

**CARMARTHENSHIRE  
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)  
EXAMINATION**

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**SCHEDULE OF MATTERS, ISSUES AND QUESTIONS**

## Matter 10: Prosperous People and Places – Site Allocations (Cluster 4 –Newcastle Emlyn) and (Cluster 5 – Llandovery)

*Issue – Are the allocated sites soundly based and capable of delivering new residential, community and commercial development over the Plan period?*

<b>Allocated Sites</b>	<b>SeC12/h1 - Trem y Ddol SeC12/h3 - Land to rear of Dolcoed Sec13/h1 – Adjacent to Y Neuadd SeC14/h1 - Blossom Garage SeC14/h2 - Land adjacent to Maescader SuV38/h1 - Maes y Bryn SuV39/h1 – Adjacent to Yr Hendre SuV41/h2 - Cilgwyn Bach SeC16/h1 - Llandeilo Northern Quarter SeC17/h1 - Land opposite Llangadog C.P School</b>
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- a) **What is the current use of the allocated site?**
- b) **What is the proposed use of the allocated site?**
- c) **What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?**
- d) **In light of the constraints, and having regard to the need to provide affordable housing, is the allocation economically viable?**
- e) **Are the number of residential units proposed realistic and deliverable over the plan period?**
- f) **What are the mechanisms and timescales for delivering the site?**
- g) **Is the allocation of the site essential to ensure the soundness of the Plan?**

Detailed proformas for all allocated housing sites in Cluster 4 can be found in submission document CSD107 ([site-allocation-assessment-cluster-4-complete.pdf \(gov.wales\)](#)) and Cluster 5 can be found in submission document CSD108 ([site-allocation-assessments-cluster-5-complete.pdf \(gov.wales\)](#)).

## SeC12/h1 - Trem y Ddol

- a) Agricultural land
- b) Residential land
- c) No significant constraints have been identified. Issues that may need addressing at the planning application stage include:
  - Minerals - Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.
  - Agricultural Land - This part of the settlement is located within an area of predominately Grade 3a as identified on the predictive ALC map. In this regard, and in accordance with Planning Policy Wales (Ed. 12), paragraph 3.59, there are no sites of lower grade agricultural land which are available, or which would constitute a deliverable site in terms of relationship to the built form, or which have been considered appropriate or acceptable as part of the site assessment methodology. The settlement is located within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy.
  - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development, in line with Policy CCH4 – Water Quality and Protection of Water Resources.
  - Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dŵr Cymru Welsh Water AMP.
- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.
- e) Yes, it is considered that the number of dwellings proposed (17 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area.

A planning application was refused in 2023 for two reasons. The first reason was that the development failed to demonstrate nutrient neutrality in line with NRW guidance. Progress has been made since in terms of advice from the Council for such developments on how they can address nutrient neutrality. It

is considered that these matters could be overcome in a future planning application. In addition, the development failed to enter into a Section 106 agreement to provide affordable housing on the site.

- f) It is anticipated that the 17 dwellings will be built towards the end of the plan period, beginning in 2028-29 to be completed in 2033. This timescale should allow time for the resubmission of a planning application which could overcome matters relating to the effect of the development on phosphates within the wastewater.
- g) No, the site is a relatively small site located in a Tier 2 settlement. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 2 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 4.

## SeC12/h3 - Land to rear of Dolcoed

- a) Agricultural land
- b) Residential land
- c) No significant constraints have been identified. Issues that may need addressing at the planning application stage include:
  - Minerals - Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.
  - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development, in line with Policy CCH4 – Water Quality and Protection of Water Resources.
  - Limited capacity exists in the Waste Water Treatment Works for development within the settlement. Any development will need to be considered under the Dŵr Cymru Welsh Water AMP.
- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.
- e) Yes, it is considered that the number of dwellings proposed (20 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area.
- f) It is anticipated that the 20 dwellings will be built beginning in 2027-28 to be completed in 2032. This timescale has been agreed with the landowner.
- g) No, the site is a relatively small site located in a Tier 2 settlement. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 2 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 4.

