

Revised 2018-2033 Local Development Plan

Topic Paper Infrastructure Assessment



Update April 2024

Please note: This is an evolving document. Further changes will be made during the Plan period to ensure the Infrastructure Assessment is kept up to date.

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1. Background

1.1 Carmarthenshire County Council has prepared this report to support its planning policies on infrastructure as part of the preparation of the Revised Local Development Plan. National planning policy (PPW) states that the provision of adequate and efficient infrastructure to deliver the plan is essential. Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability.

1.2 As a minimum, adequate infrastructure should exist to support the current level of need, however, future needs should be considered and planned for accordingly. Whilst some of these needs can be identified now, circumstances do change over time, and this will undoubtedly mean that some future needs cannot currently be anticipated.

1.3 The importance of infrastructure goes beyond supporting our communities. It underpins economic competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working. Infrastructure which is poorly designed or badly located can exacerbate problems rather than solve them.

1.4 Infrastructure will be a key factor in determining the extent to which the vision embodied within the Local Development Plan can be successfully realised. Adequate infrastructure will be a significant factor in ensuring that the planned-for level of development can be supported and that any impacts arising from development can be addressed.

2. Purpose of the Infrastructure Assessment (IA)

2.1 The IA will demonstrate the effective implementation of the rLDP through the provision and maintenance of new and existing relevant infrastructure. It aims to deliver a coordinated approach to development, and the provision of infrastructure to ensure new development does not impose an unnecessary strain on existing facilities and communities. All

infrastructure measures identified in the IA are required to either deliver the development or are policy requirements necessary to meet fundamental rLDP objectives

2.2 It will establish the scale of infrastructure that currently exists, but also will seek to identify the level of infrastructure that will be both provided, and required in future years

2.3 Where possible it will identify the organisations responsible for providing the infrastructure, how this infrastructure will be provided and when it is anticipated to be delivered

3. Defining Infrastructure

3.1 The Planning Act 2008 provides a wide definition of what constitutes infrastructure. For the purpose of this document, the infrastructure items that are considered necessary to help support the delivery of the rLDP are set out below:

Transport

- Road and Highways Network
- Active Travel routes

Schools

- Early years
- Primary
- Secondary

Green and Blue Infrastructure

- Open Space
- Green Spaces and Allotments
- Play Space

Social Infrastructure

- Community Facilities
- Leisure, sporting and recreation
- Community Facilities
- Welsh Language Support

- Health
- Primary and Secondary Health Care

Environmental Management

- Flood Risk
- Drainage
- Recycling and Waste Management

Utility Services

- Water supply and Waste Water
- Electricity
- Broadband and Telecommunications

4. Policy Context

4.1 Future Wales: The National Plan 2040: In February 2021 the WG published Future Wales: The National Plan 2040. Future Wales is a 20-year development plan, produced by the Welsh Government, that covers big issues such as the economy, housing and environment. It also points to where significant energy, transport, water and waste developments should take place. Future Wales is a spatial plan, this means it sets guidance for where we should be investing in infrastructure and development across all of Wales. Future Wales and its guidance is highly influenced by The Well-being of Future Generations (Wales) Act 2015. The act demands that development, and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales. The Plan is the highest tier of development plan and is focused on issues and challenges at a national scale. Its strategic nature means it does not allocate development to all parts of Wales, nor does it include policies on all land uses. It is a framework which will be built on by Strategic Development Plans (SDP's) at a regional level and LDP's at local authority level. These plans will identify the location of new infrastructure and development. SDPs and LDPs are required to be in conformity with Future Wales and must be kept up to date to ensure they and Future Wales work together effectively.

4.2 Future Wales suggests that growth in the Mid and South West Region should primarily be focussed in the Swansea Bay and Llanelli area and in a secondary role, the Haven Towns of Carmarthen, Llandrindod Wells, Newtown and Aberystwyth.

5. Current Situation

5.1 Demographic Change: Demographic change influences the way existing infrastructure is being used and the need for new infrastructure

5.2 In the revised LDP under Strategic Policy 3: Sustainable Distribution – Settlement Framework, it is noted that the housing requirement figure for the County is based on the Housing and Economic Growth Report by Turleys. As part of this work, Edge Analytics provided Turleys with updated demographic figures. This report highlights the importance of population growth in achieving the LDP strategy.

5.3 There are three factors that directly influence demographic change

- Natural Change - Differences between the numbers of births and deaths and people living longer
- Internal Migration – Migration within the UK
- International Migration – Migration to and from overseas

5.4 Natural change continues to have a negative impact on population growth in Carmarthenshire, with deaths continuing to outnumber births.

5.5 Net internal migration continues to be a dominant driver of population change in Carmarthenshire. The size of the net inflow from elsewhere in the UK was estimated to have grown over the course of the plan period. In the last three years it has returned to levels last seen in the early 2000s, with an average net inflow of 1,265 people per annum recorded over the five years to 2020. This net in-migration has continued to offset the persistent excess of deaths over births, which has also been growing over the plan period.

5.6 International migration does not have as much of an impact on population change as other factors. The number of National Insurance Number (NINo) registrations in 2018 was the third lowest since 2008 at 473, remaining consistent with the previous year.

5.7 Since 2001 Carmarthenshire's population has been steadily increasing. Carmarthenshire's population size has increased by 2.2% between 2011 and 2021, this is

higher than the overall increase for Wales (1.4%). The increasing population growth of an area is directly linked to the number of services and facilities required in the area. Therefore, it's important to ensure that sufficient infrastructure is in place to accommodate the population growth.

5.8 More information on demographic change and population can be found in the Population and Household projection Topic Paper. .

5.9 Developer Contributions

5.10 Section 106 Agreements: The Revised LDP states that the Council may seek developer contributions through planning obligations to mitigate the impacts of particular developments, and to facilitate the delivery of the Plan policies and proposals. Planning Policy Wales (PPW) states that developer contributions can help meet local needs, or secure benefits which will make development more sustainable. Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.

Planning obligations can be agreed upon between developers and the local planning authority to:

- restrict development or use of the land;
- require operations or activities to be carried out in, on, under or over the land;
- require the land to be used in a specified way; or
- to require payments to be made to the authority either in a single sum or periodically

5.11 It is important that planning obligations should be sought only when they are:

- Necessary
- Directly related to the proposed development
- Fairly and reasonably related in scale and kind to the proposed development

6. Transportation and Highways

6.1 Roads and Highways Network: The County is served by a vast road network. There are constant improvements being made to the road networks, these improvements improve safety and access for pedestrians and cyclists, journey time, reduce congestion, keep traffic moving, reduce the negative impact of traffic on people and the environment and support public transport proposals.

6.2 Transport routes, improvements and associated infrastructural facilities which deliver the objectives and priorities of the Joint Transport Plan for South West Wales (2015 – 2020) will be supported.

6.3 The improvements to the highway infrastructure as part of the Cross Hands Economic Link Road will be safeguarded with the route identified on the proposals map. The Regional Transport Plan identifies the Cross Hands Economic Link Road (ELR) as a Transformational connectivity project for the Swansea Bay City Region. Significant progress has been made in the delivery of the Cross Hands ELR. The ELR has now been completed with all phases having been delivered successfully. The completion of the road now means that there is an opportunity to facilitate other development other developments, such as the former Emlyn Brickworks (PrC3/MU1). The completion of the road has also lined up nicely with the continuing development of the Cross Hands East Strategic Employment Site, the ELR will play a key part in facilitating any development that is introduced at the site. (This scheme includes associated earthworks, drainage, lighting, signing etc. together with accommodation works and associated environmental mitigation works.

6.4 The ELR will ease congestion at the A48 Cross Hands Roundabout which is part of the Trans European Network (TENS) as well as improve safety at the "6 ways" junction in Gorslas. The scheme provides a key link in the highway network to Llandeilo as part of the Swansea to Manchester trunk road.

6.5 In Carmarthen, the new link road within the West Carmarthen Planning and Development Brief area, from A40 dual carriageway to College Road near Parc Dewi Sant and Trinity St. David's University was opened in March 2019. This allowed access to education and employment sites as well as delivering infrastructure for future housing growth at sites such as West Carmarthen (PrC1/MU1) and facilitating Yr Egin (S4C) development (see Policy SP6: Strategic Sites).

6.6 The Ammanford Distributor Road Phase 2 is identified as part of a long-term proposal to assist in economic regeneration of the wider Ammanford and Amman Valley areas. Whilst the rLDP does not safeguard or identify this route, it recognises its status within the Joint Transport Plan and the Council will monitor any progress towards its delivery. The absence of clear indications of delivery and a defined alignment dictate that it is not identified within the Policy or on the proposal map.

6.7 Further schemes identified within the Regional Transport Plan for Carmarthenshire 2015 – 2020 include those schemes listed for 2020 – 2030 and will be reviewed in light of progress updates emanating from the Joint Transport Plan and future strategies:

- Ammanford Economic Regeneration Infrastructure (Wind St/Tirydail) – Junction improvements (completed 2019)
- Carmarthenshire Strategic Transport Corridors and Interchanges - ongoing improvements to main Bus Corridors.
- Carmarthenshire Walking and Cycling Linkages - Continued development of a comprehensive network of Walking & Cycling Linkages such as the Amman Valley Cycleway, Carmarthenshire employment routes and the National Cycle Network to improve access to employment, education and other services as well encouraging tourism and healthy lifestyles.
- A4138 Access into Llanelli incorporating Llanelli/M4 Park and ride/share – Subject to further design and implementation of preferred options from 2019/20.
- Towy Valley Transport Corridor (Towy Valley Cycleway) - Cycleway with links to key attractions including the market towns of Carmarthen and Llandeilo with a phased approach to implementation with the initial phase under construction.
- Llanelli Integrated Transport Interchange – In the Station Road/Copperworks Road areas, this represents a key focal point for transport interchange between a number of modes including the Town's railway station, key commercial bus routes and a park and ride (rail) facility.
- Sustainable Travel Centres - May include EV charging infrastructure, targeted home zones, interchange improvements, cycle racks and employment centred sustainable travel routes
- Access to Pembrey Country Park - Replace/upgrade the existing single lane road over the Rail Bridge which currently serves Pembrey Country Park (PCP).

6.8 Active Travel: The Active Travel (Wales) Act 2013 came into force in September 2014. The purpose of the Act is to require Local Authorities to continuously improve facilities and routes for the people of the County. This includes routes and facilities for walking pedestrians and cyclists. The Act also requires that the Local Authority considers the needs of pedestrians and cyclists in new road schemes and road improvement schemes.

6.9 Active travel has a fundamental role to play in creating an integrated and accessible transport network in Carmarthenshire. It is fundamental in improving accessibility to surrounding settlements, public transport nodes, community facilities, commercial and employment areas, tourism facilities and leisure opportunities. Provisions for active travel are important in giving people the option not to use the private car as well as promoting active and healthy lifestyles. This, in turn, reduces the impact of transport on the environment.

