire Revised Local Development Plan 2018–2033

Additional Sites Consultation

March 2025



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Contents

1.	Introduction.....	3
2.	Way Forward: Additional Sites Consultation	4
	Consultation to the ISA & HRA	5
3.	Overview of Additional Sites	6
4.	Additional Sites Maps	8

Abbreviations

GBI Green and Blue Infrastructure

HRA Habitat Regulations Assessment

ISA Integrated Sustainability Appraisal

LDP Local Development Plan (also referred to as the Plan)

PPW Planning Policy Wales

SAM Site Assessment Methodology

TAN Technical Advice Note

1. Introduction

- 1.1 The Carmarthenshire revised Local Development Plan (rLDP) is currently the subject of an Examination with the Hearing Sessions having taken place in October and November 2024.
- 1.2 Within the 2nd Deposit Revised LDP which was published for consultation in February 2023, the Council identified a housing supply provision of 9,704 dwellings to meet the housing requirement of 8,822 dwellings for the Plan period 2018-2033. The 9,704 dwellings figure contained a 10% flexibility to ensure that the strategic policy's aim to provide new homes is met. The housing supply figure is made up of housing allocations, commitments, and large and small windfall sites.
- 1.3 The Council's statement for Hearing Session 2 of the Examination presented an option to lower the flexibility of the housing supply to 2.5% (223 dwellings) from the 10% flexibility, on account of the lack of delivery of windfall sites in the early years of the plan. It was considered that the proposed housing allocations and commitments were sufficient to ensure the deliverability of the Housing Supply at the rate outlined in the housing trajectory over the plan period.
- 1.4 On 31st January 2025, the Inspectors who are conducting the Examination into the Plan outlined their preliminary findings in respect of the rLDP's proposed housing supply and noted that the flexibility in the housing supply should be increased from 2.5% (223 dwellings) to at least 10% flexibility (882 dwellings) to ensure that there was sufficient provision to meet the housing need. This would bring the level of housing supply back to at least that considered within the Deposit rLDP.

2. Way Forward: Additional Sites Consultation

- 2.1 To address the requirement of increasing the flexibility allowance within the Plan, the Council have undertaken an exercise to identify potential additional land for new homes to be included within the rLDP. These Additional Sites are now published for consultation. It should however be noted that they may not all necessarily be allocated in the final rLDP as the consultation responses will inform the final site selection and will be presented to the Inspectors for their consideration. This document for consultation includes:
- ➔ A list of proposed Additional Sites including indicative housing numbers and the breakdown of potential housing allocations and commitments.
 - ➔ The Affordable Housing contribution from each site.
 - ➔ Additional Site Maps
- 2.2 The Additional Sites are supported by background evidence to support their potential inclusion. This evidence includes :
- ➔ Site Assessment Proforma prepared in line with the Site Assessment methodology.
 - ➔ Consideration of the sites on their ability to access existing open space provisions.
 - ➔ Consideration against Carmarthenshire's GBI baseline.
 - ➔ Consideration against the Best and Most Versatile Land Classification
 - ➔ Consideration against Flood Map for Planning (FMfP) and Technical Advice Note (TAN) 15
 - ➔ Consideration against PPW Chapter 6 – Distinctive and Natural Places
 - ➔ Commentary from the Council's Transport and Highways Department.
- 2.3 It should be noted that the supporting evidence is not subject to consultation. The consultation is limited to the Additional Sites only.
- 2.4 The consultation will begin on the 27th March and will finish at 4.30pm on the 15th May 2025. As part of the process for the Additional Sites, the Council will submit the details of the proposed Additional Sites, supporting evidence and a report outlining the findings of the public consultation exercise to the Programme Officer by 31st May 2025.
- 2.5 Comments on the Additional Sites should be submitted preferably online using the '[Have your say](#)' consultation portal on the council website. Alternatively, forms are available to download on the Revised LDP 2018-2033 webpages, and can be posted to Strategic Policy and Placemaking, 3 Spilman Street, Carmarthen, Carmarthenshire, SA31 3LE, or via email to forward.planning@carmarthenshire.gov.uk

Consultation to the ISA & HRA

- 2.6 In addition to the additional site consultation, to ensure a comprehensive and transparent assessment and to ensure the Plan complies with legislative and other provisions, the Council are also consulting on the Integrated Sustainability Appraisal (ISA) and Habitats Regulations Assessment (HRA). The ISA and HRA have remained integral components of the SAM process, and these addendum documents have been produced to provide further detailed analysis of the potential sustainability implications and ecological considerations associated with the Additional Sites.
- 2.7 Comments on the ISA addendum and HRA addendum document should be submitted preferably online using the '[Have your say](#)' consultation portal on the council website.

3. Overview of Additional Sites

- 3.1 Table 1 presents a list of the sites published for consultation. This includes a total of 12 new residential allocations. It should be noted that two existing allocations as contained in the 2nd Deposit Revised LDP are proposed for an uplift in numbers, namely:
- PrC3/(i) Emlyn Brickworks, Penygroes for an additional 50 dwellings; and
 - PrC3/(iv) Land adjoining Maes Ifan, Maesquarter Road for an additional 6 dwellings.
- 3.2 It should be noted that site PrC3/(i) Emlyn Brickworks, Penygroes may be subject to further consultation in relation to extending the site area as a result of the discussions at the Examination's Hearing Sessions.
- 3.3 A further 16 additional sites are identified as potential commitments reflecting their planning permission as of 31st March 2024

Table 1: Summary of the proposed Additional Sites put forward for potential inclusion within the revised LDP, arranged by allocation or commitment and by respective cluster. Please click on the site name to quickly access the corresponding map for each site.

Site Ref	Name	Total Units	Affordable Housing Contribution
Potential Allocation			
Cluster 1			
PrC1/(iv)	Land off Trevaughan Road, Carmarthen	30	3.6
Cluster 2			
PrC2/(iii)	Land at Pendderi Road, Bryn	35	4.2
PrC2/(v)	Land off Heol y Mynydd, Bryn	80	16
SeC6/(ii)	Fforest Garage, Fforest	8	Commuted Sum Contribution
SeC6/(iii)	Land at Fforest Road	35	4.2
SeC7/(i)	Land at Pontarddulais Road	60	12
Cluster 3			
PrC3/(i)	Emlyn Brickworks, Penygroes	50	6
PrC3/(ii)	Adjacent to Pant-y-Blodau, Penygroes	11	1.1
PrC3/(iv)	Land adjoining Maes Ifan, Maesquarter Road	6	1.08
PrC3/(v)	Land off Parklands Road, Ammanford	9	Commuted Sum Contribution
PrC3/(vii)	Land off Dôl y Dderwen Myddfynfych	31	31
PrC3/(viii)	Land r/o 108 - 114 Waterloo Road	6	Commuted Sum Contribution
PrC3/(ix)	Breakers Yard, Gorslas	80	16

Site Ref	Name	Total Units	Affordable Housing Contribution
Cluster 6			
SuV59/(i)	North East of Bancyfelin School	16	16
	Total Housing Allocation Figure	457	111.18
Potential Commitment			
Cluster 1			
PrC1/(i)	Former Lidl, Priory Street, Carmarthen	40	40
PrC1/(ii)	Land south of Pant Glas, Carmarthen	13	4
PrC1/(iii)	Land adjacent to 93 & 94 Abergwili Road, Carmarthen	9	2.7
SeC1/(i)	Black Horse, Meinciau	30	0
SuV2/(i)	Land at Maes y Meillion, Llanybri	13	3.9
Cluster 2			
PrC2/(i)	Land adj 91 Maes yr Haf, Pwll	8	8
PrC2/(ii)	Land at Cefncaeau, Llanelli	91	18.2
SeC3/(i)	Land opposite Parc Pendre, Kidwelly	16	16
SeC3/(ii)	Land at Monksford Street, Kidwelly	70	14
SeC6/(i)	Land off Heol y Parc, Hendy	6	Commutted Sum Contribution
Cluster 3			
PrC3/(iii)	Land at rear of 10-12 Norton Road, Penygroes	6	0
SuV25/(i)	Cysgod yr Eglwys, Llannon (Adj St Nons Church)	34	4
PrC3/(vi)	Land opposite Plough & Harrow, Ammanford	9	Commutted Sum Contribution
Cluster 4			
SuV37/(i)	Former Coedmor School, Cwmann	21	20
Cluster 5			
SeC15/(i)	Land at Cilcwm Road, Llandovery	14	14
Cluster 6			
SeC19/(i)	Land Adjacent to the Beeches, Whitland	50	15
	Total Commitments Figure	430	159.8

4. Additional Sites Maps

Please find the Additional Sites Maps arranged by cluster on the proceeding pages.

Cluster 1

- PrC1/(i) Former Lidl, Priory Street, Carmarthen
- PrC1/(ii) Land south of Pant Glas, Carmarthen
- PrC1/(iii) Land adjacent to 93 & 94 Abergwili Road
- PrC1/(iv) Land off Trevaughan Road, Carmarthen
- SeC1/(i) Black Horse, Meinciau
- SuV2/(i) Land at Maes y Meillion, Llanybri

Enw'r Safle / Site Name:

Yr Hen Lidl, Heol Y Prior / Former Lidl, Priory Street

Anheddiad / Settlement: Caerfyrddin / Carmarthen

Cyf. Ymgynghori / Consultation Ref.: PrC1/(i)

Lle a Chynaliadwyedd.

Lle, Seilwaith a Datblygu Economaidd.

3 Heol Spilman, Caerfyrddin. SA31 1LE

Place and Sustainability.

Place, Infrastructure and Economic Development.

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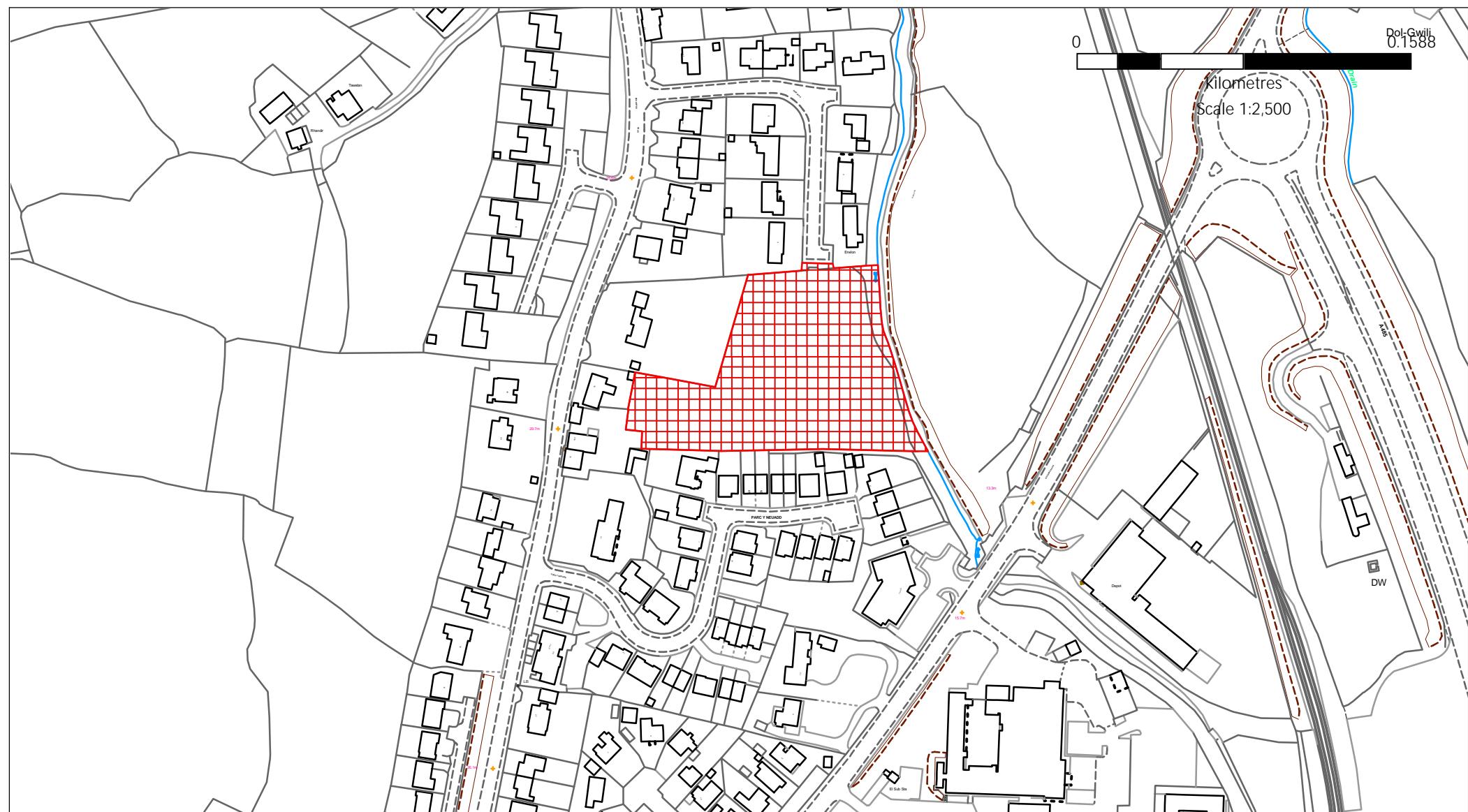
Enw'r Safle / Site Name:

Tir i'r De o Pant Glas, Heol Bronwydd / Land South of Pantglas, Bronwydd Road

Anheddiaid / Settlement: Caerfyrddin / Carmarthen Cyf. Ymgynghori / Consultation Ref.: PrC1/(ii)

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Enw'r Safle / Site Name:

Tir cyfagos 93 & 94 Heol Abergwili /

Land adjacent 93 & 94 Abergwili Road

Anheddiad / Settlement: Caerfyrddin / Carmarthen

Cyf. Ymgynghori / Consultation Ref.: PrC1/(iii)

Lle a Chynaliadwyedd.