## SeC13/h1 – Adjacent to Y Neuadd

- a) Vacant land
- b) Residential land
- c) No significant constraints have been identified. Issues that may need addressing at the planning application stage include:
  - Minerals - Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.
  - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development, in line with Policy CCH4 – Water Quality and Protection of Water Resources.
- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.
- e) Yes, it is considered that the number of dwellings proposed (10 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area.
- f) It is anticipated that the 10 dwellings will be built beginning in 2026-27 to be completed in 2031. This timescale has been agreed with the landowner. The site is currently for sale.
- g) No, the site is a relatively small site located in a Tier 2 settlement. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 2 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 4.

## SeC14/h1 - Blossom Garage

- a) Former Haulage yard (previously developed land)
- b) Residential land
- c) No significant constraints have been identified. Issues that may need addressing at the planning application stage include:
  - Minerals - Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.
  - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development, in line with Policy CCH4 – Water Quality and Protection of Water Resources.
- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.
- e) Yes, it is considered that the number of dwellings proposed (20 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area.

A planning application was refused on the site in 2019, the reasons for refusal are ones which could be overcome. The reasons included a lack of information on biodiversity, the failure of the applicant to complete a S106 agreement to secure affordable housing and community benefits, and part of the site being located outside the development limits in the adopted LDP, and a failure to demonstrate that nutrient neutrality or betterment in its design. The proposed allocation is partly previously developed land (haulage yard) and its location in the centre of Pencader would provide an ideal infill development for residential use.

- f) It is anticipated that the 20 dwellings will be built beginning in 2026-27 to be completed in 2030. This timescale has been agreed with the landowner.
- g) No, the site is a relatively small site located in a Tier 2 settlement. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the

Revised LDP. Given its location within a Tier 2 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 4.

## SeC14/h2 - Land adjacent to Maescader

- a) Part Allotment and part agricultural
- b) Residential land
- c) No significant constraints have been identified. Issues that may need addressing at the planning application stage include:
  - Minerals - Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.
  - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development, in line with Policy CCH4 – Water Quality and Protection of Water Resources.
- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.
- e) Yes, it is considered that the number of dwellings proposed (24 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area.

The site consists of an existing allocated site, the agent has stated that there has been interest shown in developing the site by a housing association. The site is a reasonable development opportunity within Pencader for small to medium scale housebuilders.

- f) It is anticipated that the 24 dwellings will be built beginning in 2027-28 and to be completed in 2031. This timescale has been agreed with the landowner's agent.
- g) No, the site is a relatively small site located in a Tier 2 settlement. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 2 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 4.

## SuV38/h1 - Maes y Bryn, Capel Iwan

- a) Market garden & grazing land
- b) Residential land
- c) No significant constraints have been identified. Issues that may need addressing at the planning application stage include:
  - Minerals - Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.
  - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development, in line with Policy CCH4 – Water Quality and Protection of Water Resources.
- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.
- e) Yes, it is considered that the number of dwellings proposed (6 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area.

Development has commenced on the site with the formation of an access road and the agent has advised that progress is being made on a planning application. The site is a reasonable development opportunity within Capel Iwan for small to medium scale housebuilders.

- f) It is anticipated that the 6 dwellings will be built beginning in 2027-28 to be completed in 2030. The site is a reasonable development opportunity within Capel Iwan for small to medium scale housebuilders.
- g) No, the site is a small site located in a Tier 3 settlement. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 3 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 4.

## SuV39/h1 – Adjacent to Yr Hendre

- a) Agricultural land
- b) Residential land
- c) No significant constraints have been identified. Issues that may need addressing at the planning application stage include:
  - Minerals - Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development.
  - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development, in line with Policy CCH4 – Water Quality and Protection of Water Resources.
- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.
- e) Yes, it is considered that the number of dwellings proposed (7 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area.

A planning application was submitted recently but later withdrawn. It is the intention of the agent to resubmit the application in due course.

- f) It is anticipated that the 7 dwellings will be built beginning in 2028-29 and to be completed in 2032. The site is a reasonable development opportunity within Llanfihangel ar Arth for small to medium scale housebuilders.
- g) No, the site is a small site located in a Tier 3 settlement. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 3 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 4.