6.10 Proposals which enhance walking and cycling access by incorporating the following within the site, and/or making financial contributions towards the delivery of off-site provision, will be supported:

- Permeable, legible, direct, convenient, attractive and safe walking and cycling routes connecting the development to: surrounding settlements; public transport nodes; community facilities; commercial and employment areas; tourism facilities; and, leisure opportunities;
- Improvements, connections, and/or extensions to: footpath network and existing PROWs (including bridleways); cycle network and routes; Safe Routes to School; and, routes forming part of the Green Infrastructure network; and
- Facilities that encourage the uptake of walking and cycling, including: appropriate signage; secure and convenient cycle parking; and changing and associated facilities.

6.11 Proposals which have a significant adverse impact on PROW or existing routes identified through the Active Travel (Wales) Act 2013 will be expected to contribute to the delivery of the Council's Active Travel Plan.

6.12 Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as

the development of active travel routes, bus priority infrastructure and financial support for public transport services¹.

6.13 Rail Network: The County is served by the West Wales railway line and the Heart of Wales line. The West Wales line has branches from Pembrokeshire, which converge at Whitland and extend via Carmarthen and Llanelli to Swansea, where they connect to the wider rail network. The West Wales line has recognised strategic importance as part of the Trans-European Network linking to and from the Irish Ferry Ports in Pembrokeshire.

6.14 The Heart of Wales line extends from Swansea to Shrewsbury and includes regular stops at Llanelli, Ammanford, Llandeilo, and Llandovery. This line, in addition to catering for local transport needs, provides a regional link from the North of England and the Midlands to South West Wales, and has potential benefits in terms of tourism (notably rural).

6.15 There are constant improvements being made to the rail networks, these improvements improve safety and access for pedestrians. Improvements and associated infrastructural facilities which deliver the objectives and priorities of the Joint Transport Plan for South West Wales (2015 – 2020) will be supported by the rLDP.

7. Education

7.1 Carmarthenshire County Council has a statutory duty as Local Education Authority to ensure that a sufficient number and variety of school places at primary and secondary level are available to meet the needs of the increasing population of the County.

Carmarthenshire's Modernising Education Programme (MEP), in collaboration with the Welsh Government's 21st Century Schools Programme is about transforming the network of nursery, primary and secondary schools serving the county into strategically and operationally effective resources that meets current and future need for a school based and community focused education. This is achieved through developing and improving buildings, infrastructure and spaces that are appropriately located, designed constructed or adapted to foster the sustainable development of the people and communities of Carmarthenshire. To date, around £274 million has been invested in accommodation and facilities at schools across the county- and more is on the way. It includes building ten new Primary Schools and two new Secondary Schools, plus remodelling and refurbishment in a number of other schools.

¹ Planning Policy Wales Edition 10: paragraph 4.110

7.2 Since the commencement of the Modernising Education Programme in 2001/2002 to date a total of £325 million has been invested in Carmarthenshire's schools.

- 14 new primary school buildings have been built including Peniel Community School, Ysgol Bro Brynach, Ysgol Y Bedol, Bryn Community Primary School, Ysgol Bryn Teg, Ysgol Gymraeg Brynsierfel, Ysgol Gymunedol Ffwrnes, Ysgol Carreg Hirfaen, Ysgol Gymunedol Trimsaran, Ysgol Pen Rhos, Ysgol Gymraeg Parc y Tywyn, Ysgol Pum Heol, Ysgol Gorslas and Ysgol Y Castell.
- There have been 38 major remodelling, refurbishment and extension projects, Ysgol Pontyberem is a great example of this, having received a re-development and refurbishment worth £4million. Ysgol Gynradd Llangadog is another great example.
- Primary schools across the County have received other minor investments and interim work.

7.3 A similar pattern is shown for Secondary Schools throughout the County. Since the commencement of the Modernising Education Programme in 2001/2002 to the end of 2017/2018, the following Secondary School projects have been completed

- 2 new Secondary Schools, including regional Special Educational Needs (SEN) hubs: Queen Elizabeth High School and Ysgol Bro Dinefwr
- 11 major remodelling and refurbishments including investments in Secondary Schools and Special Schools – Notable remodelling and refurbishment projects include Ysgol Maes Y Gwendraeth, Ysgol Y Strade and Ysgol Dyffryn Aman.

7.4 Investment is continuing in a number of Primary Schools across Carmarthenshire which includes Ysgol Y Castell who are to receive a replacement school building.

7.5 Continued investment will also go towards the County's Secondary Schools with St John Lloyds School in Llanelli receiving an extension and major refurbishment.

7.6 Where applicable, planning obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable. Financial contributions towards educational facilities will be required. Where necessary, contributions will also be sought towards the future and ongoing maintenance of educational facilities.

7.7 Whilst most of the County's pupils' needs can be met in our mainstream schools, a range of special schools and specialist provision has been developed to educate pupils². The table below shows schools and their types of specialist provision

² Carmarthenshire County Council webpages – Education & Schools
<https://www.carmarthenshire.gov.wales/home/council-services/education-schools/>

Table 1.1 – Specialist provision schools

<p>Observation and Assessment Units</p> <p>A short term placement for children aged 3-7 years (Foundation Phase) with general or specific developmental delay, undergoing assessment.</p>
Bro Banw
Richmond Park
Canolfan Y Felin
Canolfan Nantgaredig. Welsh medium provision
<p>Speech Language and Communications Units</p> <p>For children whose speech, language and communication needs require a specialist setting; children have access to mainstream experiences and opportunities in the host school</p>
Bro Banw Foundation Phase
Canolfan Y Felin Foundation Phase
Canolfan yr Ynys Key Stage 2
Canolfan Nantgaredig Foundation Phase to Key Stage 2. Welsh Medium Provision
<p>Pupils with severe learning difficulties or profound and multiple learning difficulties</p> <p>For children with long term, severe or complex needs</p>
Canolfan yr Enfys Foundation Phase and Key Stage 2
Myrddin Foundation Phase and Key Stage 2
Canolfan y Felin Key Stage 2. Severe learning difficulty provision only
Canolfan Elfed Key Stage 3 and 4
Canolfan Amanwy Key Stages 3 and 4
Heol Goffa Foundation Phase to Key Stage 4
Canolfan Nantgaredig Foundation Phase and Key Stage 2. Welsh medium provision
Canolfan yr Eithin Key Stages 3 and 4. Welsh medium provision
<p>Pupils with Autism</p> <p>For Children who experience the greatest difficulty in engaging with others</p>
Myrddin Foundation Phase and Key Stage 2
Pwll Foundation Phase and Key Stage 2
Canolfan yr Enfys Foundation Phase and Key Stage 2
Canolfan Cothi Key Stages 3 and 4
Canolfan Elfed Key Stages 3 and 4
Canolfan Nantgaredig Foundation Phase to Key Stage 2. Welsh medium provision.

Canolfan yr Eithin Key Stages 3 and 4. Welsh medium provision
Pupils with hearing impairment
Parcyrhun Foundation Phase and Key Stage 2
Canolfan Elfed Key Stages 3 and 4
Pupils with social, emotional and behavioural difficulties
Canolfan Bro Tywi Foundation Phase and Key Stage 2. 4 day placement.
Rhydygors Key Stage 2 to 4
Burry Port Carmarthenshire Secondary Teaching and Learning Centre Key Stages 3 and 4
Canolfan y Gors Carmarthenshire Secondary Teaching and Learning Centre Key Stages 3 and 4

7.8 These specialist provision schools assist with the Council's commitment to inclusion and to educating as many of the County's children and young people within their local communities as possible. These provisions are vital to meeting infrastructure needs.

7.9 In total the Council, as at December 2019, maintain 95 Primary schools, 12 Secondary schools, 1 Nursery and 2 special schools. 111 schools, providing education to over 27,000 pupils.

8. Health Care Facilities

8.1 The projected increase in population and housing will have implications for the location and provision of health care facilities. NHS reforms are moving towards community-based models of health and social care, focusing on better prevention services with earlier intervention, more patient choice, doing more to tackle inequalities and improve access to community services and provide more support for people with long-term health needs. Policy INF2: Healthy Communities, aims to address these points. The links between health and well-being and planning are reflected in legislation and national planning policy. In this respect PPW seeks to provide a framework for the delivery of a series of National Sustainable Placemaking Outcomes. This holistic approach to the planning and design of development and spaces reflects a focus on positive outcomes promoting people's prosperity, health, happiness, and wellbeing. The promotion of physical and mental health and well-being as a Facilitate Accessible and Healthy Environments Outcome reflects these links between health, well-being and planning and the need to reflect any potential effects that may arise from the planning process.

8.2 Health Impact Assessments (HIA) can be a great tool when proposing or making decisions on a new development. HIA's assess the impact of any change or amendment to a policy, service, plan, procedure or programme on the health of the population and on the distribution of those effects within the population, particularly within vulnerable groups. Undertaking a HIA produces information on how negative impacts on health can be reduced and positive health gains can be encouraged it also looks at existing infrastructure and what infrastructure will be needed to accommodate any changes.

8.3 New developments should assist in the promotion of physical and mental health and well-being. In order to assist in the promotion of this, the following sequential approach should be considered by developers followed to determine the requirement for, and potential scope and content of a HIA. This requirement applies to major developments and are defined in planning legislation as:

- Residential developments of 10 or more dwellings or 0.5 hectares or more;
- The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- Development carried out on a site having an area of 1 hectare or more

8.4 The following sequential approach should be followed in considering the need for a HIA, which reflects the guidance set out within Health Impact Assessment a Practical Guidance

- STEP 1: Screening – Deciding whether to undertake a HIA
Screening takes an initial look at the potential impacts of the proposal on the local population and any specific vulnerable groups defined within it. It should highlight any potential health risks or benefits and any groups that may be particularly affected. The outcome of screening is a decision whether or not to undertake HIA and, if so, to determine what type of HIA will be required. It should also provide an explanation of how the decision was reached.
- STEP 2: Scoping – Determining the focus, methods and work plan. This stage involves asking a number of questions and making a number of decisions to establish the terms of reference, roles and responsibilities and agreed plan for the HIA.

- STEP 3: Appraisal of Evidence – Identifying the health impacts. This is the key stage of health impact assessment. The purpose is to gather information about the potential nature, size, likelihood and distribution of the proposal's health impacts. It also provides an opportunity to suggest possible ways of maximising the health benefits and minimising the risks, particularly to those whose health may be most vulnerable or the most disadvantaged population groups. It also provides an opportunity to identify and suggest actions that might address 'gaps' in the proposal or plan.

Although HIA is not in itself a research method, it draws upon a range of sources of information and methods for collecting and analysing data, to which appropriate methodological rules and procedures will apply.