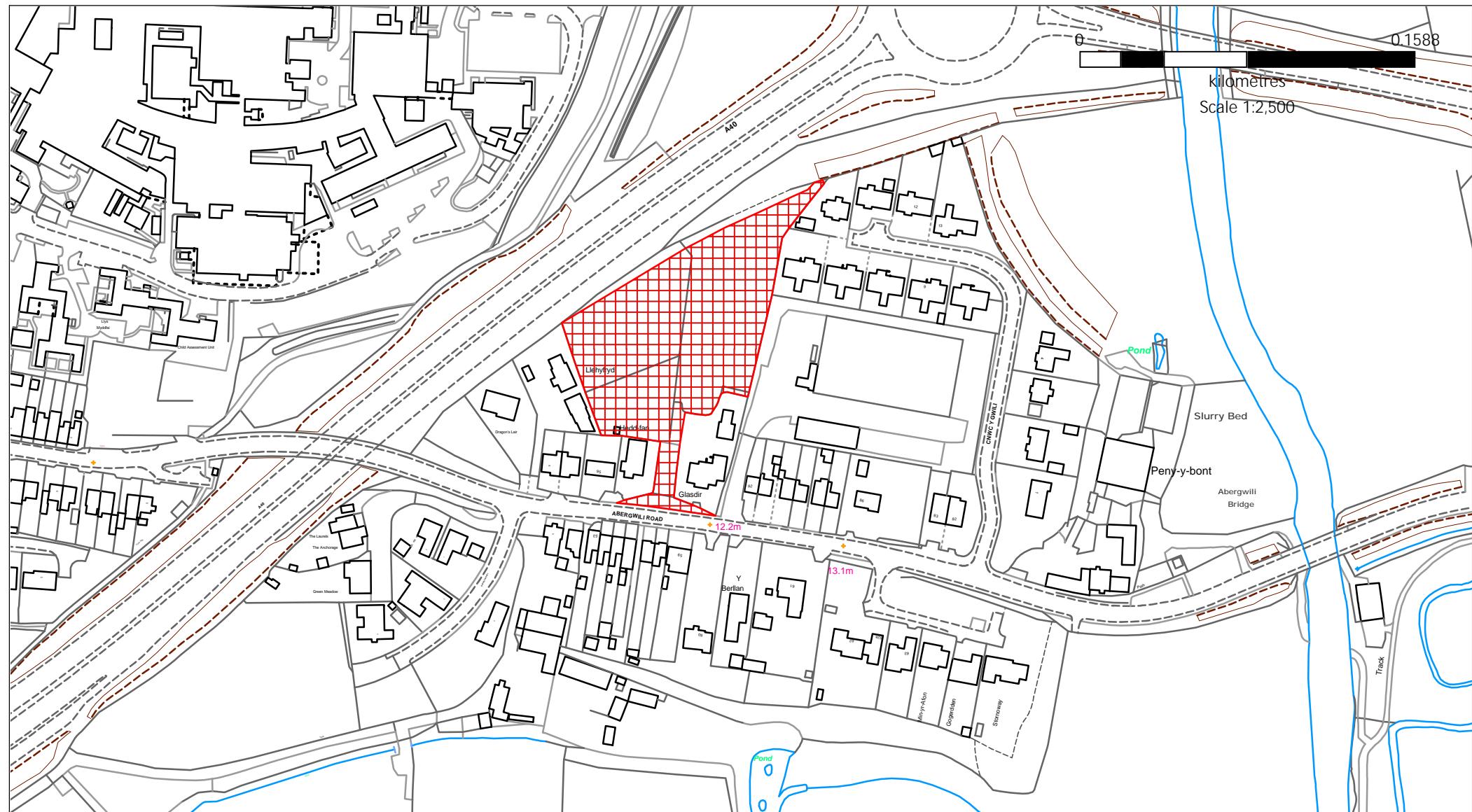
Lle, Seilwaith a Datblygu Economaidd.

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Enw'r Safle / Site Name:

Tir oddi ar Heol Tre-loan /
Land off Trevaughan Road

Anheddiad / Settlement: Caerfyrddin / Carmarthen

Cyf. Ymgynghori / Consultation Ref.: PrC1/(iv)

Lle a Chynaliadwyedd.

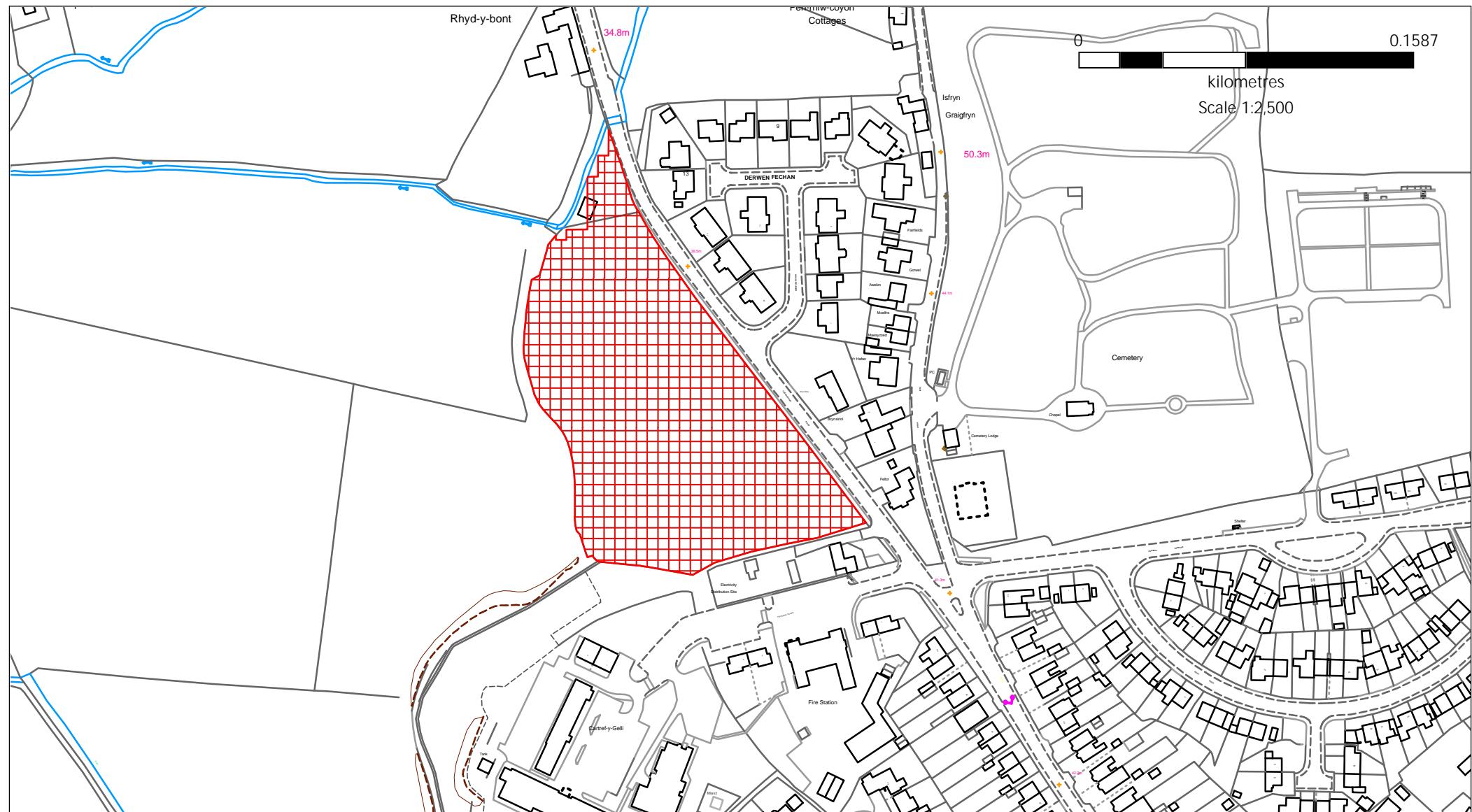
Lle, Seilwaith a Datblygu Economaidd.

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Enw'r Safle / Site Name:

Ceffyl Du / Black Horse

Anheddiad / Settlement: Meinciau, Pont-iets / Pontyates

Cyf. Ymgynghori / Consultation Ref.: SeC1/(i)

Lle a Chynaliadwyedd.

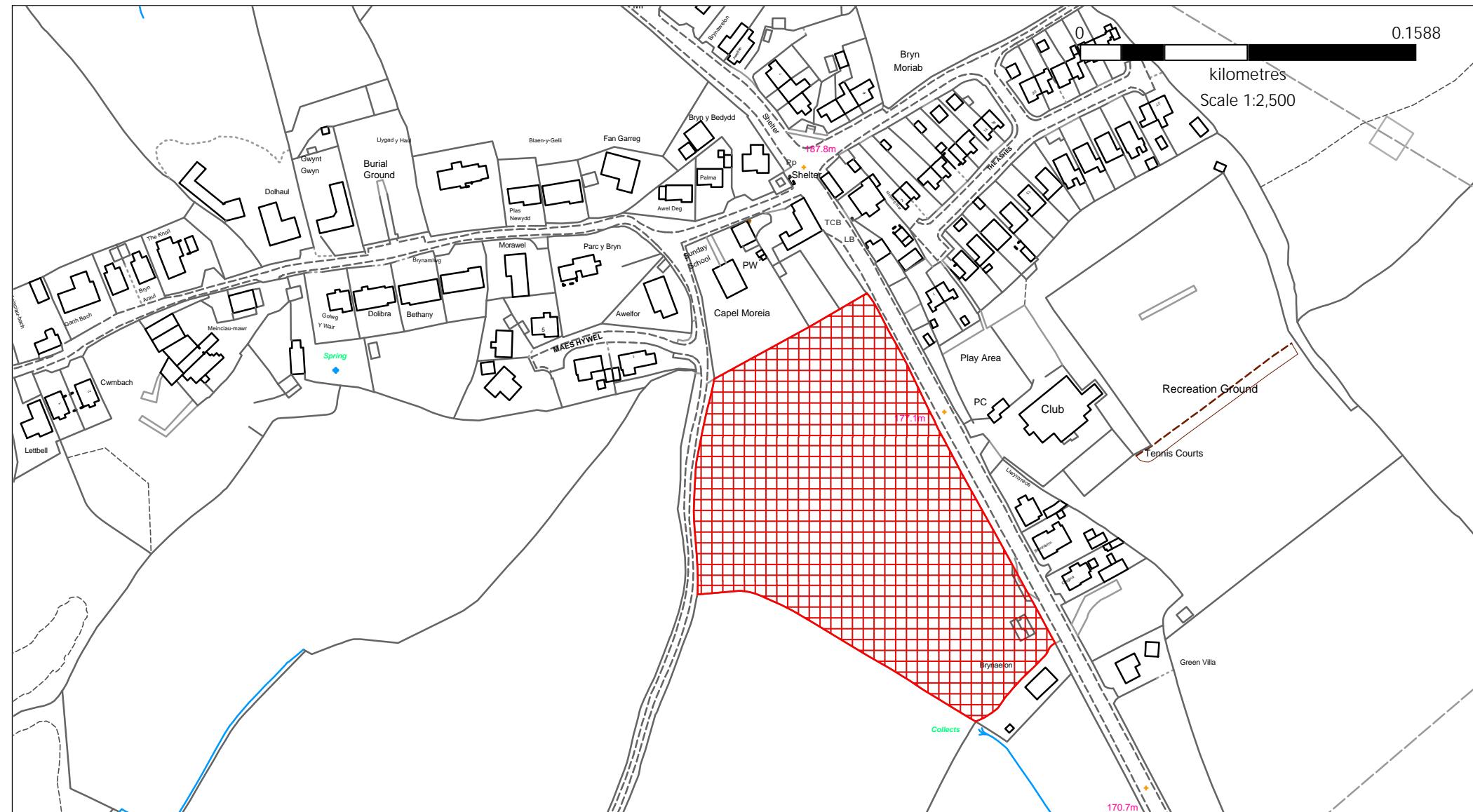
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Enw'r Safle / Site Name:

Tir ym Maes y Meillion / Land at Maes y Meillion

Anheddiad / Settlement: Llan-y-bri / Llanybri

Cyf. Ymgynghori / Consultation Ref.: SuV2/(i)

Lle a Chynaliadwyedd.

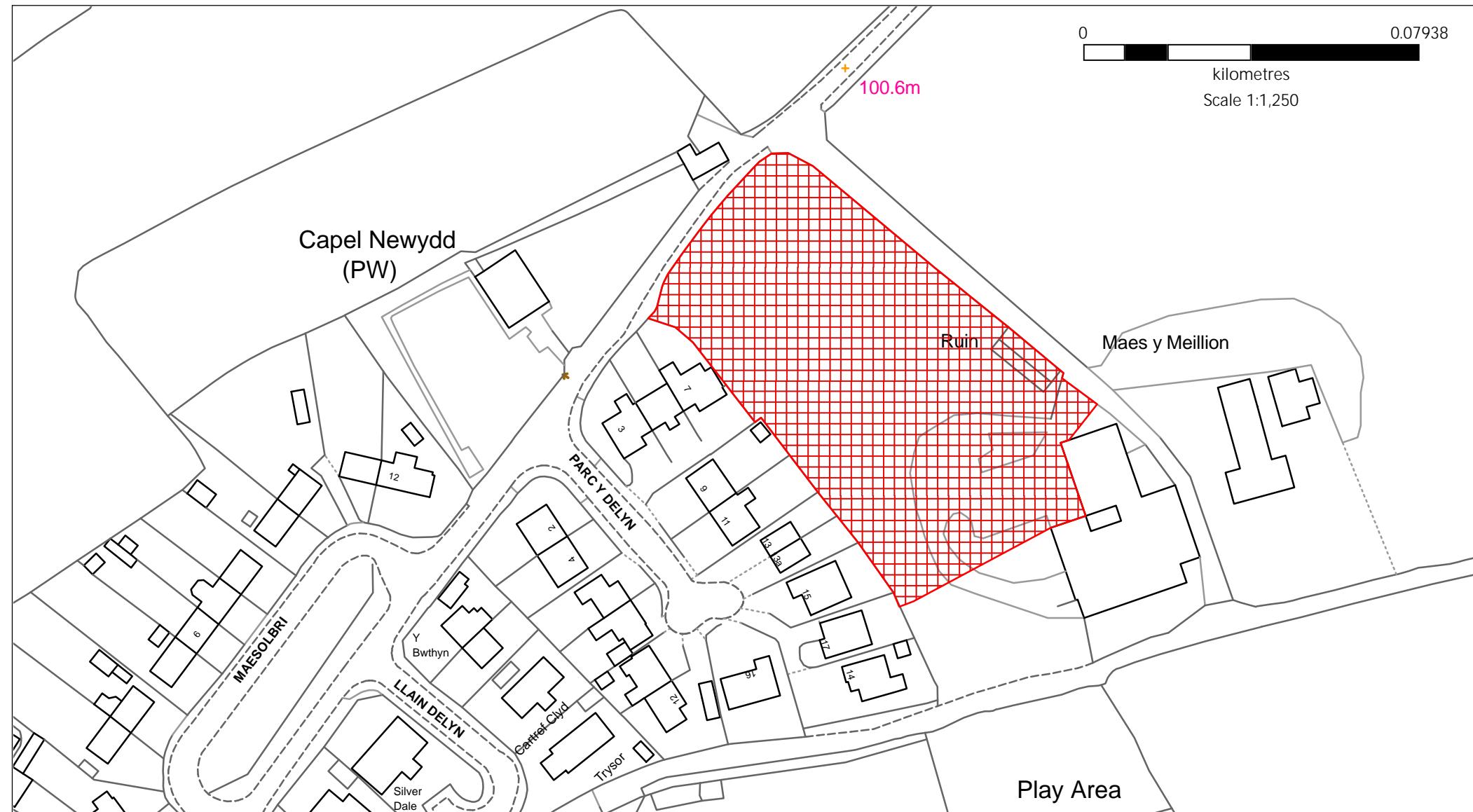
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Cluster 2

- PrC2/(i) Land adj 91 Maes yr Haf, Pwll
- PrC2/(ii) Land at Cefncaeau, Llanelli
- PrC2/(iii) Land at Pendderi Road, Bryn
- PrC2/(v) Land off Heol y Mynydd, Bryn
- SeC3/(i) Land opposite Parc Pendre, Kidwelly
- SeC3/(ii) Land at Monksford Street, Kidwelly
- SeC6/(i) Land off Heol y Parc, Hendy
- SeC6/(ii) Fforest Garage, Fforest
- SeC6/(iii) Land at Fforest Road
- SeC7/(i) Land off Pontarddulais Road, Llangennech

Enw'r Safle / Site Name:

Tir cyfagos 91 Maes yr Haf / Land adjacent 91 Maes yr Haf

Anheddiad / Settlement: Pwll, Llanelli

Cyf. Ymgynghori / Consultation Ref.: PrC2/(i)

Lle a Chynaliadwyedd.