## SuV41/h2 - Cilgwyn Bach

- a) Agricultural land
- b) Residential land
- c) No constraints have been identified. Development has commenced on the site and there are currently three dwellings under construction.
- d) Work has commenced on the site and two affordable dwellings are being provided on the site.
- e) Yes, it is considered that the number of dwellings proposed (14 dwellings) is realistic and deliverable. The density on the site is reflective of the surrounding area.
- f) Three plots are currently under construction, and it is anticipated that the site will be complete by 2031.
- g) No, the site is a small site located in a Tier 3 settlement. Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 3 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 4.

## SeC16/h1 - Llandeilo Northern Quarter

- a) Agricultural land
- b) Residential
- c) No significant constraints have been identified. In addition to the detailed site proforma that has been produced (Submission document CSD108), current planning application PL/06580 is in the process of being determined. **NB** *PL/06580 includes the whole of housing allocation SeC16/h1, as well as a further area; consequently a greater number of dwellings is proposed to that identified in the allocation.* The application addressed a number of matters, including:
  - Transport – a detailed Transport Statement was produced and it concluded that there were no transport related issues that should prevent the proposed development;
  - Ecology – a preliminary ecological appraisal and stage 2 ecology report set out findings and recommendations for protection and enhancement;
  - Phosphates – the site is located within the catchment of the River Towy SAC. Consequently, the application proposes to implement a surface water removal strategy in the river catchment which would help to better phosphate levels in comparison to the pre-development scenario.
- d) Any constraints, as well as the need to provide affordable housing, have been considered as part of the viability work associated with planning application (PL/06580).
- e) Yes, it is considered that the number of dwellings proposed (27 dwellings) are realistic and deliverable. Given the developer interest as indicated through the current application which includes both housing allocation SeC16/h1, as well as a further area, it is reasonable to expect that the site will be delivered within the plan period.
- f) The allocation forms part of a scheme which is being delivered by Pobl with the support of CCC (planning application PL/06580). The scheme has had Welsh Government Technical Scrutiny approval (Concept and pre-planning) and grant funding has been allocated. Subject to the pending detailed application being approved in 2024, construction work is expected to commence in 2025. It is anticipated that the 27 dwellings in this allocation (which equates well with the numbers proposed for this part of the site in PL/06580) will be built in the following years: 10 in 2026/27; 10 in 2027/28 and 7 in 2028/29.
- g) Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential

allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 2 settlement, the site forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 5.

## SeC17/h1 - Land opposite Llangadog C.P School

- a) Vacant Land
- b) Residential
- c) No significant constraints have been identified. Considerations that may need addressing at the planning application stage include:
  - Minerals - Sand and gravel deposits underlie the site, however the resource at this location is considered to be already largely sterilised as it is within 100m of sensitive development.
  - As part of any subsequent planning application, the applicant / developer will need to satisfy the requirements to address phosphate levels associated with their development, in line with Policy CCH4 – Water Quality and Protection of Water Resources.
  - DCWW have indicated that there are no issues, but that offsite mains water supply and offsite sewers would be required.
- d) Viability work has been undertaken (submission document CSD32) on the housing policies, in particular the viability of affordable housing and other S106 obligations on market-led residential development sites. The study has concluded that it should be viable for market-led developments to deliver affordable housing. Whilst no viability appraisal has been sought for this allocation, there are no known constraints that would make development of the site economically unviable.
- e) Yes, it is considered that the number of dwellings proposed (16 dwellings) are realistic and deliverable. Carmarthenshire County Council (the Landowners) have prioritised the site for development as part of their Housing Delivery Programme (see f) below).
- f) The Council's Housing Division has confirmed that a brief has been issued internally to the Property Design team, and they are currently progressing feasibility / concept designs for this scheme to help meet housing need in the area. Once concept designs are approved (subject to costs) they will be able to progress to detailed design, with a view to submitting an application for Planning consent and commencement of works. It is anticipated that the 16 dwellings in this allocation will be built in the following years: 4 in 2025/26; 4 in 2026/27; 4 in 2027/28 and 4 in 2028/29. The site is a reasonable development opportunity within Llangadog for small to medium scale housebuilders.
- g) Whilst not necessarily essential to ensure the soundness of the Plan on an individual basis, the site nevertheless forms one of a number of residential allocations that cumulatively contribute towards delivery of the housing target of the Revised LDP. Given its location within a Tier 2 settlement, the site

forms an important allocation in a sustainable location that will contribute towards the housing figure proposed in settlement cluster 5.