- STEP 4: Reporting and Recommendations - Once the evidence and data has been collected, a set of recommendations should be developed, informed by the previous stages of the HIA. These recommendations should aim to maximize any potential health and well-being benefits and mitigate potential negative impacts. They can be an opportunity to 'fill in' any identified gaps within the proposal and readdress any health (or other) inequalities that may be caused.

8.5 Recommendations need to be:

- Clear and concise
- Realistic
- Achievable
- Manageable in number
- Impartial
- Reflective of all evidence and representatives' views
- Agreed by consensus

Reference should be made to the Health Impact Assessment Supplementary Planning Guidance which will be produced as part of the rLDP.

8.6 All these steps are in place to ensure that the necessary infrastructure is provided in all the relevant areas. The Council recognises that not all health and well-being issues will be relevant to all types of development, therefore there is a need for a balanced approach to the determination of development proposals where health related matters are one of many other material considerations.

8.7 There are three significant developments, at different stages of the planning process, within the County that will provide the local area with necessary health infrastructure. These three developments are Pentre Awel, a Cross Hands Health and Well-being Centre and a new NHS Hywel Dda hospital for West Wales. All three centres, collectively, aim to provide facilities and services which promote and improve well-being, integrate business development, education, healthcare, , wellness support and research in life-sciences in one location, and deliver transformational social and economic benefits. There is currently a site selection process underway for the new hospital, with the focus of the search in Carmarthenshire being in Whitland and St Clears.

9. Green and Blue Infrastructure

9.1 What is Green and Blue Infrastructure (GBI)? When appropriately planned, designed and managed, GBI has the potential to deliver a wide range of benefits for people and wildlife. By considering the multiple functions that a GBI asset can provide simultaneously, it has the potential to enhance the quality of life and health of residents, workers and visitors to Carmarthenshire whilst significantly reducing associated costs for individuals, businesses and public bodies.

9.2 These functions that GBI can provide fit broadly under the following themes

9.3 Biodiversity: GBI can improve connectivity between existing areas of nature by reducing habitat fragmentation and loss, and increasing ecological resilience. Development proposals must seek to conserve and enhance on-site biodiversity, habitat networks within and adjacent to the site. This should include identifying ways to minimise/reverse the fragmentation of habitats and improv habitat connectivity through the promotion of wildlife corridors, and identifying opportunities for the creation of new or improved habitats which promote net benefits for biodiversity.

9.4 Sense of place: Incorporating GBI features into new development is an important component of the WG placemaking approach and can contribute to the unique sense of place of an area or settlement. Retaining existing features into proposals helps to create places that are distinct and can help to soften the impact of change by creating a sense of continuity that acknowledges local identity. GBI is integral to place-making and, therefore, must be part of the development design process from the outset, rather than being relegated to 'left over' land.

9.5 Climate Change: GBI can play a vital part in efforts to combat, mitigate and adapt to climate change, and will play an increasingly important role in climate-proofing both urban and rural areas. Increasing the green cover of our towns and cities can provide several benefits towards tackling climate change. These include carbon sequestration and storage, heat amelioration and reduction of flood risk as well as mitigating climate change induced reductions in air and water quality. Development should seek to maximise these benefits, with prioritisation of benefits to be considered in the following areas:

- Within flood zones as identified by Natural Resources Wales, the provision of capacity for water storage in the event of a flood.
- Within the Principal Centres, the provision of relief from high temperatures through increased canopy cover and efficient use of surfaces to maximise the provision of green infrastructure including through green roofs and green walls.
- Within areas of poor average resident health, the provision of opportunities for physical activity.
- Within Air Quality Management Areas (AQMA), the provision of suitable planting to aid the removal of air pollutants.

Development proposals will also integrate naturalised Sustainable Drainage Systems (SuDS) into the design of GBI, and should as far as possible, ensure that SuDS provision is multifunctional.

9.6 Health and Well-being: GBI can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green and blue spaces. Development should seek to maximise the benefits and, where appropriate, promote the public use of GBI with emphasis on fostering healthier communities. Development proposals will meet local accessibility, quality and quantity standards for open space, and be designed to cater for the needs of the community. Development proposals will maintain and enhance the quality and connectivity of access networks, integrating active travel routes (linking workplaces, schools, community facilities and public transport hubs) and recreation routes into GBI.

9.7 Economy: Protecting and investing in GBI can support economic success and sustainable growth. GBI can attract inward investment, making a local area more attractive to businesses and visitors. It can also save developers money as GBI assets have the potential to satisfy several requirements in a multifunctional solution (e.g., open spaces and

SuDS). To this end, development should seek to identify and maximise the quality, use and multifunctionality of GBI provision on site.

10. Open Space

10.1 Protection of Open Space: In the Revised LDP under PSD8: Protection of Open Space, it is stated that any existing or proposed development shall protect and where possible enhance accessibility to open space. Proposals which result in a loss of existing open space will only be permitted where:

- a) It is demonstrated that there is provision of at least equivalent value available within the settlement, or appropriately accessible location; and,
- b) It would not cause or exacerbate a deficiency of open space; or,
- c) The re-development of a small part of the site would allow for the retention and improvement of the majority of the facility; or,
- d) A satisfactory financial contribution towards compensatory provision is provided as an acceptable alternative facility.

10.2 New Open Space: In the Revised LDP under policy PSD8: Provision of New Open Space, it is stated that all new residential developments of five or more homes will be required to contribute towards open space in accordance with the Council's open space standards. If the standards cannot be met on site, or where there is sufficient existing provision already available to service the development, then a commuted sum will be sought where appropriate. This sum may go towards the maintenance of exiting open space, reference should be made to Policy INF1 with regards to planning obligations and developer contributions.

10.3 With regards the Natural Greenspace, Play Space and Public Open Space provision, the Revised LDP's Open Space Assessment identifies the following open space standards:

Public Open Space:

1. There should be at least 0.8ha of Parks and Gardens for every 1000 of population
2. There should be at least 0.6ha of Amenity Green Space for every 1000 of population
3. Everybody should be within 700m of a Park or formal Greenspace

4. Everybody should be within 480m of an Amenity Greenspace

Natural Greenspace:

1. No person should live more than 400m from their nearest area of Natural Greenspace (of at least 0.5ha)
2. There should be at least one Natural Greenspace 20ha or more within 2km of every home
3. There should be at least one Natural Greenspace site of 100ha or more, within 5km of every home
4. There should be at least one natural Greenspace site of 500ha or more, within 10km of every home
5. There should be at least 2ha of Natural Greenspace for every 1000 of population

Play Space:

1. There should be at least 2.4ha of Play Space for every 1000 of population
2. At least 1.6ha of the 2.4ha should be Outdoor Sports Facilities
3. At least 0.8ha of the 2.4ha should be Children's Play Facilities
4. Everybody should live within 1,200m of Outdoor Sports Facilities
5. Everybody should live within 400m of Children's Play Facilities

10.4 It should be noted that a new Open Space SPG is proposed, in line with the adoption of the Revised LDP, which will supersede the above benchmark guidance. This section of the Infrastructure Assessment will be revised in light of any changes that arise in the proposed SPG.

11. Social Infrastructure

11.1 Community Facilities: Providing a range of community facilities, including health and education facilities, that are accessible to as many people as possible is fundamental in securing sufficient infrastructure, and in turn, sustainable communities. Such facilities are valuable not only in terms of the amenity they provide, but they are also important in generating employment and attracting people to live within an area. Community facilities contribute significantly to the well-being, quality of life, enjoyment and inclusivity of settlements and communities within the County. Community facilities will especially play a key role in promoting Welsh Language and Culture as well as help create sustainable places

and a sense of place. Improvements to community facilities delivered or funded through the planning system will be secured by contributions by way of planning obligations or where appropriate through planning conditions.

11.2 Leisure, Sporting and Recreation: Leisure, sporting and recreation opportunities are vital in boosting well-being and creating and maintaining healthy communities, therefore the authority has set provisions within the Revised LDP to ensure the opportunity to access these facilities is there for the public.

11.3 Pentre Awel is a world leading strategic site set out within the Revised LDP. A wellness hub will be built as part of the development, the hub will include a leisure centre, outdoor sports facilities, recreation opportunities and wellbeing promotion activities. These facilities will be accessible to the existing residents of the area as well as new residents.

11.4 The Revised LDP promotes the accessibility to formal and informal recreation and leisure. Sports fields, allotments, parks and wider natural based amenities such as waterways and woodlands provide opportunities for potential health benefits and add to a community's sense of place, as well as integrating green infrastructure into the urban form. To ensure everyone has ease of accessibility to leisure, sporting and recreation opportunities, the Revised LDP sets out parameters to ensure everybody lives within 1,200m of Outdoor Sports Facilities and that everybody should be within 700m of a park or formal garden.

11.5 Welsh Language Support: The Revised LDP recognises the Welsh language and culture as being a vital part of the social fabric of Carmarthenshire. The Welsh language and culture play an important role in the social, cultural and economic life of Carmarthenshire's residents and visitors. The proportion of Welsh speakers in Carmarthenshire is significantly higher than the Welsh national average and as such is a significant part of the social fabric of the County's communities, providing a strong sense of place and identity.

Carmarthenshire in its entirety is an area of linguistic sensitivity. This means that certain provisions and infrastructure need to be addressed to protect and support the language. Policy WL1: Welsh Language and New Developments safeguards and promotes the Welsh language. The policy requires that certain development proposals will be required to submit a Language Action Plan. The Language Action Plan sets out the measures to be taken to safeguard and enhance the Welsh language, the following development proposals on allocated sites will require a Language Action Plan:

- a) Residential developments of 5 or more dwellings which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies HOM1 and HOM3; or
- b) Residential development of 5 or more dwellings on allocated or windfall sites that do not address evidence of need and demand for housing recorded in a Housing Market Assessment or other relevant local sources of evidence; or,
- c) Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare.

11.6 Proposals on unanticipated windfall sites for large scale housing development or large scale employment development that would lead to a significant workforce flow are required to submit a Welsh Language Impact Assessment which will set out how the proposed development will protect, promote and enhance the Welsh language.

Proposals which do not accord with the Plan's housing trajectory (Appendix 7) will be required to provide a phasing plan outlining the timescales for delivering the homes proposed on the site and demonstrate that they would not have a negative impact upon the Welsh language which cannot be mitigated.

11.7 The Welsh Language Action Plan sets out the measures to be taken to safeguard, promote and enhance the Welsh language. The Welsh Language Action Plan should also outline how the development proposes to make a positive contribution towards the community's Welsh language groups. This could, amongst others, include providing support and funding towards organisations and bodies that provide activities, facilities and education for Welsh speakers and learners, and support and funding towards Welsh language classes. Welsh Language Impact Assessments (WLIA) will be required to outline the anticipated impacts of the proposed development upon the Welsh language in the County. The Welsh Language Supplementary Planning Guidance³ provides further guidance on when a WLIA is required, clarifying what constitutes a large scale development, as well as how to produce a WLIA.