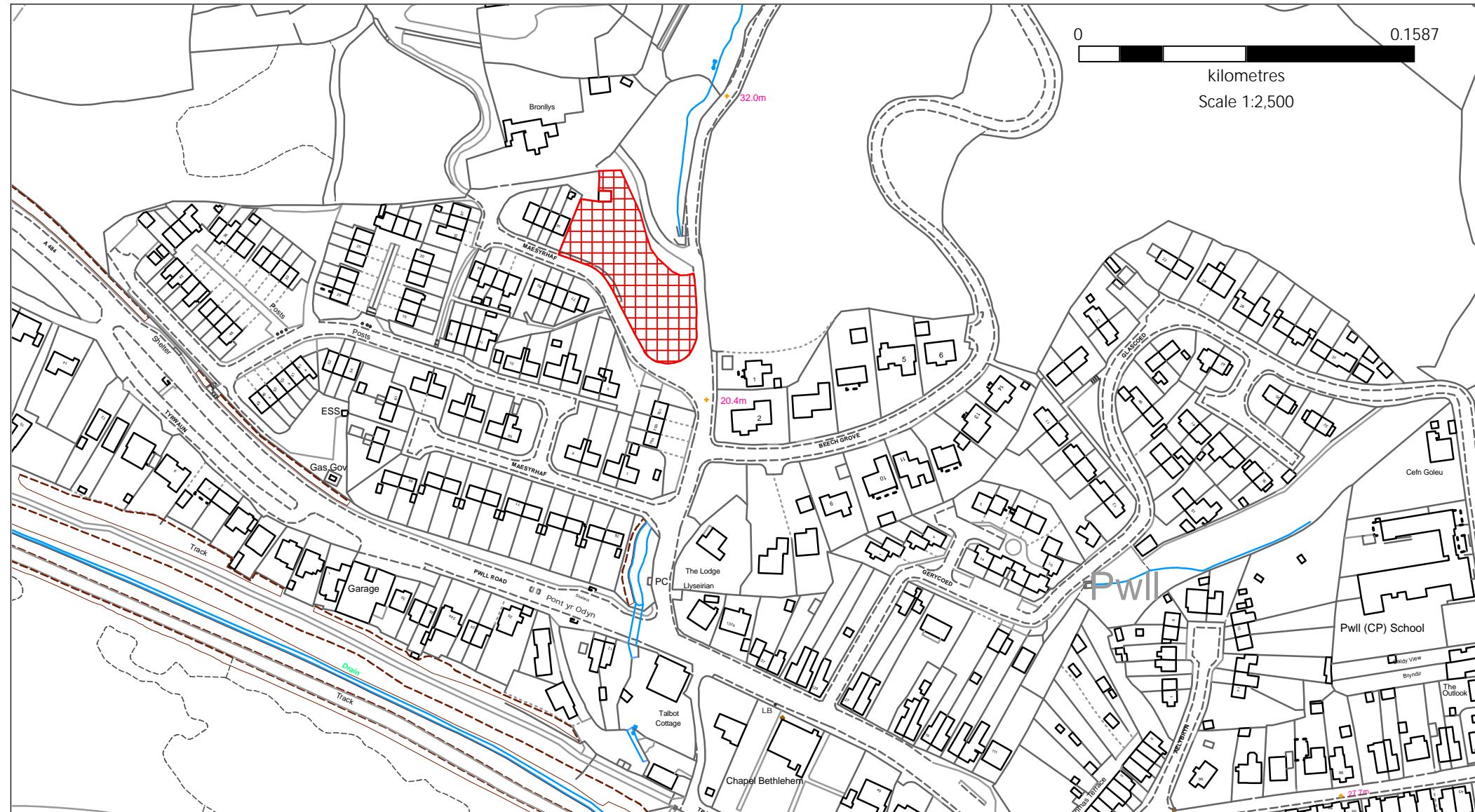
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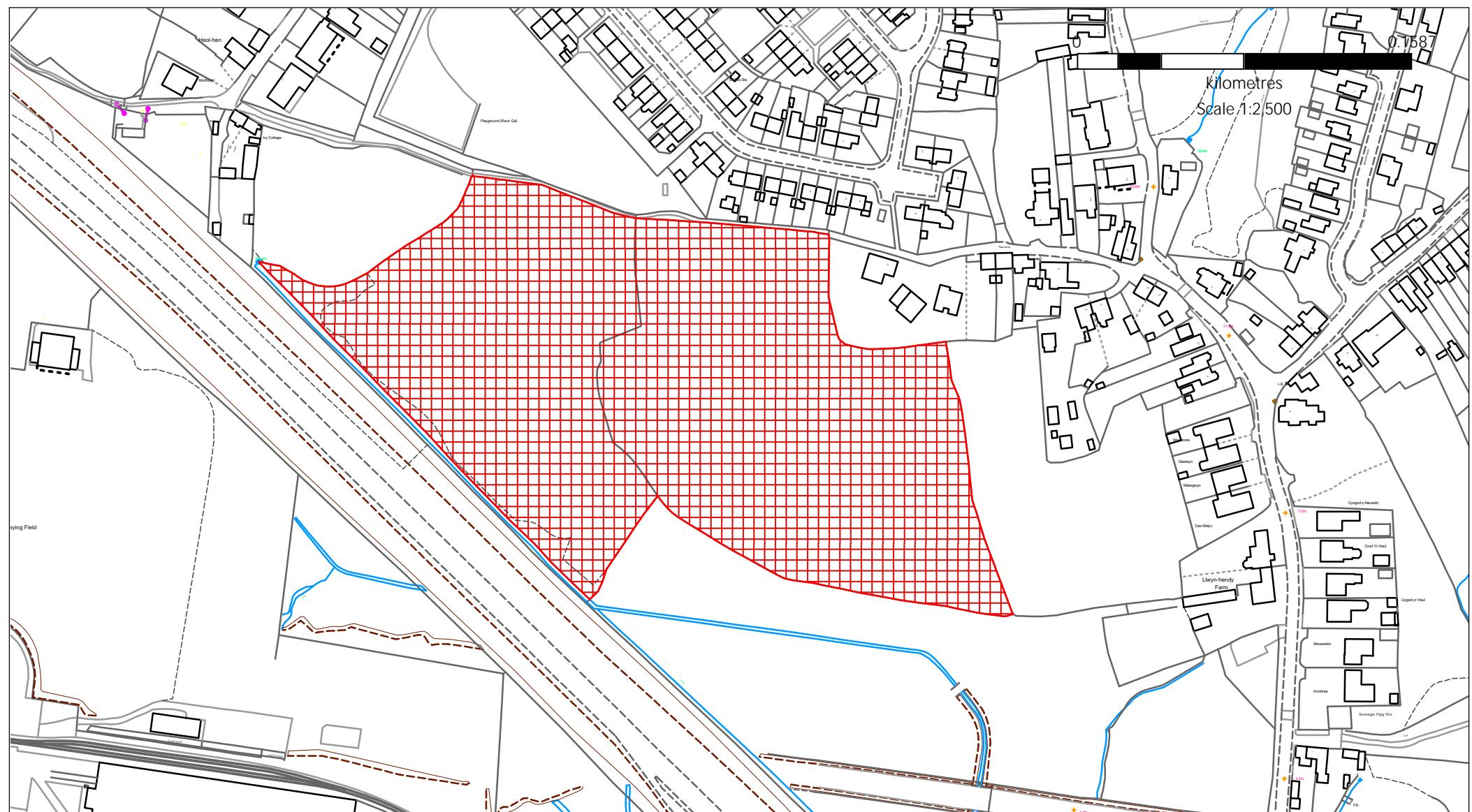
Tir yn Cefncaeau / Land at Cefncaeau

Anheddiad / Settlement: Llanelli

Cyf. Ymgynghori / Consultation Ref.: PrC2/(ii)

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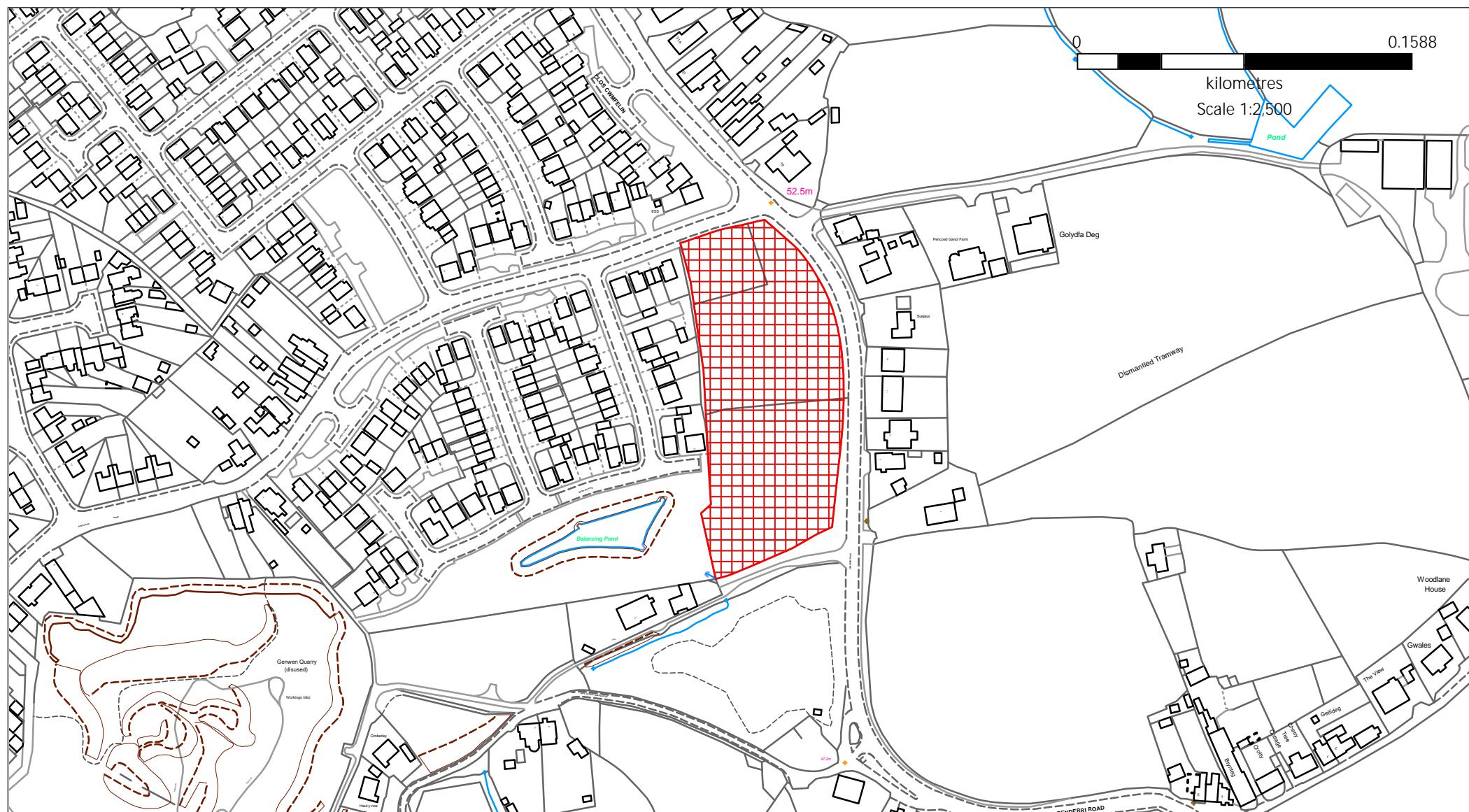
Tir yn Heol Pendderi, Bryn / Land at Pendderi Road, Bryn

Anheddiad / Settlement: Llanelli

Cyf. Ymgynghori / Consultation Ref.: PrC2/(iii)

Lle a Chynaliadwyedd.
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Enw'r Safle / Site Name:

Tir oddi ar Heol-y-Mynydd, Bryn /
Land off Heol-y-Mynydd, Bryn

Anheddiad / Settlement: Llanelli

Cyf. Ymgynghori / Consultation Ref.: PrC2/(v)

Lle a Chynaliadwyedd.

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Enw'r Safle / Site Name:

Tir gyferbyn Parc Pendre / Land opposite Parc Pendre

Anheddiad / Settlement: Cydweli / Kidwelly

Cyf. Ymgynghori / Consultation Ref.: SeC3/(i)

Lle a Chynaliadwyedd.

Lle, Seilwaith a Datblygu Economaidd.

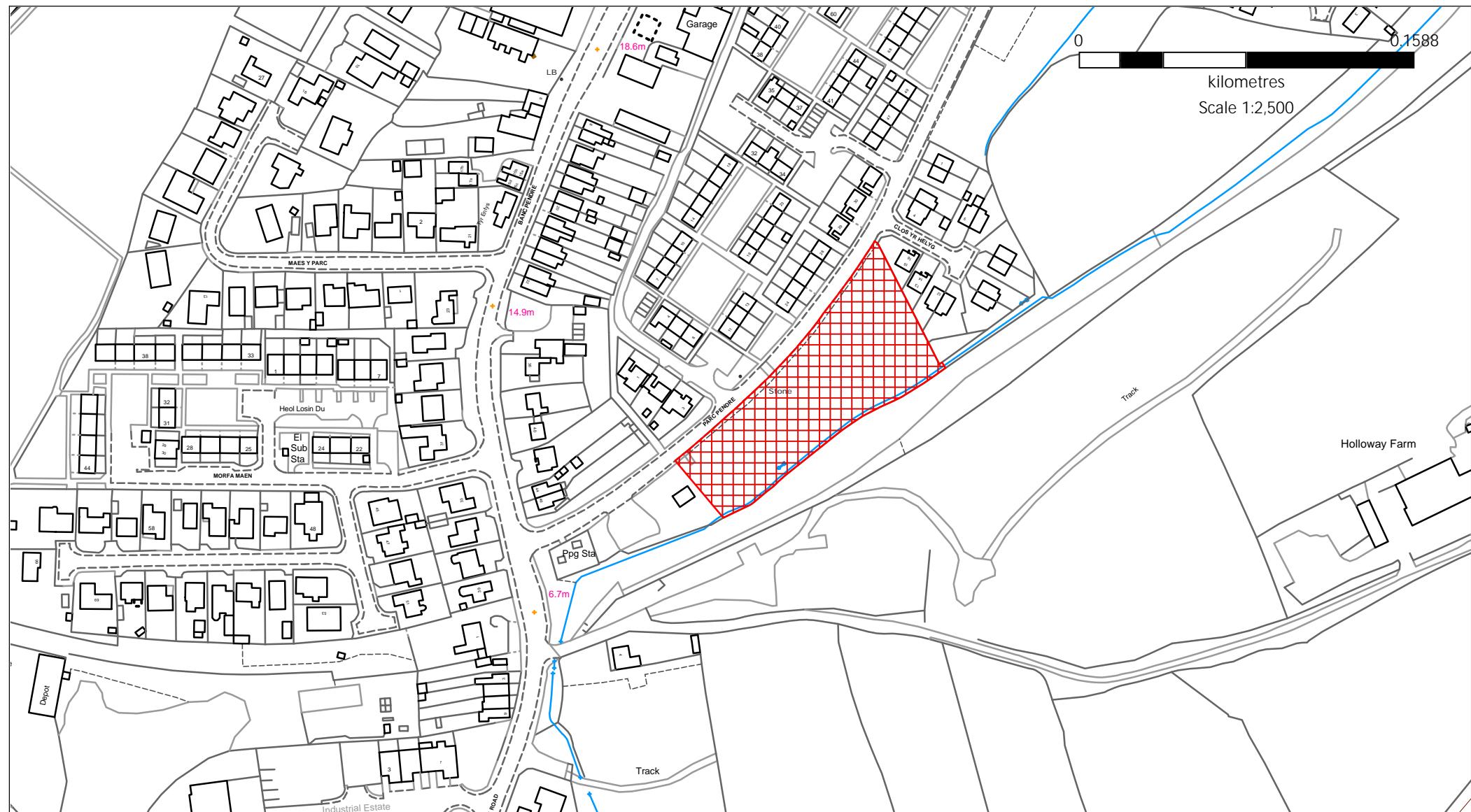
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Enw'r Safle / Site Name:

Tir oddi ar Heol Rhydymynach / Land off Monkford Street

Anheddiad / Settlement: Cydweli / Kidwelly

Cyf. Ymgynghori / Consultation Ref.: SeC3/(ii)

Lle a Chynaliadwyedd.

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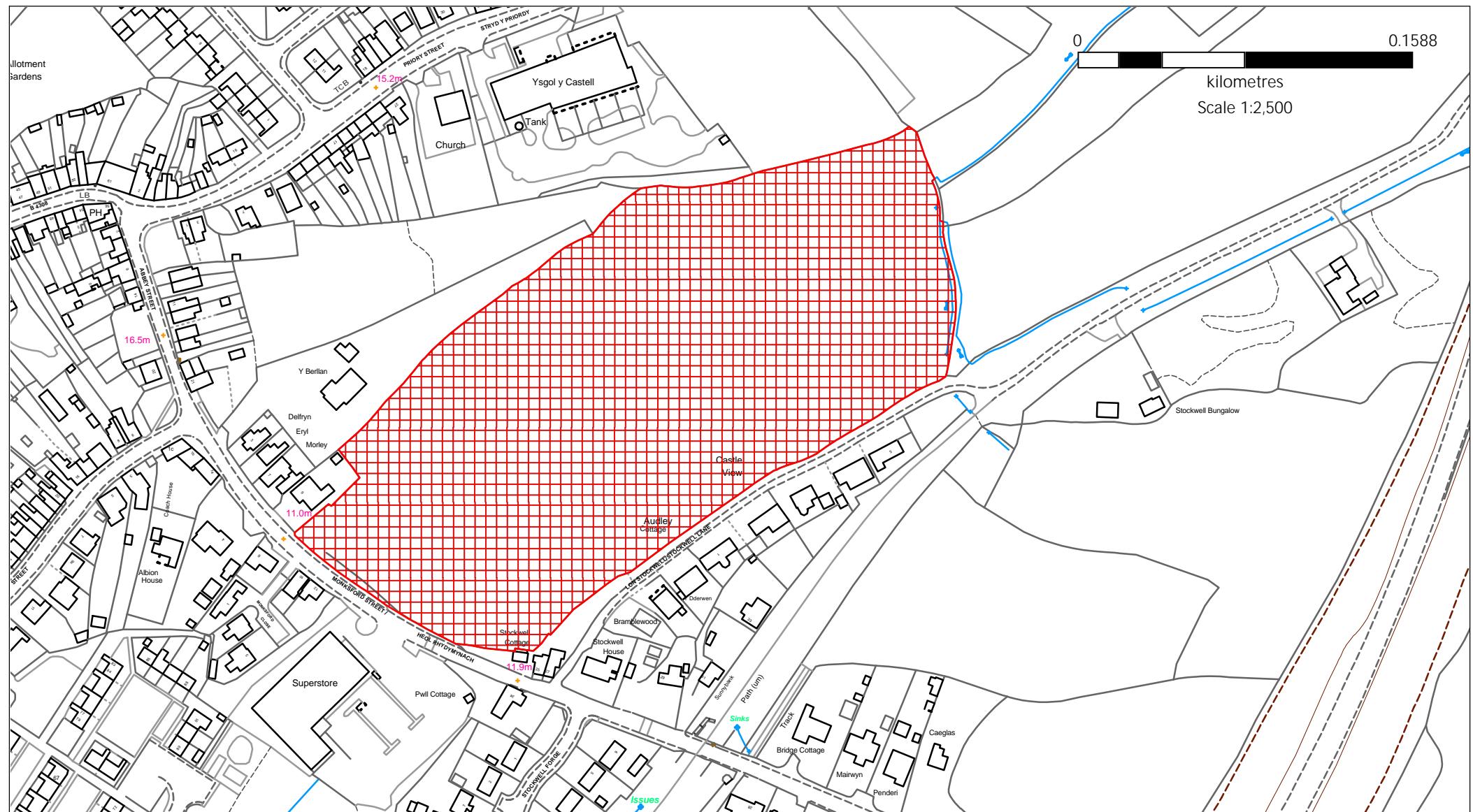
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Enw'r Safle / Site Name:

Tir oddi ar Heol y Parc / Land off Heol y Parc

Anheddiad / Settlement: Yr Hendy / Hendy

Cyf. Ymgynghori / Consultation Ref.: SeC6/(i)

Lle a Chynaliadwyedd.

Lle, Seilwaith a Datblygu Economaidd.

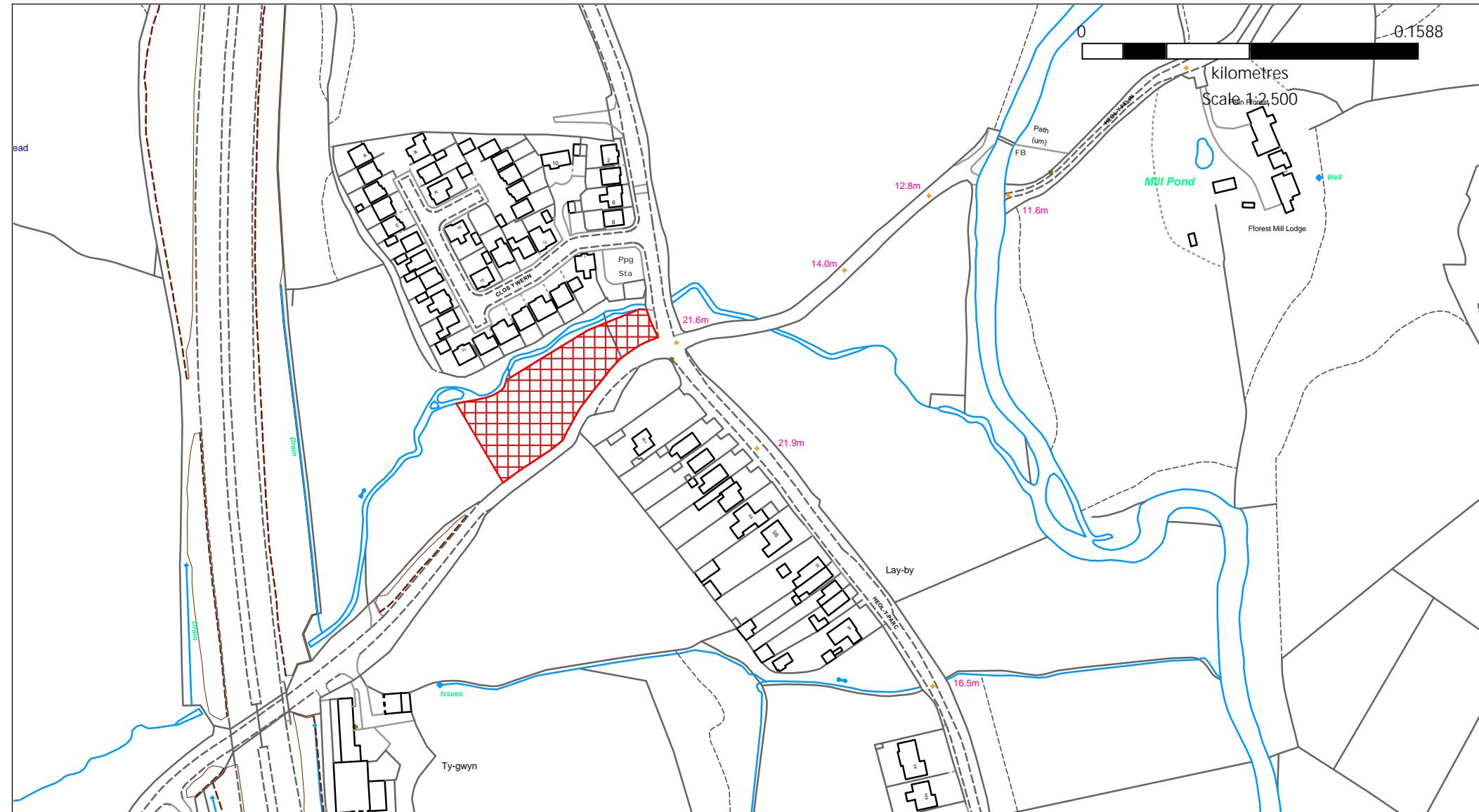
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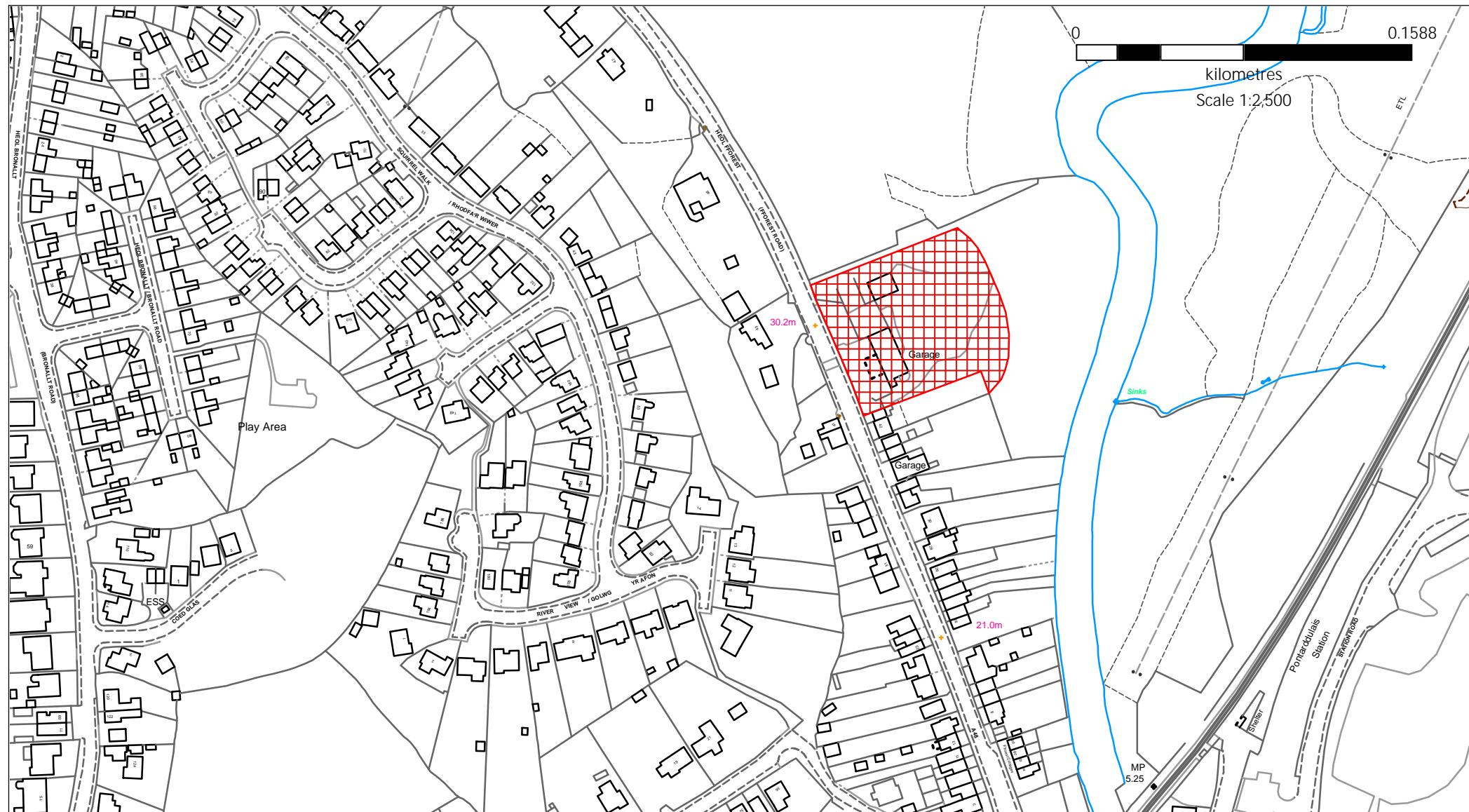
Enw'r Safle / Site Name:
Garej y Fforest / Fforest Garage

Anheddiad / Settlement: Yr Hendy / Hendy

Cyf. Ymgynghori / Consultation Ref.: SeC6/(ii)

Lle a Chynaliadwyedd.
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Enw'r Safle / Site Name:

Tir ar Heol Fforest / Land at Fforest Road

Anheddiad / Settlement: Yr Hendy / Hendy

Cyf. Ymgynghori / Consultation Ref.: SeC6/(iii)

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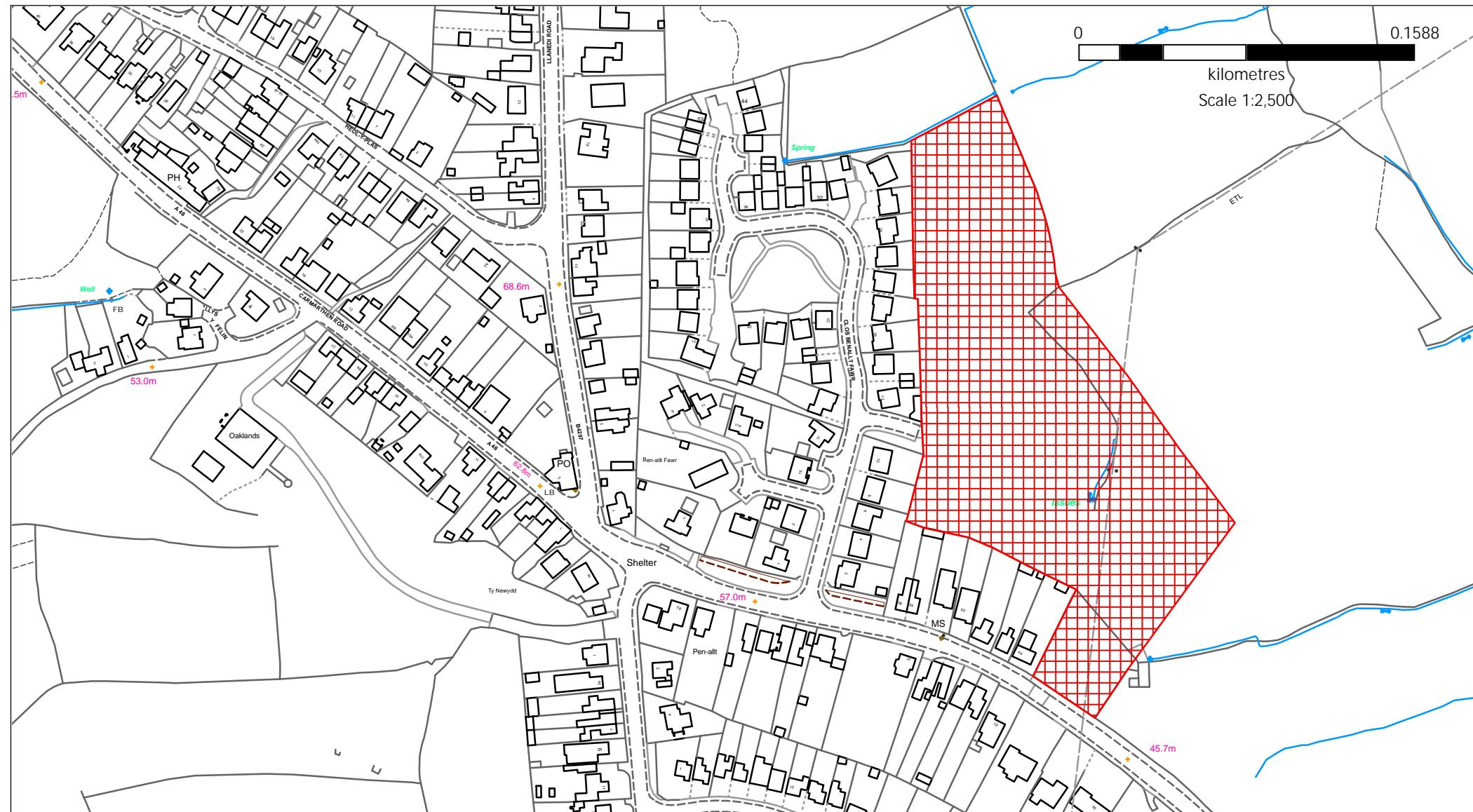
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Enw'r Safle / Site Name:

Tir oddi ar Heol Pontarddulais / Land off Pontarddulais Road

Anheddiad / Settlement: Llangennech

Cyf. Ymgynghori / Consultation Ref.: Sec7(i)

Lle a Chynaliadwyedd.