11.8 Whilst support for projects can be provided through financial contributions, they may also be provided through other means. Planning permission will be subject to conditions or legal agreements to secure the implementation of the mitigation and enhancement measures proposed within the Action Plan. Further guidance on the content of Welsh Language Action Plans will be provided through Supplementary Planning Guidance.

³ Carmarthenshire County Council (2014) Supplementary Planning Guidance Welsh Language

12. Environmental Management

12.1 Flood Risk - Updated TAN15 and ongoing SFCA work: In November 2021 the Minister for Climate Change wrote to all Local Authorities announcing the suspension of the anticipated introduction of the new Technical Advice Note 15 and the associated Flood Map for Planning until 1st June 2023. It stated in the letter that it is required that every local planning authority review, within 12 months the Strategic Flood Consequences Assessments (SFCAs) for their area, either individually or on a regional basis.

12.2 In December 2021 a further letter from the Minister was sent to all Local Authorities providing more information on their expectations of this work. The letter noted that SFCAs are a key document for Development Plans and stated that it is expected that all Local Planning Authorities inform the minister by the end of January 2022 as to whether they are undertaking a new SFCA. It was stressed that SFCA work was important in informing development plans and in identifying 3 necessary outcomes before the new TAN 15 takes effect, these are:

1. Refinement of the Flood Map for Planning,
2. Identification of a pipeline of projects for flood and coastal erosion risk management and;
3. Development of locally specific policy approaches.

12.3 JBA Consulting have prepared a regional Stage 1 Strategic Flood Consequence Assessment (SFCA). on behalf of the following Local Planning Authorities in the South-West region:

- City and County of Swansea Council;
- Carmarthenshire County Council;
- Neath Port Talbot County Borough Council;
- Pembrokeshire County Council;
- Pembrokeshire Coast National Park Authority;
- Brecon Beacons National Park Authority

12.4 The SFCA provides a high-level overview of flood risk across the region and provides broad guidance for planners, decision makers and developers. This work identifies the policy requirements and potential implications of the new TAN 15 for the region, and wherever possible, directed development towards areas at lower risk of flooding.

12.5 Further work has been undertaken by JBA on behalf of Carmarthenshire County Council to supplement the regional SFCA. This work includes a high-level assessment of sites for inclusion within the rLDP taking into consideration their acceptability against the justification tests and acceptability criteria of TAN15.

12.6 Typically, SFCAs are completed in three stages, with an increasing level of detail required in the analysis at each stage. Stage 1 consists of a desk based scoping study which assesses the information and data collected from several stakeholders, Natural Resources Wales (NRW), Welsh Water and Local Authorities (LA), on areas at risk from flooding. Stage 2 builds on the information gathered in Stage 1 by analysing the data in more detail.

12.7 Stage 3 SCFA's are required if Stage 1 & 2 were unable to satisfy the requirements of TAN15 for a potential development site due to lack of available data. They require more detailed, technical analysis of flooding mechanisms and consequences and may require a hydrological analysis and/or hydraulic modelling.

The updated TAN 15 is still on hold, with the last update suggesting it would come into force late 2023 – early 2024. We are awaiting an update from the Welsh Government

12.8 Development Advice map (DAM) zones, as expressed in TAN 15 (2004 + Draft updated TAN15): The DAM's provide indicative flood risk zones for Wales, based on fluvial and tidal flooding. In principle, proposed developments should be encouraged away from higher risk areas and more towards areas of lower flood risk. Where development in a high-risk area is essential or strategically important for regeneration, then there are a range of justification tests outlined in TAN 15) that must be satisfied to guide decisions regarding whether a specific development may proceed.

12.9 Proposals within higher risk areas will be developable subject to detailed investigation through site specific Flood Consequence Assessments (FCAs) at the planning application stage and the provision of appropriate mitigation measures.

12.10 Drainage: The Flood and Water Management Act 2010 (Schedule 3) establishes Sustainable Approval Bodies (SABs) in County Councils and requires new developments to include Sustainable Drainage Systems (SuDS) features that comply with national standards:

12.11 All new developments of more than 1 dwelling house or where construction area is 100m² or more will need to submit a SuDS application demonstrating compliance with the statutory SuDS standards for the design, construction, operation and maintenance of surface water drainage systems serving new developments.

12.12 SuDS can be used effectively in both rural and urban areas to support new development and redevelopment, whilst reducing the risk of surface water flooding and creating opportunities for improved water quality, bio-diverse rich habitats and new community recreational spaces

12.13 Whilst the SuDS consenting process forms part of a separate regulatory regime to planning, the Plan recognises the importance of the consideration of SuDS forming part of the design concept from the outset as part of a placemaking approach. In this regard, the Plan recognises that SuDS can be used effectively in both rural and urban areas to support new development and redevelopment, whilst reducing the risk of surface water flooding and creating opportunities for improved water quality, bio-diverse rich habitats and new community recreational spaces ⁴.

12.14 Recycling and Waste Management: As a Unitary Waste Authority, the Council is responsible for both the collection and disposal of the County's waste. The collection and disposal of waste in the County is currently contracted out to CWM Environmental Ltd – a Teckal company to the local authority.

12.15 As a Waste Planning Authority, Carmarthenshire County Council is responsible for matters relating to land use planning pertaining to the following types of controlled wastes:

- Local Authority Collected Waste (LACW)
- Industrial & Commercial Waste (I&C)
- Construction & Demolition Waste (C&D)
- Agricultural Waste; and
- Hazardous Waste

⁴ Carmarthenshire County Council Webpages – Sustainable Drainage Systems - <https://www.carmarthenshire.gov.wales/home/council-services/planning/sustainable-drainage-approval-body-sab/#.XZ2soOaou70>

12.16 The regulation and monitoring of waste management procedures and sites is shared between Natural Resources Wales (NRW) and Carmarthenshire County Council as Waste Planning Authority. NRW has responsibility for standards of operation at sites, and their potential to cause pollution of the environment. The Waste Planning Authority is responsible for regulating matters such as land use, loss of amenity, traffic movements, time limits for operations, final ground profiles, restoration, after-care and after-use of sites etc, through both its planning policy and development control functions.

12.17 The Revised LDP will need to ensure that it makes provision for any new requirements, and for this a close dialogue will be maintained with the municipal waste officers during preparation of the Revised LDP. For example, the Revised LDP will need to make adequate provision for facilities which encourage the movement of waste up the waste hierarchy and therefore should be sufficiently supportive of bring sites, civic amenity facilities, waste transfer stations and Materials Recycling Facilities (MRFs).

More information on Waste Management and Recycling can be found in the Waste Topic Paper (2023).

13. Utilities Infrastructure

13.1 Water and Wastewater: Water is an extremely valuable resource and matters such as pollutants, flood prevention, groundwater and the protection and the enhancement of aquatic ecosystems are all important matters to consider. The Water Framework Directive (2000/60/EC) sets out requirements in relation to the water environment and full regard should be had to its content.

13.2 Water pollution can come from one source, or a multitude of sources such as agricultural and urban runoff. The Water Framework Directive has provided the opportunity to work with partner organisations, particularly Natural Resources Wales (NRW), to recognise the need to improve the whole water environment and promote the sustainable use of water for the benefit of both people and wildlife. River Basement Management Plans have been prepared which set out environmental objectives and standards, and a programme of measures by which they can be achieved.

13.3 Dŵr Cymru Welsh Water (DCWW) are responsible for the supply and treatment of water within the County. DCWW continue to meet increased demand for sewerage services through legislative and regulatory mechanisms, and supply/demand investment as set out

within the Asset Management Programme (AMP). The AMP investment will support future growth and regeneration. The water resources requirements for Carmarthenshire are supplied entirely by DCWW, and the county lies within the Tywi conjunctive use system (Tywi WRZ). The most recent DCWW Resource Management Plan predicts that the Tywi WRZ will be in surplus throughout the period of the Revised LDP, based on the projected increase in household numbers within Carmarthenshire of 14.6% between 2014 and 2039, with an increase from 82,751 to 89,532 between 2018 and 2033. This overall growth forecast exceeds the growth provided for in the Revised LDP.

13.4 The Council will continue to work with and consult NRW and DCWW on development proposals as appropriate. The Council will also consult NRW on development proposals in the vicinity of river corridors and estuaries. Prospective developers should seek the advice and consent of NRW when appropriate. Where proposals relate to a main river or ordinary watercourse, the requirement for an appropriate buffer adjoining both banks should be incorporated into any proposals to protect and encourage local biodiversity.

13.5 Phosphates in Riverine Special Areas of Conservation (SAC): In January 2021 Natural Resources Wales (NRW) published new targets to reduce river phosphate levels in SAC's across Wales.

13.6 The review followed evidence from the Joint Nature Conservation Committee that warmer and drier weather, predicted as a result of climate change, could reduce river flows during the summer and therefore increase phosphate concentrations. It is also based on new evidence about the damaging effects of phosphates to water ecosystems and species.

13.7 At present, over 60% of waterbodies in Wales fail against the tighter targets, and Welsh local planning authorities are being asked to take more action to avoid further deterioration of the environment. It means any proposals for development within SAC river catchments - in particular those that will generate increased volume or concentration of wastewater - must now prove that the design will not contribute to increased phosphate levels.

13.8 In Carmarthenshire, the Afon Teifi, Afon Tywi, River Wye and Afon Cleddau are designated as riverine special areas of conservation. At present the Afon Teifi, River Wye and Afon Cleddau are failing against NRW's targets. Although the Afon Tywi is passing its targets, there is limited headroom.

13.9 Developments in proximity to these rivers may have limited capacity to connect to the public sewerage system and alternative solutions must be found that will meet the new targets, either by being phosphate neutral or bettering phosphate levels

13.10 Development will be located so that it can be well serviced by existing or planned infrastructure. This will involve maximising the use of existing infrastructure or considering how the provision of infrastructure can be effectively co-ordinated to support development plans. These issues were addressed in the preparation of the RLDP, working collaboratively with NRW and DCWW, the Action Plan and Nutrient Management Strategy focusses development to areas served with WwTW that have phosphorus limits on the Permits and capacity for growth. NRW's review of permits has unlocked capacity for growth in some areas serviced by WwTW.

13.11 Llanelli Waste Water Treatment Surface Water Disposal: Proposals that drain to Llanelli Waste Water Treatment Works and are defined as major under article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 will be subject to a requirement to remove a quantifiable amount of surface water from the combined sewer system as set out within the Burry Inlet Supplementary Guidance. There are some concerns that new developments within the Llanelli Waste Water Treatment Works (WWTW) catchment may introduce the risk of deterioration in the water quality of the Carmarthen Bay and Estuaries European Marine Site (CBEEMS). This is due to the fact that the majority of the sewer system in the Llanelli WWTW area is combined (surface and foul flows).