Lle, Seilwaith a Datblygu Economaidd.

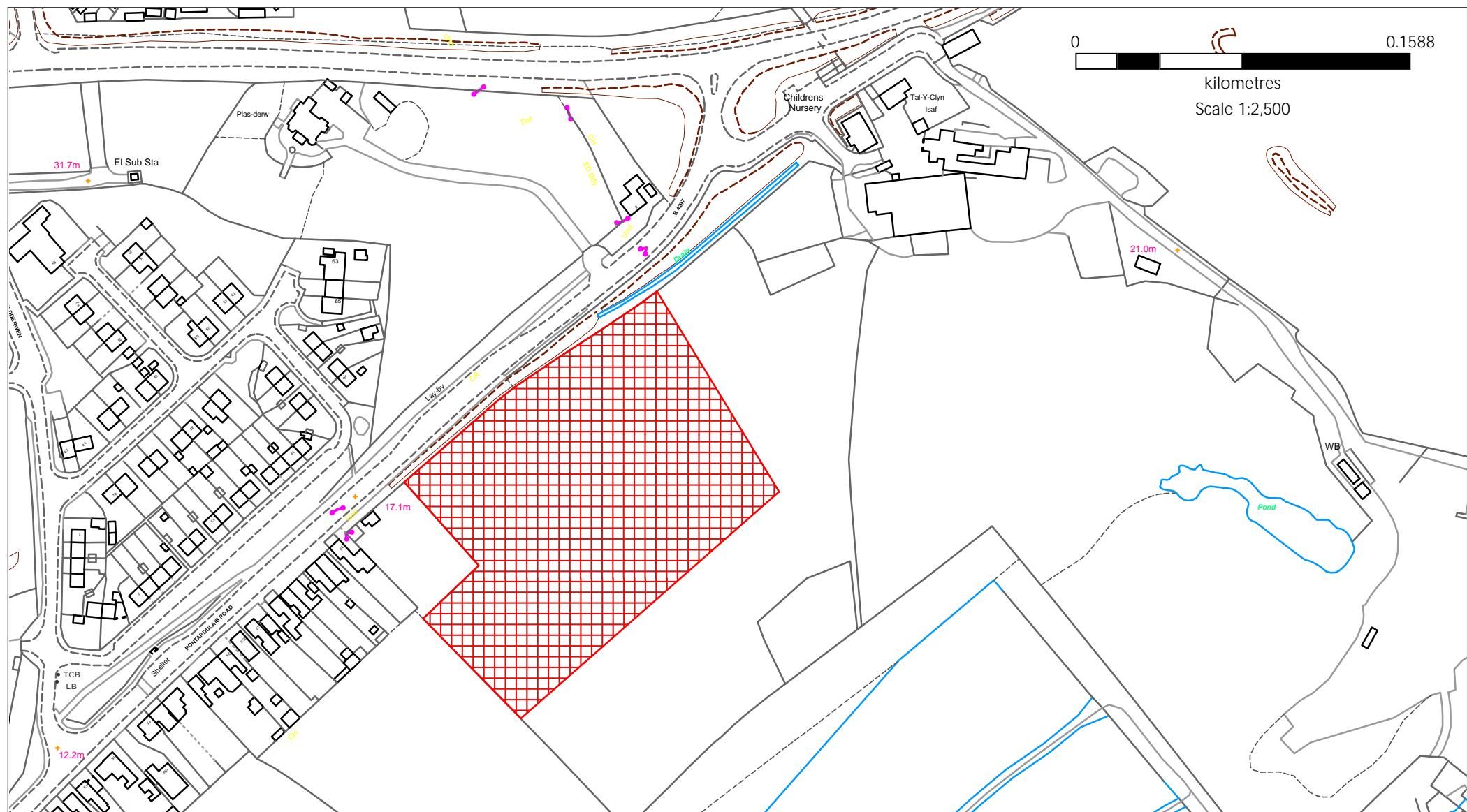
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Cluster 3

- PrC3/(i) Emlyn Brickworks, Penygroes
- PrC3/(ii) Adjacent to Pant-y-Blodau, Penygroes
- PrC3/(iii) Land rear of 10-12 Norton Road, Penygroes
- PrC3/(iv) Land adjoining Maes Ifan, Maesquarre Rd
- PrC3/(v) Land off Parklands Road, Penybanc
- PrC3/(vi) Land opposite Plough & Harrow, Ammanford
- PrC3/(vii) Land off Dôl y Dderwen, Ammanford
- PrC3/(viii) Land r/o 108 - 114 Waterloo Road, Penygroes
- PrC3/(ix) Breakers Yard, Gorslas
- SuV25/(i) Cysgod yr Eglwys, Llannon

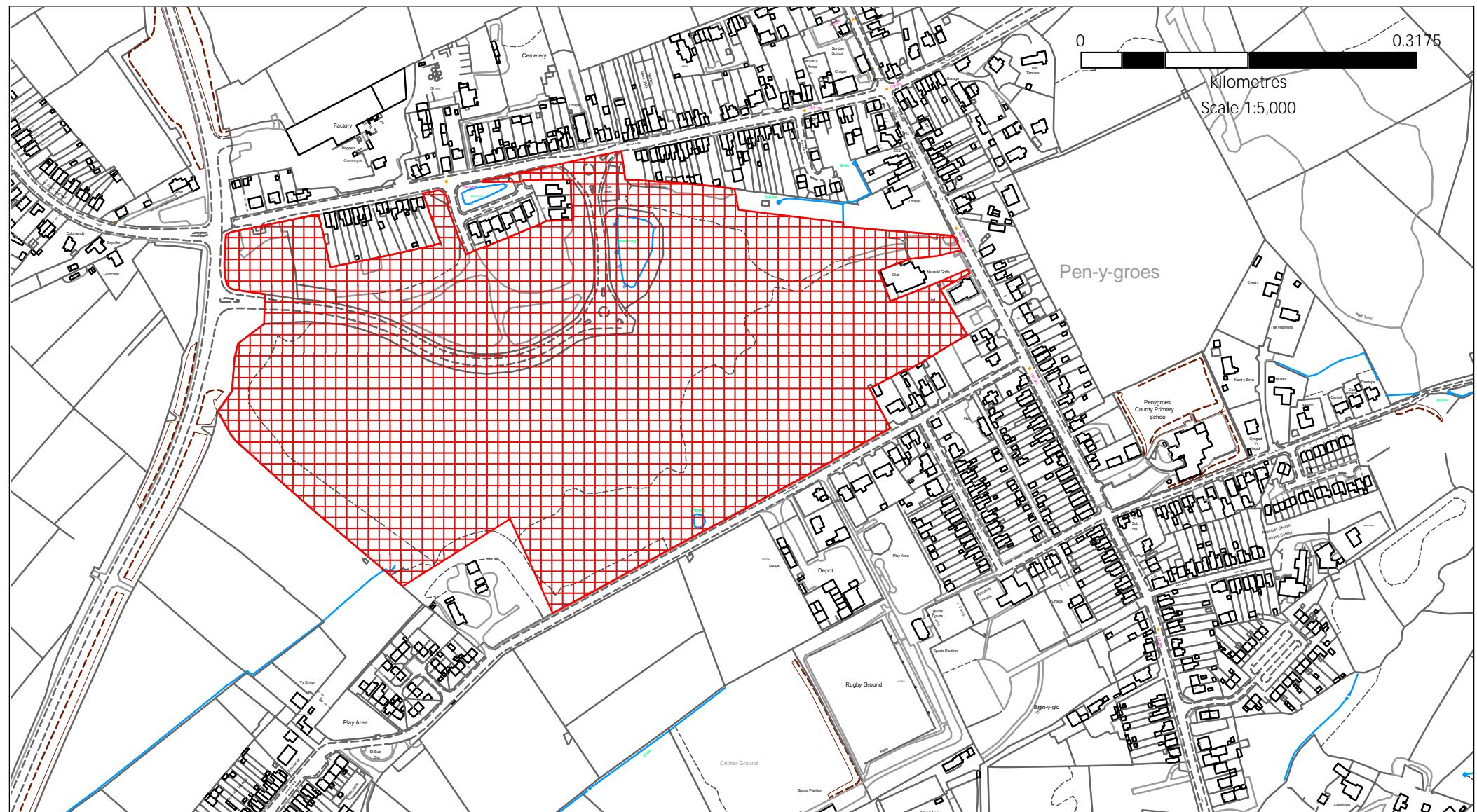
Enw'r Safle / Site Name:
Gwaith Brics Emlyn / Emlyn Brickworks

Anheddiad / Settlement: Penygroes

Cyf. Ymgynghori / Consultation Ref.: PrC3/(i)

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Enw'r Safle / Site Name:

Tir goferbyn Pant-y-Blodau /
Adjacent to Pant-y-Blodau

Anheddiad / Settlement: Penygroes

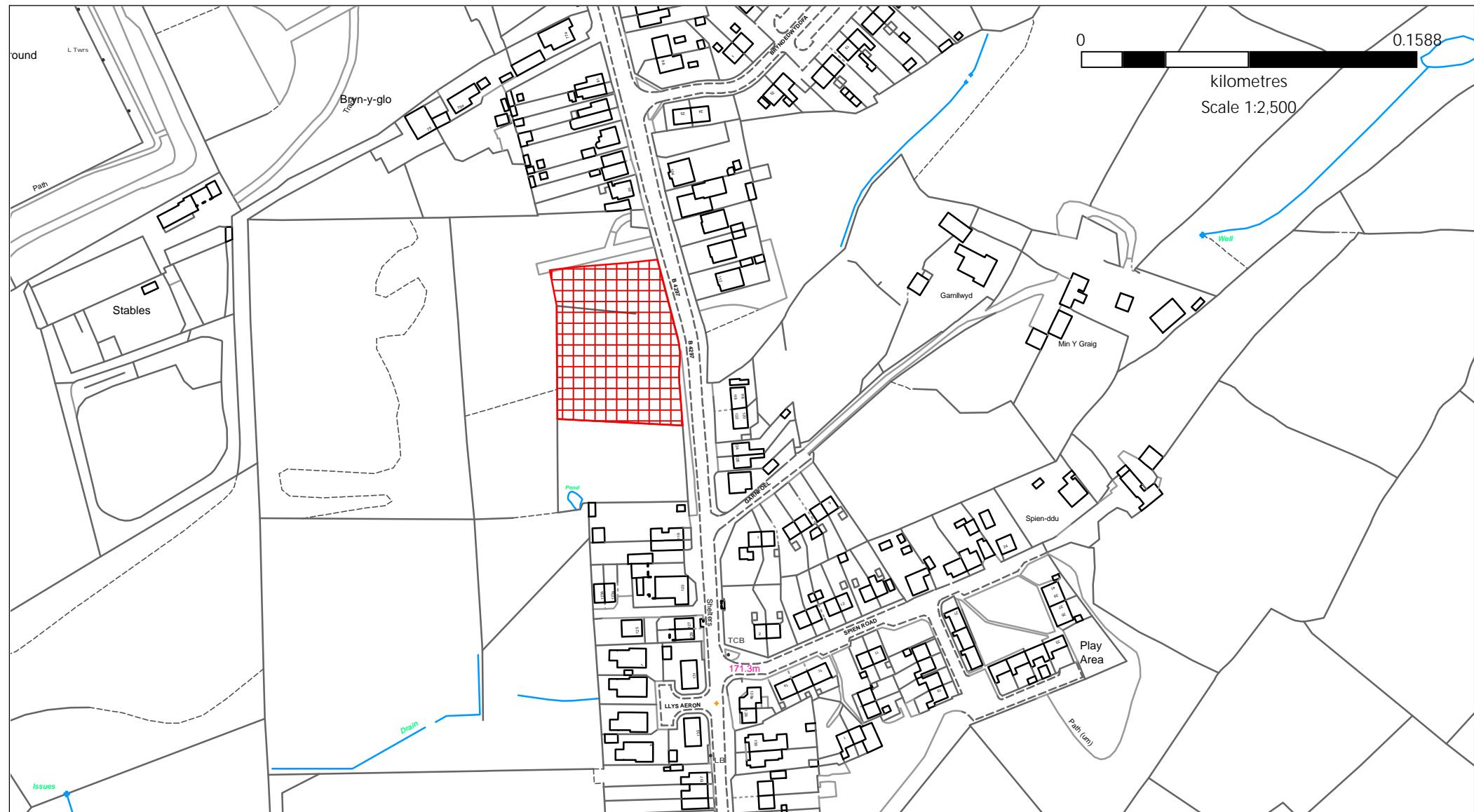
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Enw'r Safle / Site Name:

Tir tu cefn 10-12 Heol Norton /
Land rear of 10-12 Norton Road

Anheddiad / Settlement: Penygroes

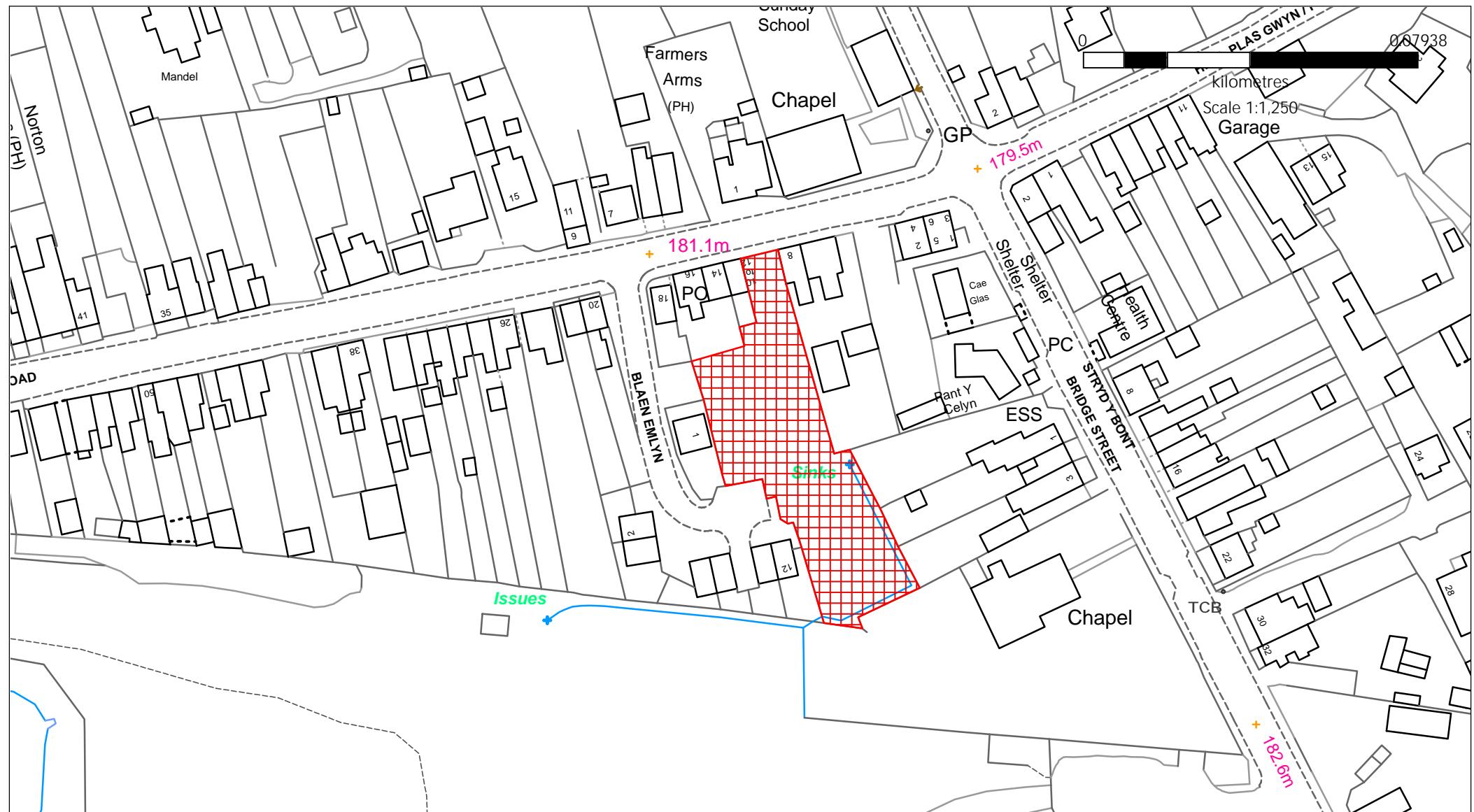
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Enw'r Safle / Site Name:

Tir cyfagos Maes Ifan, Ffordd Maescwarrau, Betws / Land adjoining Maes Ifan, Maesquarter Road, Betws

Anheddiad / Settlement: Rhydaman / Ammanford

Cyf. Ymgynghori / Consultation Ref.: PrC3/(iv)

Lle a Chynaliadwyedd.

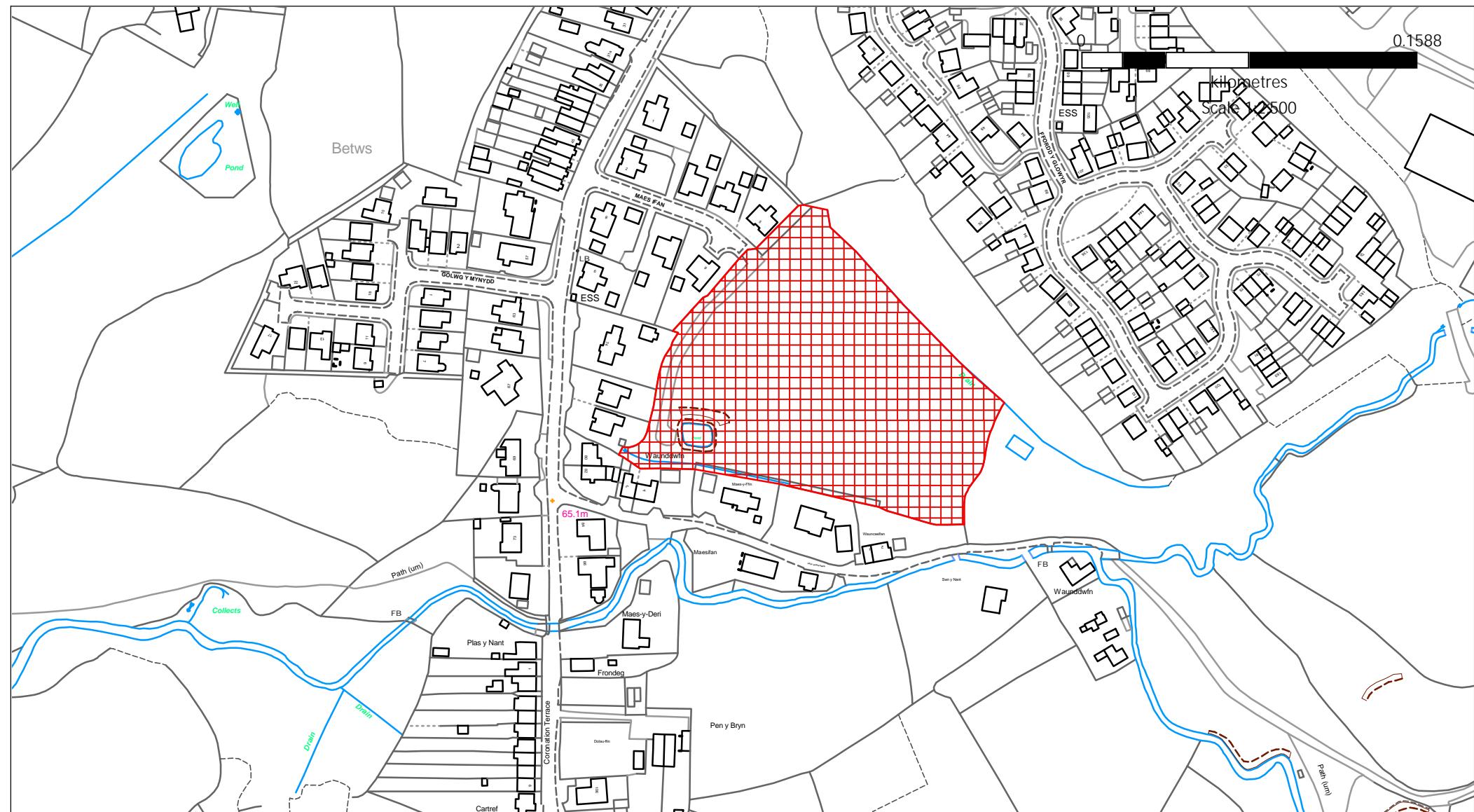
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Enw'r Safle / Site Name:

Tir oddi ar Heol Tir-y-Parc, Penybanc /
Land off Parklands Road, Penybanc

Anheddiad / Settlement: Rhydaman / Ammanford

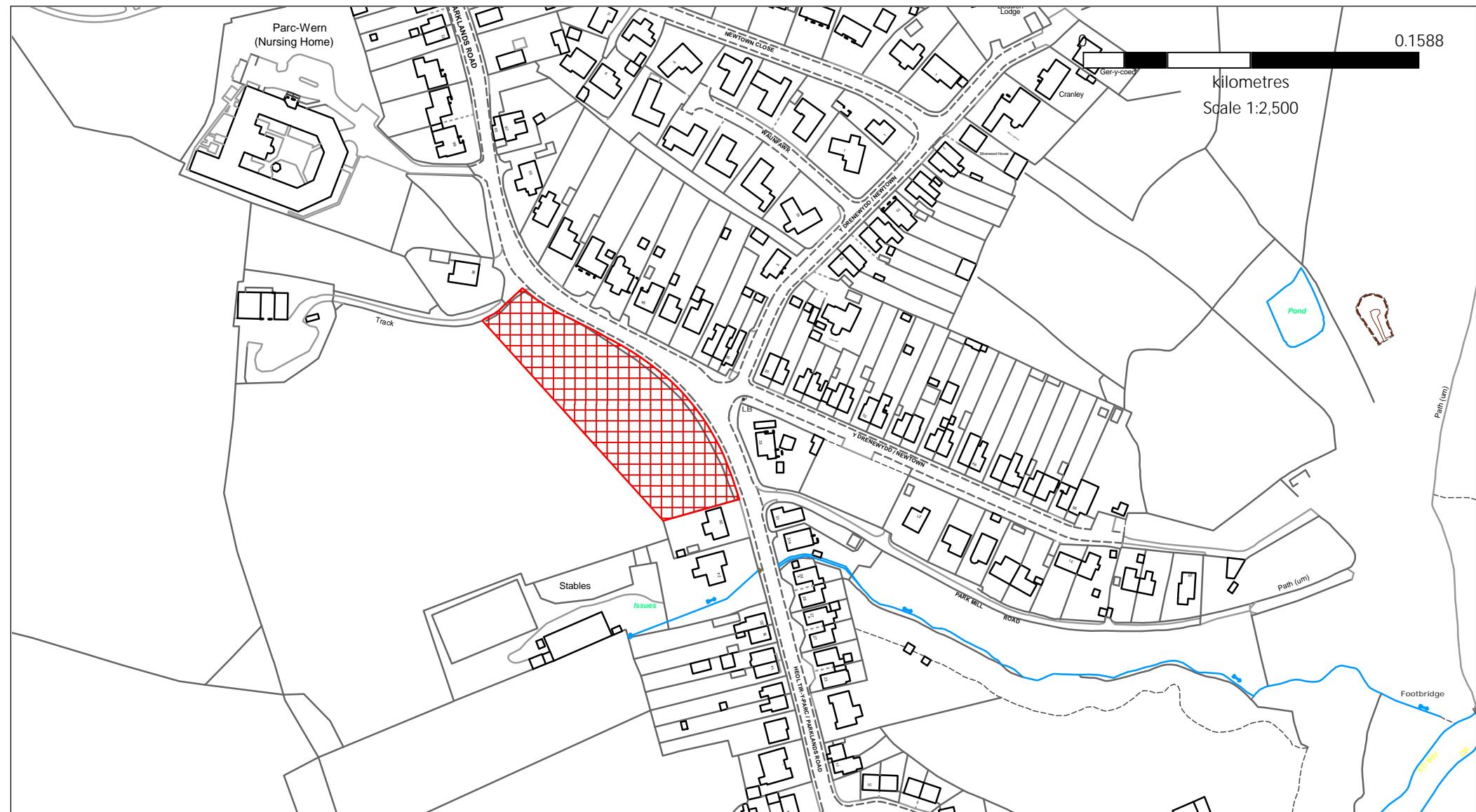
Cyf. Ymgynghori / Consultation Ref.: PrC3/(v)

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Enw'r Safle / Site Name:

Tir gyferbyn a Plough and Harrow, Betws /
Land Opposite Plough and Harrow, Betws

Anheddiad / Settlement: Rhydaman / Ammanford

Cyf. Ymgynghori / Consultation Ref.: PrC3/(vi)

Lle a Chynaliadwyedd.

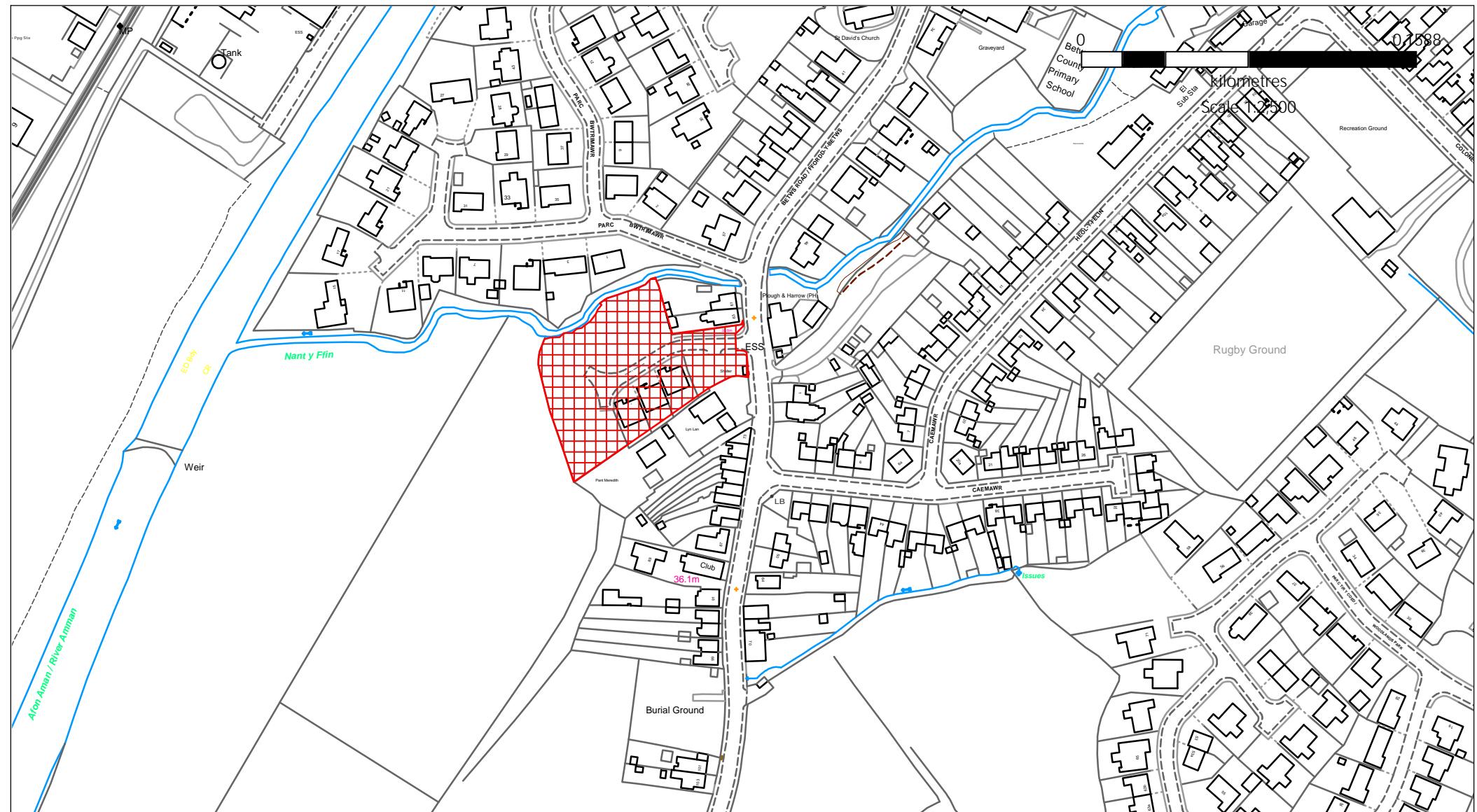
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Enw'r Safle / Site Name:

Tir oddi ar Dôl y Dderwen, Myddfynfych /
Land off Dôl y Dderwen, Myddfynfych

Anheddiad / Settlement: Rhydaman / Ammanford

Cyf. Ymgynghori / Consultation Ref.: PrC3/(vii)

Lle a Chynaliadwyedd.