13.12 Whilst DCWW have confirmed that there is sufficient capacity within Llanelli WWTW to deliver this Plan's identified growth, they have also requested that relevant developments within the Llanelli WWTW catchment be subject to a requirement to undertake compensatory surface water removal from the system as part of the granting of planning permission.

13.13 There is a concern that introducing additional foul water can lead to overloading to the WWTW, as well as an increasing in frequency of discharges from storm sewerage overflows out to the CBEEMS during significant rainfall. There is also potential for localised flooding resulting from these issues.

13.14 The Burry Inlet Supplementary Planning Guidance (SPG) has been prepared to provide specific guidance in relation to the consideration of relevant development proposals located within the Llanelli WWTW catchment.

13.15 DCWW undertook an assessment on our behalf regarding the Dry Weather Flow (DWF) to the WWTW's and whether there's any exceedance in the WWTW's throughout the County, or if the WWTW is currently non-compliant on DWF. DWF is the average daily flow to a WWTW during a period without rain.

13.16 The assessment has highlighted that there is an expected exceedance in DWF at 12 WWTW throughout the County. The 6 include Parc Y Splotts in Carmarthen, St Clears, Whitland, Adpar Cross Hands, Cwmgwili, Llannant, Laugharne, Llanfynydd, Pencader, Pentrecwrt and Pendine. Regarding these exceedances, NRW will impose new consents on DCWW and DCWW will have to undertake 'quality' schemes at these WWTW to meet the new consents. This is a fairly standard process for DCWW.

13.17 Electricity: National Grid operates the national electricity transmission system across Great Britain. It is the role of local distribution companies to distribute electricity to homes and businesses. Western Power Distribution (WPD) have responsibility for ensuring that electricity is distributed to homes and businesses throughout the County.

13.18 It is important to ensure that sufficient capacity exists now and for the future, so in order to meet any needs the Authority will work closely with Western Power Distribution to make sure the provisions are in place.

13.19 Welsh Government have set renewable energy targets on a national level, one of these targets is for Wales to be generating 70% of its electricity consumption from renewable energy by 2030. Therefore, it's important that the Local Authority keep this target in mind when providing the necessary infrastructure for new and existing allocations.

13.20 Electricity load demand can be an issue that arises with the introduction of new developments. With the introduction of policy CCH2 – Electric Vehicle Charging Points in the Revised LDP there is a potential for an increase in demand. With the introduction of new developments comes the demand for more electricity and WPD have recognised potential areas where new or augmented infrastructure will be needed to meet the load demand. Their results showed that the demand could quite easily be met in smaller settlements with the

majority of the infrastructural work only needed in the larger settlements. These areas include Ammanford, Burry Port, Carmarthen, Cross Hands and Llanelli. WPD have recognised that Ammanford, Burry Port, Cross Hands and Llanelli will require new or augmented infrastructure as required, in order to meet the new demand. It is acknowledged that there are restrictions in Carmarthen regarding load demand therefore there may need to be upgrades at some point during the plan period.

13.21 Broadband and Telecommunications: The council will work with the telecommunications industry and the communications regulator Ofcom to maximise access to reliable super-fast broadband, wireless hotspots and improved mobile availability for all residents and businesses, assisting them (where appropriate) in delivering their investment plans to address any infrastructure deficiencies.

13.22 New major developments must be served by a high speed and reliable broadband connection to the premises. Smaller developments should provide access to the most viable high-speed connection as well as additional ducting for future Fibre to the Premises (FTTP) or other provision. It should be noted that BT Openreach and other providers offer superfast broadband connection for all new developments, either free of charge, or as part of a co-funded partnership including community funded partnerships. FTTP shall be provided free of charge to housing developments with one hundred dwellings or more. Developments smaller than this may have to provide contributions to ensure FTTP connection or shall be provided copper connections for free.

13.23 In a small proportion of cases, broadband will not be available in new developments due to their very rural location. The policy therefore includes the potential to provide a sum of money to contribute towards an alternative solution. However, wherever possible the solution should include the development making necessary provision for on-site infrastructure to facilitate the improvements. Providing high speed and reliable broadband to rural areas will bring more opportunities to the area which in turn will have the potential to boost the rural economy and economic diversification.

Appendix 1

Please note: This is an evolving document. Further changes will be made during the Plan period to ensure the Infrastructure Appendix is kept up to date.

PrC1/h8 – Llansteffan Road

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC1/h8 - Llansteffan Road	1.597	Residential	50	Year 6-10

Site Description

Located within Johnstown, to the East of Carmarthen, the site used to be the location of the former Queen Elizabeth Maridunum Comprehensive School, the school has since been demolished and the land restored. The site lies directly adjacent to Carmarthen Leisure Centre and is currently vacant grassland that is not in active use for recreational purposes. It lies within close proximity to Queen Elizabeth High School and Rhyd y Gors School. The site is accessed from Llansteffan Road, which runs along the western side of the site. An existing residential area is situated opposite the site. A public footpath lies to the East of the site, which is in turn bounded by an embankment to the flood plain of the river Towy. The river Towy has been designated as a Site of Special Scientific Interest.

Key Site Issues & Constraints

- The proposed development site is approximately 20m from Afon Tywi SAC.
- Potential for Construction/operational phase impacts on water quality due to run off.
- May present risks to otter that may be in the area.
- Footpath next to site.
- Superficial sand and gravel deposits cover a small part of the site.
- Site benefits from existing hedgerows and contributes towards urban canopy cover.

Key Infrastructure and Policy Requirements (including broad costs where known):

- Contribution to Open Space provision
- Contribution to Education
- The site will contain a proportion of affordable homes.
- Surface Water Drainage
- Integration of on-site urban trees and hedgerow as outlined in the Green and Blue Infrastructure Assessment.

Key Supporting Information Requirements:

- N/A
-

PrC1/MU1 – West Carmarthen

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC1/MU1 - West Carmarthen	70	Residential	700	Years 1-15
<p>Site Description</p> <p>Identified as a strategic site in the adopted LDP, the West Carmarthen site continues to be identified as a mixed use site for a variety of uses including residential, education, amenity/recreation, employment and community facilities. Located on the western edge of Carmarthen, the site forms an important gateway to the town. It is predominantly agricultural land and undulating in nature. The site is bounded by the small hamlet of Travellers Rest in the west, the A40 to the south and Jobswell Road to the east. Trinity St Davids University and Yr Egin lie to the north-east of the site.</p> <p>A Development Brief has been adopted for the site in order to ensure a comprehensive and integrated development is undertaken on the site. Since the adoption of the Brief in 2010, the link road has been completed and houses have been completed on the southern side of the site. The Council along with partners, landowners and housebuilders have invested time and resources into delivering this site over recent years.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Likely exceedance at Parc Y Splott WWTW • Tawelan Brook and flood risk; • Conservation Area; • Archaeological and Historic environment. • Special Areas of Conservation; and, • Highways and access 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Carmarthen West Link Road – the link road traverses from Travellers Rest on the A40 into the new academic and media quarter at College Road. • Affordable Housing • Open Space Provision – Not known at present time. • New Primary school 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • N/A 				

PrC1/MU2 - Pibwrlwyd

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC1/MU2 - Pibwrlwyd	34.7	Mixed Use	247	Year 6-15
<p>Site Description: The site is located within an area dominated by employment, retail and educational facilities. It is a large, mixed-use allocation that is situated at a strategic location to the south of Carmarthen and directly south of Parc Pensarn. Coleg Sir Gar's Pibwrlwyd Campus lies within the site boundaries. The topography of the site is largely flat, slightly sloping in places, and is greenfield, most of the land is made up of former farmland. The A48 follows the Eastern boundary and the A484 follows the Western boundary, both roads lead directly to Pen-sarn Roundabout. The proposed use for the site is for a mix of potential uses, including residential, education and commercial uses consisting of offices and light industrial.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Proximity to A48 – highway considerations • Proximity to Afon Tywi Special Area of Conservation (SAC) • Relative proximity to Carmarthen Bay and Estuaries SAC • Likely exceedance at Parc Y Splott WWTW 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Education Facilities – Contribution £372,000 • Recreational and Formal play areas • Possible need for a grade separated junction at Bolahaul bridge. • Drainage attenuation • Public Open Space provisions • 20-25% Affordable Housing in accordance with policy AHOM1 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • Transport Assessment • Noise Management Plan • Air Quality Assessment • Ecological Appraisal • Phase 1 Habitat Survey 				

PrC2/h3 – Parc y Strade, Llanelli West

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC2/h3 - Parc y Strade, Llanelli West	0.99	Residential	94	Completed
<p>Site Description: PrC2/h3 - Parc y Strade Llanelli West, is the remaining aspect of current LDP site GA2/h2 Former Stradey Park. The site is located within the urban area of Llanelli, close to the town centre which lies to the east and the Millennium Coastal Park which lies directly to the south. Beyond the area of housing abutting the site to the west lies Ysgol Y Strade, a secondary school and a part of Carmarthenshire College. The M4 motorway lies to the north-east of the town and is accessed via the A4138 road which joins the motorway at Junction 48. The site occupies the area of the former Stradey Park rugby stadium along with several practice pitches and associated car park, offices and other land to the east of the stadium. The site area also incorporates a smaller area of vacant land, formerly utilised for industrial use and containing various derelict buildings.</p>				
<p>Key Site Issues & Constraints</p> <p style="text-align: center;">Development has been completed.</p>				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Contribution to Open Space provision • Contribution to Education • Flood Risk Mitigation • Affordable Housing 				
<p>Key Supporting Information Requirements:</p> <p style="text-align: center;">Development has been completed.</p>				

PrC2/h15 – Maesarddafen Road, Erw Las Llwynhendy

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC2/h15 - Maesarddafen Road / Erw Las, Llwynhendy	2.117	Residential	94	Year 6-10

Site Description:

The application site is located to the southeast of Llanelli Town Centre and falls within the development limits of Llanelli. The site lies along the southern end of Maes-Ar-Ddafen Road and lies immediately adjacent to Parc Y Scarlets Stadium. Parc Pemberton and Trostre Retail Park are within close proximity. The A484 runs to the south of the site, which gives easy access to Gowerton, ForestFach and Swansea.

Key Site Issues & Constraints

- Drainage ditches within the site and along the boundaries. These ditches will need to be retained with appropriate offsets or culverted.
- Sensitive design is needed due to some areas being adjacent to existing residential developments.
- Several underground pipelines cross the site.
- Mine entries with offset distances that fall in and around the site.
- Potential presence of shallow workings.
- Existing topography / ground levels are likely to change.
- Noise from the A484
- Boundary Treatment.