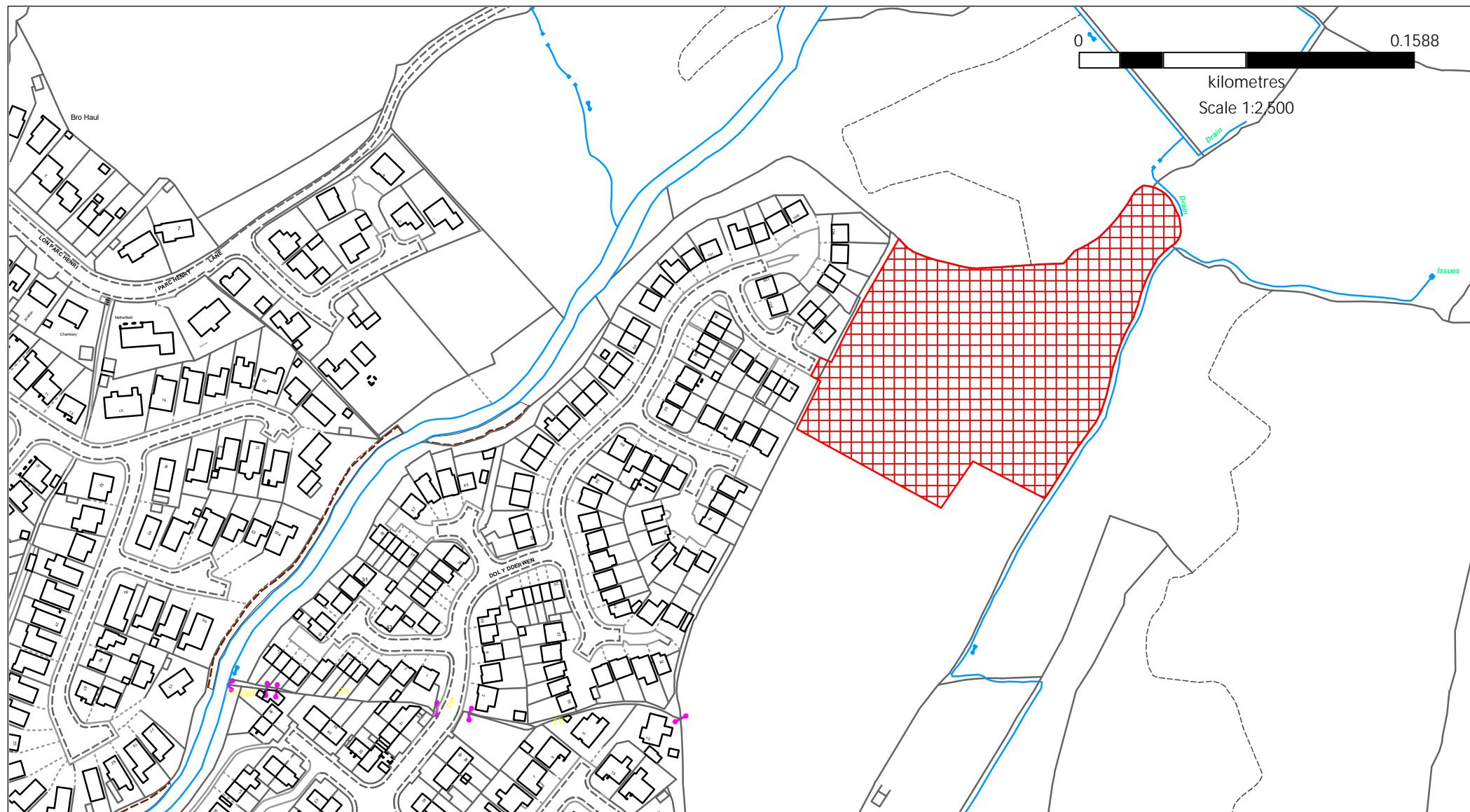
Lle, Seilwaith a Datblygu Economaidd.

3 Heol Spilman, Caerfyrddin. SA31 1LE

Place and Sustainability.

Place, Infrastructure and Economic Development.

3 Spilman Street, Carmarthen. SA31 1LE



Enw'r Safle / Site Name:

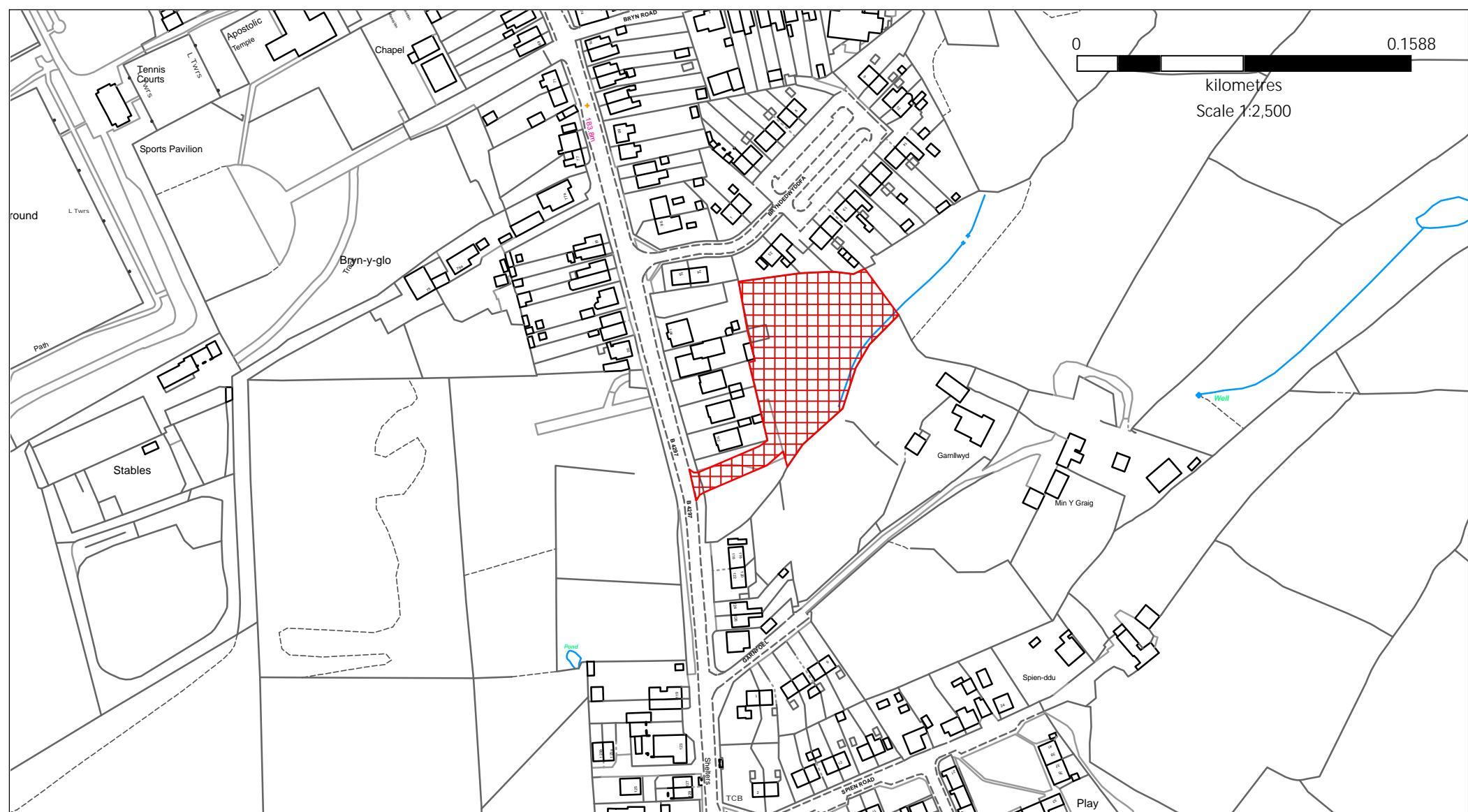
Tir tu cefn 108-114 Heol Waterloo /
Land rear of 108-114 Waterloo Road

Anheddiad / Settlement: Penygroes

Cyf. Ymgynghori / Consultation Ref.: PrC3/(viii)

Lle a Chynaliadwyedd.
Lle, Seilwaith a Datblygu Economaidd.
3 Heol Spilman, Caerfyrddin. SA31 1LE

Place and Sustainability.
Place, Infrastructure and Economic Development.
3 Spilman Street, Carmarthen. SA31 1LE



Enw'r Safle / Site Name:
Iard Torwyr / Breakers Yard

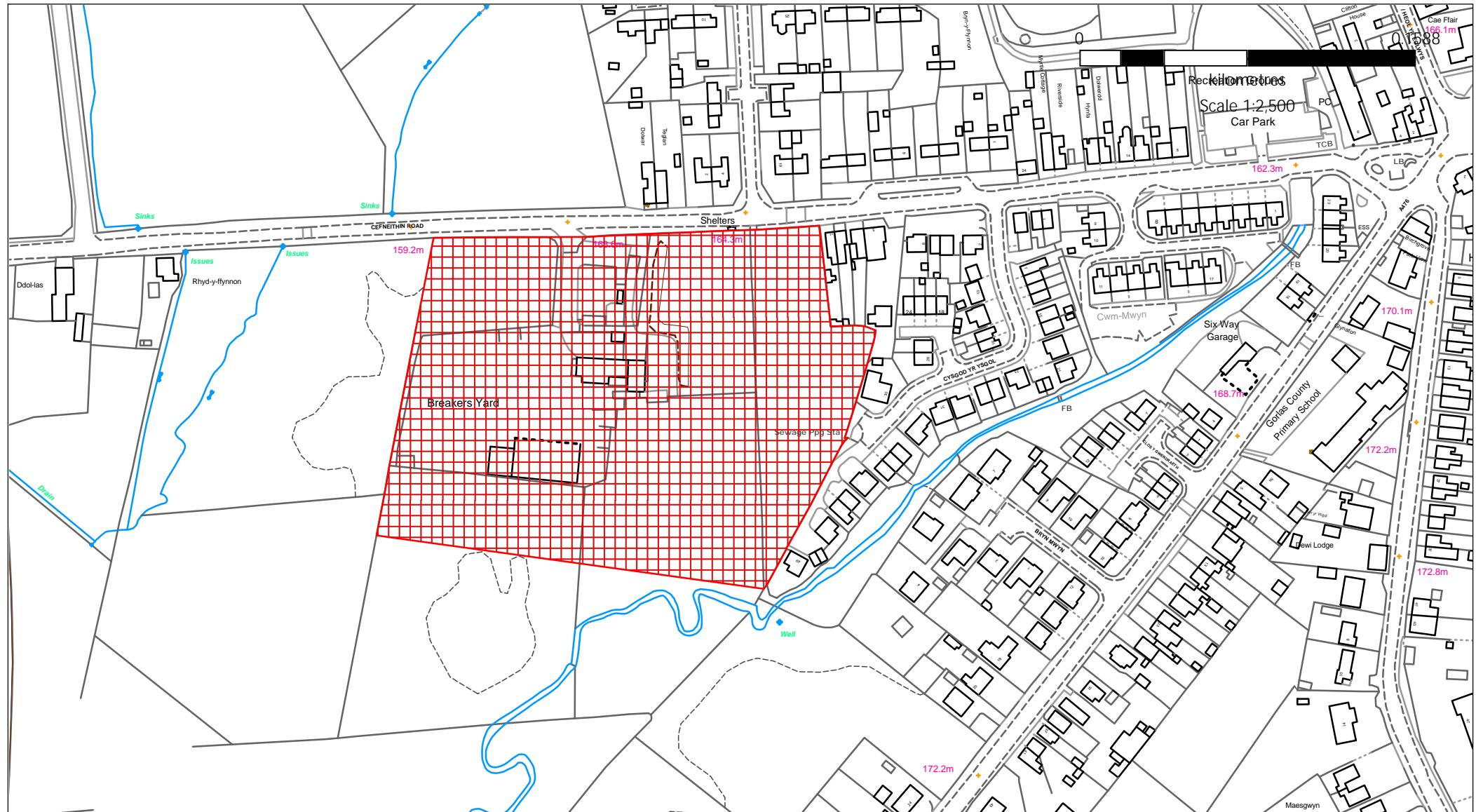
Anheddiad / Settlement: Gorslas

Cyf. Ymgynghori / Consultation Ref.: PrC3/(ix)

Lle a Chynaliadwyedd.
Lle, Seilwaith a Datblygu Economaidd.
3 Heol Spilman, Caerfyrddin. SA31 1LE



Place and Sustainability.
Place, Infrastructure and Economic Development.
3 Spilman Street, Carmarthen. SA31 1LE



Enw'r Safle / Site Name:

Cyfagod yr Eglwys (Cyfagos Eglwys Sant Non) /

Cyfagod yr Eglwys (Adjacent St. Nons Church)

Anheddiad / Settlement: Llannon

Cyf. Ymgynghori / Consultation Ref.: SuV25/(i)

Lle a Chynaliadwyedd.

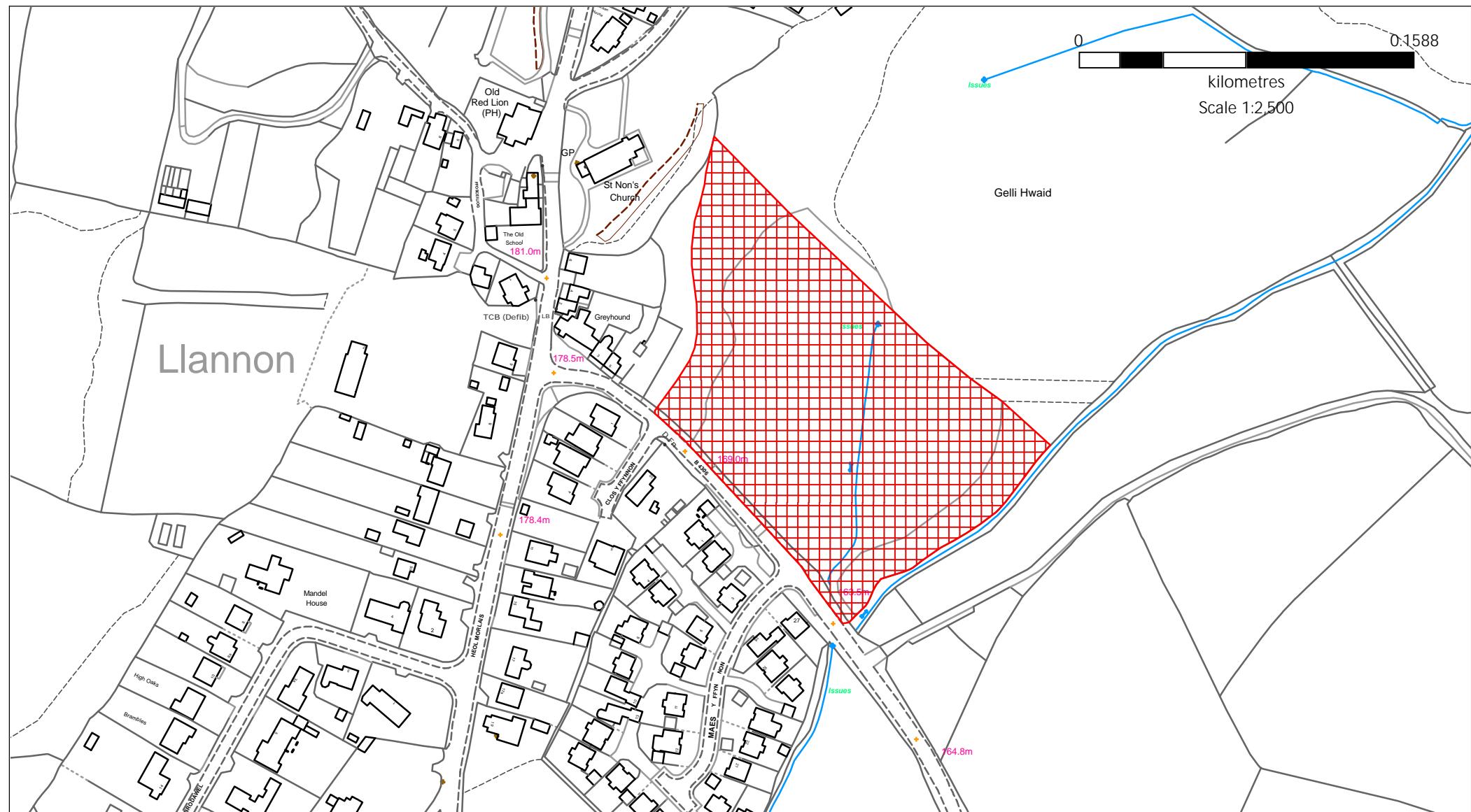
Lle, Seilwaith a Datblygu Economaidd.

3 Heol Spilman, Caerfyrddin. SA31 1LE

Place and Sustainability.

Place, Infrastructure and Economic Development.

3 Spilman Street, Carmarthen. SA31 1LE



Cluster 4

SuV37/(i) Former Coedmor School, Cwmann

Enw'r Safle / Site Name:

Hen Ysgol Coedmor / Former Coedmor School

Anheddiad / Settlement: Cwm-ann / Cwmann

Cyf. Ymgynghori / Consultation Ref.: SuV37/(i)

Lle a Chynaliadwyedd.

Lle, Seilwaith a Datblygu Economaidd.

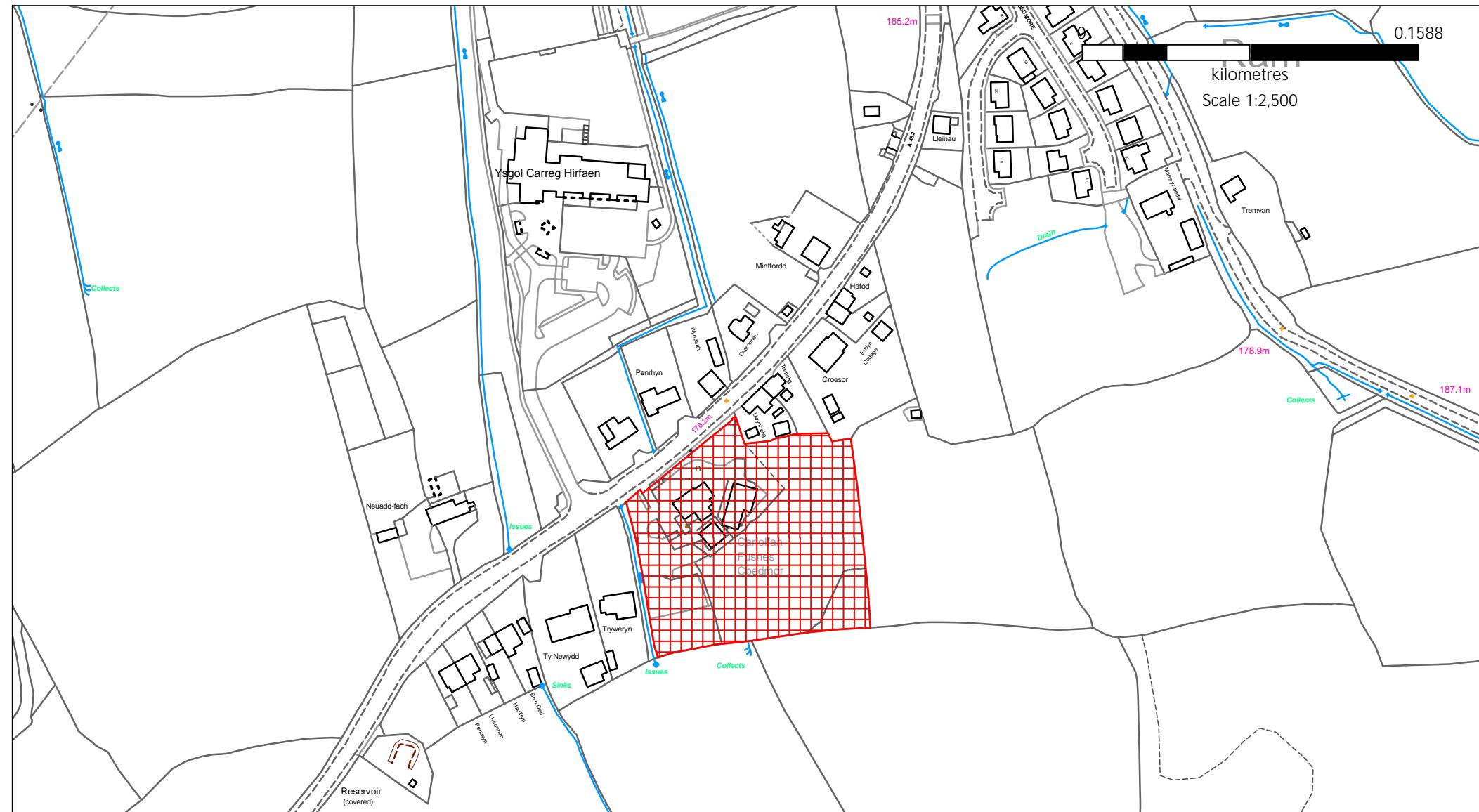
3 Heol Spilman, Caerfyrddin. SA31 1LE



Place and Sustainability.

Place, Infrastructure and Economic Development.

3 Spilman Street, Carmarthen. SA31 1LE



Cluster 5

SeC15/(i) Land at Cilcwm Road, Llandovery

Enw'r Safle / Site Name:

Tir ar Heol Cilcwm / Land at Cilcwm Road

Anheddiad / Settlement: Llanymddyfri / Llandovery

Cyf. Ymgynghori / Consultation Ref.: SeC15/(i)

Lle a Chynaliadwyedd.

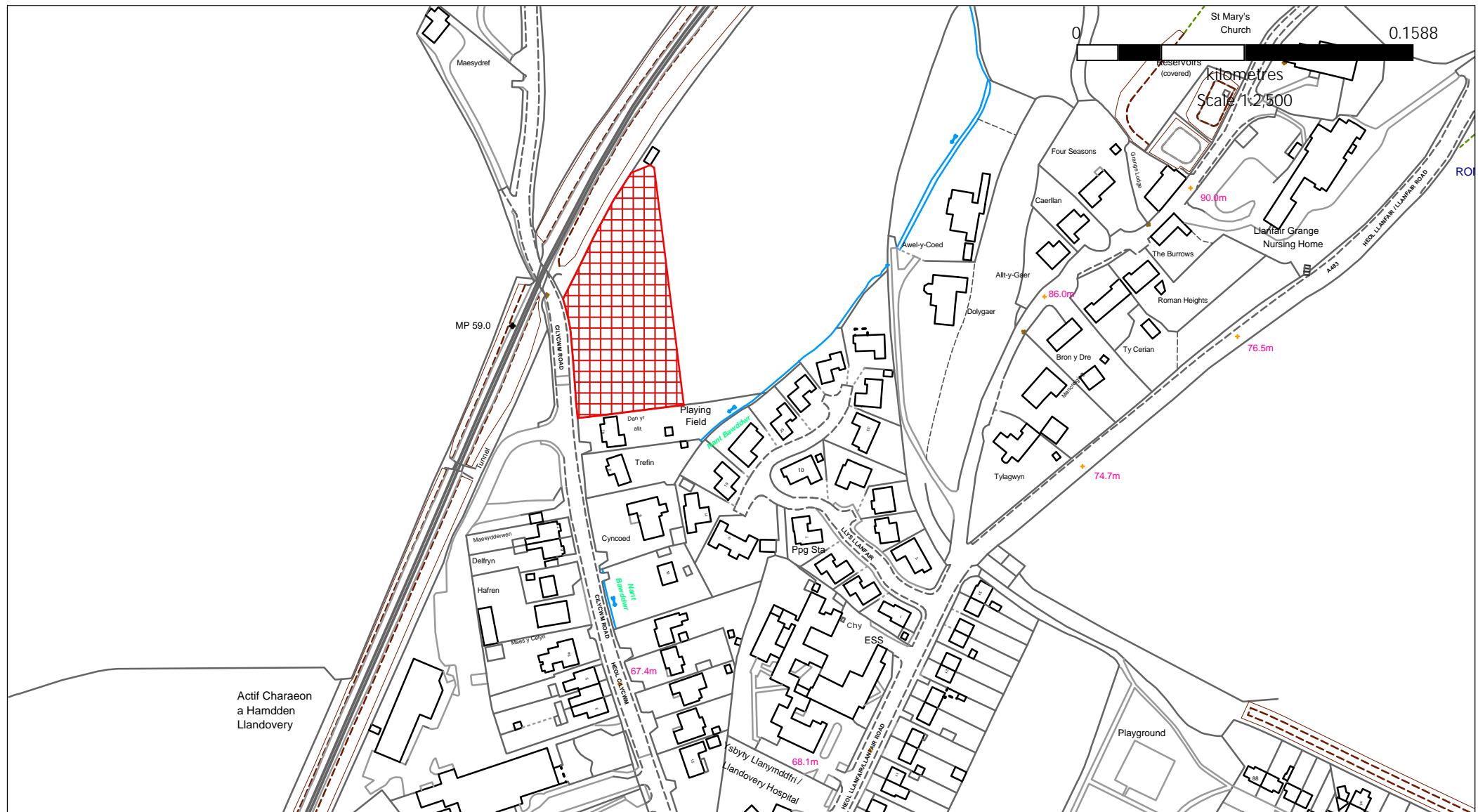
Lle, Seilwaith a Datblygu Economaidd.

3 Heol Spilman, Caerfyrddin. SA31 1LE

Place and Sustainability.

Place, Infrastructure and Economic Development.

3 Spilman Street, Carmarthen. SA31 1LE



Cluster 6

SeC19/(i) Land Adjacent to the Beeches, Whitland

SuV59/(i) North East of Bancyfelin School

Enw'r Safle / Site Name:

Tir cyfagos i'r Beeches / Land Adjacent to the Beeches

Anheddiad / Settlement: Hendy-gwyn / Whitland

Cyf. Ymgynghori / Consultation Ref.: SeC19/(i)

Lle a Chynaliadwyedd.

Lle, Seilwaith a Datblygu Economaidd.

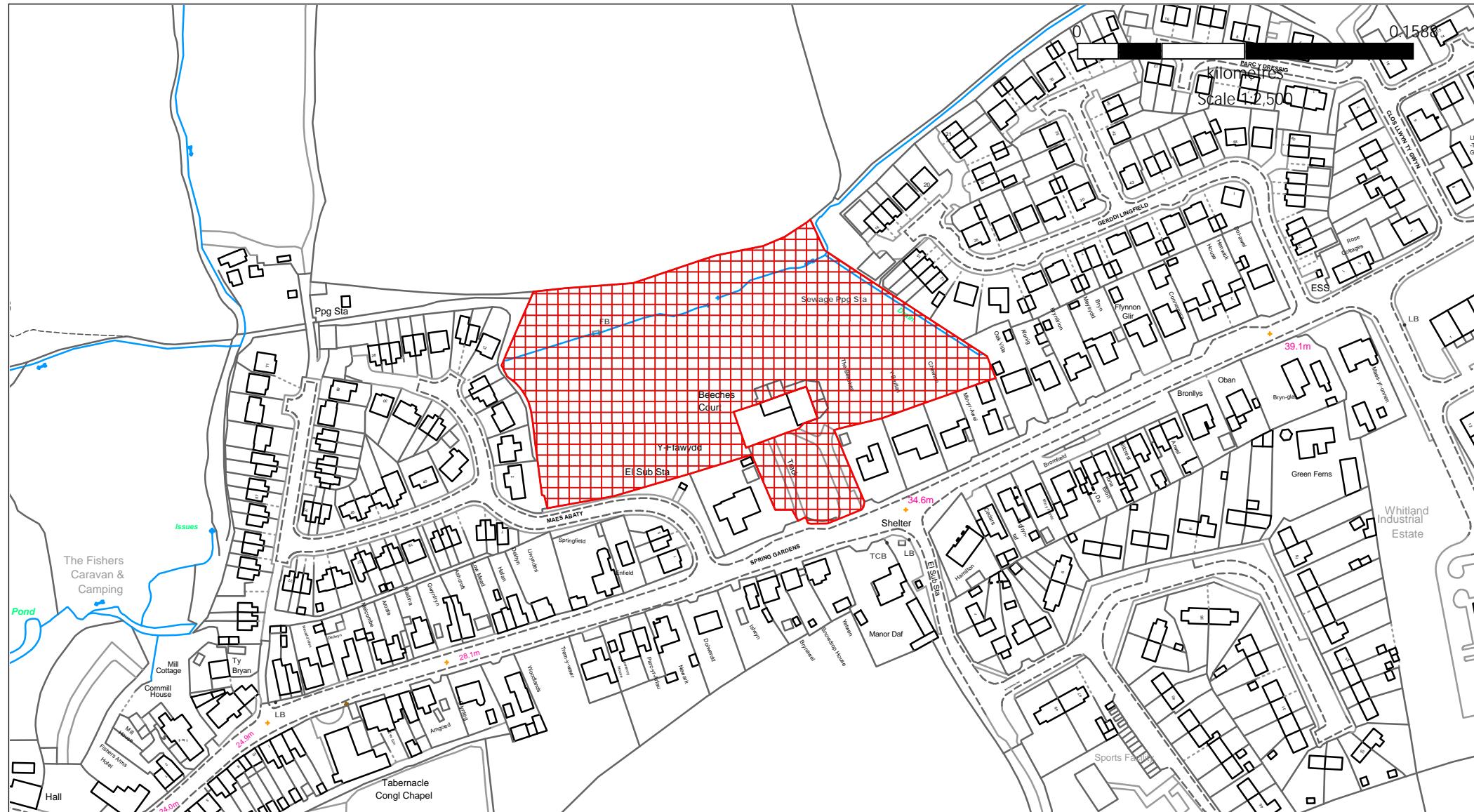
3 Heol Spilman, Caerfyrddin. SA31 1LE



Place and Sustainability.

Place, Infrastructure and Economic Development.

3 Spilman Street, Carmarthen. SA31 1LE



Enw'r Safle / Site Name:

Gogledd Dwyrain o Ysgol Bancyfelin /
North East of Bancyfelin School

Anheddiad / Settlement: Bancyfelin

Cyf. Ymgynghori / Consultation Ref.: SuV59/(i)

Lle a Chynaliadwyedd.

Lle, Seilwaith a Datblygu Economaidd.
3 Heol Spilman, Caerfyrddin. SA31 1LE

Place and Sustainability.

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