Key Infrastructure and Policy Requirements (including broad costs where known):

- Green and Blue Infrastructure.
- Drainage.
- Children's play areas.
- Formal and informal open space.
- Public footpath tends to flood – provision should be made to protect the footpath from future flooding.

Key Supporting Information Requirements:

The site has the approval of Reserved Matters with the following documents submitted as part of the application .

- Arboricultural method statement
- Design and Access Statement
- Detailed Soft Landscape Design
- Landscape and Ecological Management Plan
- Bird and Bat Box Locations along with Hedgehog Access Points
- Fire Strategy Layout
- House Finishes
- Parking Strategy
- Refuse Strategy Layout
- Storey Heights Proposed Layout Plan
- Proposed Street Scenes
- Unit Type Accommodation Layout
- External Works Layout
- Plans & Elevations]
- Planning layout
- PV Strategy Layout
- Layout Plan Engineering

The following are requirements as pre-commencement conditions:

- Detailed scheme to widen the existing footway
- External lighting scheme.
- Scheme for the maintenance and management of the area of public open pace

PrC2/h4 – North Dock (Inc. Former Pontrilas)

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC2/h4 - North Dock (inc former Pontrilas) ¹	12	Residential	210	Year 6-15

Site Description

Located to the north-western corner of North Dock in Llanelli. The site is located to the immediate north of the existing Pentre Doc Y Gogledd housing development and to the west of some existing industrial/commercial units located along the northern boundary of North Dock. The Millennium Coastal Park abuts the western boundary of the application site, whilst the main railway defines the northern boundary of the site.

The vacant parcel of land which forms the application site is covered mainly by overgrown vegetation, with some hardstanding in places. The north-eastern part of the site previously accommodated the former Pontrillas Factory which was recently demolished under a demolition notification. The site is contiguous with the access road that runs around the whole perimeter of North Dock known as Traeth Ffordd.

Key Site Issues & Constraints:

- Ecological issues regarding nesting birds, reptile population
- Possible unknown contaminated land due to the size of the site
- Northern boundary directly adjacent to railway line – Possible noise and vibration issues
- Proximity to an Air Quality Management Area (AQMA)
- Proximity to Listed Buildings, the nearest being the pump house tower.

Key Infrastructure and Policy Requirements (including broad costs where known):

- Consider making available provisions for electric vehicle charging points as there will be an increase in vehicle movement in the area. This will be in accordance with the requirements of latest Welsh Government policy to improve air quality.
- Education Facilities - Contribution £388,000
- Development shall be undertaken in strict accordance with the recommendations made in the Flood Consequences Assessment received on the 19th December 2018.
- On site public open space/play area to be secured via condition
- Highway improvements to Sandy Road Roundabout and Active Travel - Contribution £35,000
- 20% On site Affordable Housing in accordance with policy AH1

Key Supporting Information Requirements:

The site has an outline planning permission with the following supporting information already considered:

- Ecological Assessment, Reptile and Bird Survey and Brownfield Habitat Mitigation
- Japanese Knotweed Eradication Scheme Report.

Any detailed application will need to further consider the following

- Drainage Strategy and Water Quality Statement
- Transport Statement
- Air Quality Assessment
- Arboricultural Report
- Historic Environment Desk Based Assessment
- Noise and Vibration Assessment
- Ecological Assessment
- Phase 1 Desk Study Report
- Engineering Assessment
- Flood Consequence Assessment
- Sandy Roundabout - Capacity Assessment
- Coal Mining Risk Assessment
- Design and Access Statement
- Habitat Regulations Screening Report
- Brownfield Habitat Mitigation Strategy

Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: S/38285
<http://online.carmarthenshire.gov.uk/eaccessv2/pa-applicationsummary.aspx?applicationnumber=S/38285>

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC2/h19 - Genwen, Bryn ²	8	Residential	240	Completed
<p>Site Description: The site is located off Genwen Road on the eastern fringe of Llanelli and approximately 1.5km west of the Loughor estuary. The site measures approximately 8ha in total, with about two thirds of the land to the north of Genwen Road and the remainder situated south of the road. The site comprises five field parcels of varying sizes (largest c.2.7ha, smallest c.0.25ha) containing species-poor semi-improved grassland previously grazed by horses and enclosed by unmanaged hedgerows/scrub lines. There are a small number of mature trees within the site, confined to the field boundaries, and the walls of a derelict farmhouse close to the centre of the site just north of the road.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> The site has been completed 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> Improvements to Active Travel Waste Management Improvements to the public sewerage system Highways and public transport improvements – Contribution £295,000 Educational Facilities – Contribution £204,000 Public Open Space – Contribution £240,000 Surface Water Drainage Improvements – Contribution £50,000 20% on site Affordable Housing in accordance with policy AH1 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> The site has been completed. 				

² Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: S/15702
[Planning Application: S/15702 \(force.com\)](#)

PrC2/h22 – Cwm y Nant, Dafen

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC2/h22 - Cwm y Nant, Dafen ³	8.5	Residential	202	Year 6-15
<p>Site Description: The Cwm y Nant site is a large housing allocation on the east side of Llanelli in Dafen and green field farmland. The site is located a short distance away from Trostre Retail Park. Large employment areas are within walking distance, areas like Dafen Industrial Park, Dyfed Steels and Dafen Trade Park. North West of the site lies Dafen Park, Prince Phillip Hospital, Dafen Primary School, Bryngwyn Secondary School and Ysgol Y Felin.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Site is divided into small fields with significant tree hedgerows between the fields. • Southern and Western boundaries adjoin neighbours. Treatment should be carefully considered. • Site slopes downwards to a low point with varying gradients throughout the site • Overhead powerlines start at the electricity substation. They will have to be diverted. • A medium pressure gas main crosses the northern part of the site • Low pressure gas mains to be diverted. • Various underground coal mining features • Various surface water and foul sewers in the smaller parcel to be considered. • Bat roost capabilities. • Badger sett on site. • Potential Surface Water Flood Risk. • Proposed accesses to increase traffic through existing residential area – issues of safety. 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Drainage attenuation area • Community Play Area • On site Public Open Space • Affordable Housing 20% in line with Policy AH1 of the adopted LDP. • Education - £515,000 				
<p>Key Supporting Information Requirements: The site has outline planning permission. Any detailed application will need to further consider the following</p> <ul style="list-style-type: none"> • Scheme of parking and turning facilities • Surface water Removal Strategy • Surface Water Drainage Scheme • Surface Water Drainage System • Construction Traffic Management Plan • Active Travel Improvement Plan • Offsite Highways Mitigation Plan • Drainage Strategy • Construction Environmental Management Plan (CEMP) • External Lighting System • Pre-Construction Protected species check • Landscape and Ecological Design Scheme (LEDS), • Landscape Ecological Management Plan (LEMP) • Landscape Constraint Plan (LCP) • Tree Report • Travel Plan • Mitigation of Dust • Noise Assessment • Coal Mining Investigations • Arboricultural Report • Archaeology Report 				

³ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: S/40692
[Planning Application: S/40692 \(force.com\)](https://force.com/planning-application/S/40692)

PrC2/h23 – Dafen East Gateway

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC2/h23 - Dafen East Gateway ⁴	5.4	Residential	150	Year 6-15
<p>Site Description: The Dafen East Gateway site is a large housing allocation on the east side of Llanelli. The site is located a short distance away from Trostre Retail Park on green field farmland. Large employment areas are adjacent, areas such as Dafen Industrial Estate, Dyfed Steels and Dafen Trade Park. The allocation is located directly on the A4138..</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Potential surface water flood risk; • Ecology • Amenity (safeguard neighbouring employment areas); • Surface water and sewerage discharges. • European and / or international sites. • Trees • Air Quality • European Protected Species – • Historic coal mining features and hazards 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Potential need for improvements to the roundabout on the A4138 • AHOM1: 25% Affordable Housing under the Revised LDP, or 20% Affordable Housing against the adopted LDP • Open space / play space provision (Contribution or on-site provision) • Contribution towards Education: £378,000 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • Scheme of parking and turning facilities • Surface water Removal Strategy • Surface Water Drainage Scheme • Surface Water Drainage System • Construction Traffic Management Plan • Active Travel Improvement Plan • Offsite Highways Mitigation Plan • Drainage Strategy • Construction Environmental Management Plan (CEMP) • External Lighting System • Pre-Construction Protected species check. • Landscape and Ecological Design Scheme (LEDS), • Landscape Ecological Management Plan (LEMP) • Landscape Constraint Plan (LCP) • Tree Report • Travel Plan • Mitigation of Dust • Noise Assessment 				

⁴ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome.
 Application number: PL/04082 [Planning Application: PL/04082 \(force.com\)](https://www.force.com/planning-application/PL/04082)

SeC3/h4 – Land at Former Dinas Yard

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC3/h4 - Land at Former Dinas Yard	2.703	Residential	71	Year 6-10
<p>Site Description: The proposed site comprises of a former commercial yard with large, abandoned warehouse building set off the eastern flank of Pembrey Road. The site is bordered by a network of undeveloped field enclosures set off the eastern and northern perimeters and covered mainly in areas of semi-improved pasture. Off the northern perimeter lies the remains of a railway embankment, which is now a public footpath leading for several hundred metres north-east to Stockwell Lane. The site is approximately 2.7ha with the existing buildings and yard at Dinas Yard taking up about 50% of the site area.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Contaminated Land • Japanese Knotweed • General Ecology and Biodiversity • Drainage • Trees/hedgerows • Dormouse • Badger Survey • A European protected species (EPS) Licence is required. 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Green and Blue Infrastructure • Sustainable Drainage System • 7.5% of dwellings to be constructed as Affordable Dwellings • Commuted sum towards Education in line with the adopted Planning Obligation SPG. 				
<p>Key Supporting Information Requirements:</p> <p>The site has the approval of Reserved Matters with the following documents submitted as part of the application:</p> <ul style="list-style-type: none"> • Housing Type Site Layout Plan • Tree Constraint and Tree Protection Plan • □□Southern Landscape Area for Dormice (LS-02); • • Landscape Specifications; • Ecological Management Plan • Noise Impact Assessment • Air Quality Assessment • Scheme for the mitigation of dust 				

PrC2/SS1 – Pentre Awel, Llanelli

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC2/SS1 - Pentre Awel. ⁵	23	Strategic Site	240 Residential Units	Year 6-15

Site Description

The site is a strategic site that comprises of 23 hectares of brownfield land. It's located on the south-western perimeter of Llanelli, approximately 2km south of the town centre. Pentre Awel will provide facilities and services which promote and improve well-being, integrate business development education, healthcare, leisure, tourism, wellness support and research in life science. Phase 1 of the development is under construction.

Key Site Issues & Constraints

- Part of site within C1 Flood Zone
- Protected Species – Otters, Bats, Water Voles
- Llanelli WWTW Capacity issues
- 16m easement required along the existing underground combined sewer
- Japanese Knotweed removal
- Contaminated Land identified mostly to the north of the New Dafen River

Key Infrastructure and Policy Requirements (including broad costs where known):

- Water Supply – DCWW
- Llanelli WWTW
- Green Infrastructure requirements
- Surface Water Drainage
- Improvements and relocation of Public Rights of Way
- Bus stops and a scheme for the provision of a public bus service to serve the site.
- Active travel link between Copperhouse Roundabout and the junction with Northumbria Road – Contribution £47,000
- Highways improvements at Sandy Roundabout - Contribution £40,000
- On site play open pace
- Assisted living provisions

Key Supporting Information Requirements:

The site has outline planning permission. Any further detailed applications on future phases on the site may need to consider the following;

- Transport Assessment
- Hydraulic Modelling Report
- Environmental Statement
- Flood Consequence Assessment
- Design and Access Statement
- Drainage Strategy
- Geotechnical and Geo-environmental Desk Study
- Clean Water Hydraulic Modelling Assessment
- TLSE Report

Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: S/36948
<http://online.carmarthenshire.gov.uk/eaccessv2/pa-applicationsummary.aspx?applicationnumber=S/36948>

SeC4/h1 – Gwdig Farm

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC4/h1 - Gwdig Farm ⁶	4.193	Residential	105	Year 1-10
<p>Site Description: The site is located in Burry Port. The site is irregular in shape and occupies an area of approximately 4.21 hectares. The boundaries of the site are defined by Pwll Road to the south, an existing access road and some residential development to the west, mainly undeveloped land with some individual residential properties to the north and an existing property and a former quarry to the east. The former Goodig Hotel building, which is now derelict, lies to the northeast of the main site area and is accessed via a small road which crosses the site from Pwll Road.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Greater Horseshoe Bats identified immediately adjacent to the application site • Coal Authority – Development High Risk Area • TPO/S2 • Contaminated Land • History of coal mining in the area • Site is situated on a slope 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Improvements to educational facilities in the local area – Contribution £66,000 • On Site Active Travel Provision • Water Supply – DCWW • WWTW – Llanelli • Play and Open Space • 20% on site Affordable Housing in accordance with policy AH1 				
<p>Key Supporting Information Requirements:</p> <p>The site has full planning permission with the completions of the site in 2023/2024.</p>				

⁶Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: S/36993
[Planning Application: S/36993 \(force.com\)](#)

SeC4/h2 – Burry Port Harbourside

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC4/h2 - Burry Port Harbourside ⁷	5.7	Residential	364	Year 6-15
<p>Site Description: The Burry Port Harbourside site is a large residential allocation. The Millennium Coastal Path follows the southern boundary of the site and two areas of green space are located on the southern and eastern boundary. A new RNLI building has recently been erected a short distance away from the site. The site in its existing form comprises of brown field land and storage buildings and is part of the Joint Venture between Carmarthenshire County Council and Welsh Government. The sites are located off the B4311 and bounded by the Amcanu industrial site and Silver Terrace to the north</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Contaminated Land – Old factory site • Close proximity to Burry Port Harbour a Grade II Listed Structure • Surface Water Removal • Existing buildings within site curtilage 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Llanelli WWTW – No Issue • Active Travel Provisions • Existing vehicular access to be removed and replaced by a new access. • Improvements to local school facilities • General improvements to local highways. • Surface Water Drainage • Contribution of £300,500 towards education • Contribution of £60,000 towards the Safe Routes in the Community Scheme. The Safe Routes in the Community Scheme aims to create safe formal crossing points and reduced vehicle speeds. This will improve linkages with the existing town centre and integrate the harbour side developments. • £580,000 estimated contribution towards public realm works including open space. • £137,500 conservation and enhancement of offsite brownfield habitat • 20% Affordable Housing in accordance with policy AH1 				
<p>Key Supporting Information Requirements. The site has outline planning permission. Any detailed application will need to further consider the following.</p> <ul style="list-style-type: none"> • Reptile Clearance, mitigation and translocation scheme • Ecological Mitigation, enhancement and Monitoring Strategy • Bat method statement • Contamination Strategy • Land remediation strategy • Surface Water drainage system • Scheme to install oil and petrol separators, trapped gullies and roof drainage, • Pollution prevention management Plan • Construction Management Plan • Soil Importation Certification • Dust Mitigation. • Noise Assessment • Scheme of Lighting • Archaeological Assessment • Flood Consequence Assessment • Drainage betterment scheme • Traffic Management Assessment • Travel Plan • Design Statement 				

⁷ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: S/30678
[Planning Application: S/30678 \(force.com\)](#)

SeC5/h2 – Awel y Mynydd, Pembrey

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
Sec5/h2 -Awel y Mynydd ⁸	4.518	Residential	100	Year 6-10
<p>Site Description: The site is located to the north of existing residential development in the settlement of Pembrey, approximately 1.75km to the north west of the town of Bury Port in Carmarthenshire. The site extends to an area of approximately 4.67 ha (11.6 acres). It is surrounded on three sides by existing residential development, with existing housing to the south along the A484 Dan Lan Road / Gwscwm Road, to the east along the Heol y Mynydd and to the west of Garreglwyd. A tree lined public right of way runs along the northern boundary of the site. The site is under construction.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Retention of Public Right of Way that borders the site • Listed Building within close proximity. • TPO's • Attenuation Pond x2 • Batter Slope • Northern boundary adjoins Special Landscape Area (SLA) 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Public Open Space • Active Travel Provisions • Water Supply - DCWW • Highway improvements • Kidwelly WWTW – No issues • 10% Affordable housing in accordance with policy AH1 				
<p>Key Supporting Information Requirements: The site is under construction. The following assessments were undertaken as part of the planning permission requirements</p> <ul style="list-style-type: none"> • Landscape Specification and Management Plan • Tree – Technical Note • Drainage Technical Note • Ecological Appraisal • Transport Assessment • Heritage Impact Statement • Planning Statement • Design and Access Statement • Environmental Statement • Welsh Language Action Plan • Dust Emission Control Plan • Site Waste Management Plan • Habitat Regulations Assessment • Environmental Impact Assessment • Drainage Development Impact Assessment • Air Quality Assessment Report • Construction Noise Assessment and Noise Management Scheme • Design and Access Statement • Heritage Statement • Bat and Reptile Assessment • Ecological Mitigation and Management • Ecological Walkover Survey • Travel Plan Strategy Document • Tree Survey, Arboricultural Assessment and Constraints Report • Archaeological Appraisal • Travel Plan Strategy Document • Construction Method Statement & Drainage Construction Method Statement 				

⁸ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: PL/03649
[Planning Application: PL/03649 \(force.com\)](https://www.force.com/planning-application/PL/03649)

SeC7/h3 – Golwg Yr Afon

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC7/h3 - Golwg Yr Afon	2.285	Residential	50	Year 6-10
<p>Site Description: The site is situated at a central location within the settlement of Llangennech, adjacent to existing residential areas. It can be accessed via Heol Morlais and through the estate of Golwg Yr Afon. The site's position is a logical one for the expansion of the residential built form in this part of the settlement.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Trees and Hedgerows • TPO's • Semi improved grassland • Sandstone deposits • Coal at surface 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Affordable Housing – The site forms part of the Council's Affordable Homes programme • Green and Blue Infrastructure • Open Space provision. In line with the planning obligation SPG • Education – In line with the planning obligation SPG 				
<p>Key Supporting Information Requirements: The site has no permission but the following supporting information could be required</p> <ul style="list-style-type: none"> • Scheme of parking and turning facilities • Surface water Removal Strategy • Surface Water Drainage Scheme • Surface Water Drainage System • Construction Traffic Management Plan • Active Travel Improvement Plan • Offsite Highways Mitigation Plan • Drainage Strategy • Construction Environmental Management Plan (CEMP) • External Lighting System • Protected Species Assessments • Landscape and Ecological Design Scheme (LEDS), • Landscape Ecological Management Plan (LEMP) • Landscape Constraint Plan (LCP) • Tree Report • Mitigation of Dust • Noise Assessment 				

SeC8/h1 – Ffos Las, Carway

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC8/h1 - Ffos Las ⁹	9	Residential	159	Site complete
<p>Site Description: The Ffos Las site is a large residential allocation, the site was formerly part of a larger allocation that has since been partly built out, the remaining areas have been kept in allocation. The Ffos Las Site lies adjacent to the villages of Trimsaran to the north-east and Carway to the south-west. Trimsaran is a former mining village, located on the B4308 between Llanelli and Kidwelly. The whole of the Ffos Las site lies on a former opencast, covering an area of 246 hectares. The site has been transformed over the years to make it suitable for development. The site lies close to a number of leisure facilities, including the adjacent Glyn Abbey Golf Club, the Machynys Peninsula Golf and Country Club in Llanelli and the Championship Ashburnham Golf Course near Burry Port.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> The site has been completed. 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> Community Facilities – Contribution £200,000 Trimsaran WWTW Improvements – Contribution £150,000 New highway infrastructure installed to serve the Ffos Las racecourse site. 15% on site Affordable Housing in accordance with AH1 				
<p>Key Supporting Information Requirements:</p> <p>The site has been completed.</p>				

⁹ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: W/20882
[Planning Application: W/20882 \(force.com\)](https://www.force.com/planning-application/w/20882)

SeC8/h3 – Golwg Gwendraeth

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC8/h3 - Golwg Gwendraeth ¹⁰	6.1	Residential	141	Year 6-10
<p>Site Description: The site comprises an irregular shaped piece of land made up of a number of fields to the north of the existing Ffos Las Racecourse and to the south of the built out residential development. The Ffos Las development site lies adjacent to the village of Trimsaran and to the north-east and Carway to the south-west. The former mining village of Trimsaran is located between Llanelli and Kidwelly along the B4308, 6 miles from Llanelli and 13 miles from Carmarthen. The Afon Morlais follows the northern boundary of the site. This site ties in with the larger Ffos Las development.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Ecology – Reptiles • Trees • Drainage • Historic coal mining features and hazards • Flooding • Highways improvement 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Affordable Housing (10% Affordable – 14 units) • Open Space provision • Green and Blue Infrastructure • £200,000 community contribution • Contributions made as part of the original application for the wider Ffos Las development. • SuDS • Afon Morlais buffer zone • Highways and access improvements 				
<p>Key Supporting Information Requirements: The site is under construction. The following supporting information were submitted as part of the planning application.</p> <ul style="list-style-type: none"> • Reptile Mitigation Strategy • Landscape & Ecology Management Plan • Ecological Reappraisal • Outdoor Lighting Report • Arboricultural Impact Assessment • Landscape Design Scheme • Ecology Buffer Plan 				

¹⁰Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: PL/03790
[Documents for reference PL/03790: Public Access \(msapproxy.net\)](#)

PrC3/h11 – Land East of Carmarthen Road

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC3/h11 - Land east of Carmarthen Road	1.885	Residential	60	The site is complete
<p>Site Description: The site comprises part of the former West Tip site which was identified as a mixed use allocation in the Carmarthenshire LDP 2006-2021. The site was identified as Cross Hands West (GA3/MU1) in the LDP and allocated to accommodate a mix of residential use, retail, health care, community facilities and amenity. A significant proportion of site GA3/MU1 has already been developed. The site is positioned between the A48 dual carriageway to the east, Cross Hands to the south and Cefnithin to the north. The development of the site has necessitated a new road traversing between Heol y Parc to the north and Heol Llandeilo to the south.</p> <p>Site PrC3/h11 is allocated for residential use, and has full planning consent for 60 dwellings (planning ref. S/39436). The data collected on housing completions for the Annual Monitoring Report in 2022 indicated that 49 of the dwellings had been completed, and the remaining 11 were under construction. Whilst the housing completions survey work for the 2023 Annual Monitoring Report is yet to be completed, it appears that the 11 plots previously under construction have now been completed. The site has therefore been delivered.</p>				
<p>Key Site Issues & Constraints</p> <p>The site has been completed</p>				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <p>The site has been completed</p>				
<p>Key Supporting Information Requirements:</p> <p>The site has been completed</p>				

PrC3/h4 – Tirychen Farm, Ammanford

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC3/h4 - Tirychen Farm ¹¹	8	Residential	150	Year 6-15
<p>Site Description</p> <p>The application site is approximately 7.10ha in area. The site lies on the western side of Ammanford, around 700m from the town centre. The application site is located some 500m from the town's railway station on Dyffryn Road.–Rail services from Ammanford connect with Landybie and Llandeilo to the north; and with Pontarddulais, Llanelli and Swansea to the south. The application site is bounded by a combination of mature woodland, roads and existing housing. The site is set above Dyffryn Road, is open in aspect and devoid of existing buildings and other structures. The main body of the site away from Dyffryn Road is on the whole level and is characterised by swathes of grassland and the remains of old field boundaries, which are characterised by hedges, hedge trees and other vegetation.</p> <p>The site is allocated for 150 dwellings within the Second Deposit Revised LDP. The site currently benefits from an extant outline permission ref. E/38686 for 289 dwellings, with means of access, layout and scale approved in detail at the outline stage. Outline permission ref. E/38686 was granted on 8 October 2019 (as a renewal via a S73 Application, of outline permission ref. E/21663 granted on 10 October 2014). In September 2023, the Landowner submitted another S73 Application to vary certain conditions attached to outline permission ref. E/38686, which if granted, will have the effect of generating a fresh outline permission for the site's development, <i>inter alia</i> with a requirement to submit an application for approval of Reserved Matters for Phase 1 of the site's development within one year. This S73 application was validated by the Local Planning Authority on 28 September 2023 and given ref. PL/06556.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Tree Preservation Orders • Sensitivity of Adjoining cemetery • Sloping ground in some areas • 829m from pipeline • Site's ecological value • Highways issues 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • A contribution of £99,620 has previously been agreed towards: Traffic calming features on Dyffryn Road; Improvements to the existing footways on Dyffryn Road; • Improvements to the Active Travel Network and its links to nearby facilities; and, Capacity improvements to the A483/Station Road junction, Station Road/Lon Tir y Dail junction and Capel Hendre Crossroads in Ammanford£99,620 contributions toward the above • Improvements to educational facilities - Contribution of £179,000 has been previously agreed. • Provision of play areas Provision of affordable housing in accordance with LDP Policy. Note that under permission ref. E/38686 30 affordable dwellings are required to be provided within the first 3 phases. • Garnswllt WWTW – No Issues • Water Supply – DCWW • Edition 12 of Planning Policy Wales (February 2024) requires that the development enhances the site's biodiversity 				
<p>Key Supporting Information Requirements:</p> <p>Previous applications have provided the following documents:Welsh Language Impact Assessment</p> <ul style="list-style-type: none"> • Phasing Plan • Transport Assessment and Travel Plan • Woodland Management Plan • Mitigation Strategy • Landscape and Visual Impact Assessment • Arboricultural Implications Assessment • Arboricultural Method Statement • Woodland Report and Management PlanHabitat Survey and Mitigation StrategyPlanning, Design and Access Statement • Tree Protection Plan • Flood Consequence Assessment 				

¹¹ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: E/21663 <http://online.carmarthenshire.gov.uk/eaccessv2/pa-applicationssummary.aspx?applicationnumber=E/21663> and E/38686 Documents for reference E/38686: Public Access (msapproxy.net)

PrC3/h36 – Betws Colliery, Betws, Ammanford

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC3/h36 – Betws Colliery ¹²	1.97	Residential	66	11-15
<p>Site Description: The allocated site forms part of the former Betws Colliery. A larger area of land was previously allocated for residential use and a significant part of the wider site to the south of the allocation has been developed for residential purposes. The proposed allocation reflects the remaining, undeveloped part of the former colliery. An area of land to the south-east of the site is used for employment purposes. The site is bounded by woodland to the north and north-east and residential development lie adjacent to the site's southern and western boundaries. The site's southern boundary immediately adjoins an access road which serves the existing employment site to the south-east and a small number of dwellings located opposite the site. An access point into the proposed allocation already exists from this road. The site is level and has already been cleared.</p> <p>The site benefits from outline planning permission E/09584, and reserved matters planning permission (E/24742) for 66 dwellings.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Former colliery and the potential implications for the ground condition • Surface water and drainage • Woodland adjoining the site. • Ecological value • Superficial sand and gravel deposit covers roughly 20% of the site, however the resource at this location is considered to be already largely sterilised as it is within 200m of sensitive development. 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Attenuation ponds were required as part of the wider site development. • The provision of a play area was required under permission granted for the wider site • Highway provision – access road provided from Ffordd Maeswarrau 				
<p>Key Supporting Information Requirements: The following supporting information was submitted as part of the planning application.</p> <ul style="list-style-type: none"> • Preliminary Ecological Appraisal • Winter Ecology Surveys • Masterplan / Landscape Strategy • Planning and Development Brief • Transport Statement • Geotechnical and Geo-Environmental Report • Site Investigation Report • Hydraulic Impact Assessment • Woodland Management Plan 				

¹² Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application numbers: E/09584 [Documents for reference E/09584: Public Access \(msapproxy.net\)](#) and E/24742 [Documents for reference E/24742: Public Access \(msapproxy.net\)](#)

PrC3/MU1 – Emlyn Brickworks, Penygroes

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC3/MU1 - Emlyn Brickworks ¹³	10.28	Mixed Use	177	Year 6-15
<p>Site Description</p> <p>Emlyn Brickworks site is a large mixed-use allocation. Situated north of Cross Hands, the majority of the land is vacant brownfield land and was formerly a colliery and brickworks. Operations ceased in the early nineties on what was, the last surviving brickworks in South Wales. It is a short drive away from Cross Hands and the dual carriage way.</p> <p>The site is allocated for mixed use purposes comprising a community focussed development along with 177 new homes. Part of the wider site, off Norton Road, has already been developed for nine homes. Full planning permission was granted in July 2023 for 70 homes on Phase II (land between Norton Road and the Cross Hands Economic Link Road spur to Norton Road) (planning application referenced E/32720).</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Contaminated Land • Former quarrying and mining site • Caeau Mynydd Mawr SPG • Amenity (safeguard neighbouring residential areas) • European and / or International Sites • Diversion of Public Footpath • Sloped boundaries to site • Untreated Lagoon • Likely exceedance of dry water flow at Cross Hands WwTW 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Transport and Highways Improvements – Link road to the A476. Extension of the link road to Black Lion Road • A commuted sum contribution towards the Caeau Mynydd Mawr Special Area of Conservation structured mitigation scheme. Note that a contribution of £73,010.00 has been agreed in respect of permission referenced E/32720 • Commuted sum contribution for the purchase and maintenance of an equivalent area of open mosaic habitat that will be lost. Note that a contribution of £50,338.50 has been agreed in respect of permission referenced E/32720 • Affordable Housing provided in accordance with LDP. Note that 7 affordable dwellings are to be provided as part of the development permitted under permission referenced E/32720 • Acoustic barrier / fence 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • Construction Management Plan • Landscaping scheme and landscape ecological environmental management plan • Traffic management plan • Air quality assessment • Dust mitigation scheme • Ecological Design Scheme Design and Access Statement • Assessment of Mining Subsidence Risk • Site Mining Report • Coal Mining Report <p>The following documents have been provided to support permission referenced E/32720:</p> <ul style="list-style-type: none"> • Preliminary Ecological Appraisal and Addendum • Dormouse Habitat Mitigation Proposals • Written scheme of investigation for an archaeological watching brief • Phase 1 habitat study of site and wider area • Topographical Survey • Design Statement with Summary Calculations – Foul and Surface Water Drainage • Drainage Report • Phases 1 and 2 – Assessment of Mining Subsidence Risk <p>Geotechnical surveys to assess for ground contamination, permeability and ground stability took place in January 2024 with some monitoring continuing until the end of March 2024. This survey work will inform the discharge of conditions, the design of the foundations for the houses and other ground work. Additional information in support of the wider site's inclusion has been submitted including a masterplan of the site and a detailed technical report.</p>				

¹³ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: E/32720
[Documents for reference E/32720: Public Access \(msapproxy.net\)](#)

PrC3/h22 – Adjacent to Pant y Blodau, Penygroes

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC3/h22 – Adjacent to Pant-y-Blodau ¹⁴	2.651	Residential	79	Year 6-15
<p>Site Description: The proposed allocation is a relatively flat greenfield site comprising pasture land and some trees. The site is accessible from Waterloo Road and lies adjacent to existing residential development to the north, south and east. Open countryside lies to the west of the site and an area of open space comprising playing fields lies to the north-west.</p> <p>The site benefits from a full planning permission for 79 dwellings under permission reference E/29910.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • The site falls within the Caeau Mynydd Mawr SPG area • Surface water drainage • Presence of European Protected Species • Capacity of the public sewerage system is limited • Sandstone 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 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • The provision of 8 affordable dwellings • A commuted sum of £70,000 towards the provision / improvement of additional educational facilities • A commuted sum of £32,720 towards the upgrading and maintenance of existing open space / play provision • A commuted sum of £50,000 towards the provision of a bus shelter and bus stop infrastructure and towards the traffic management scheme proposed for Capel Hendre crossroads. • A contribution of £74,053 towards the implementation of mitigation scheme for the loss of Marsh Fritillary Butterfly habitat and a reduction in permeability of the landscape in the Caeau Mynydd Mawr SPG area 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • A Special Area of Conservation Protection and Management Plan • Hydraulic Modelling Assessment on the public sewerage system • Method statement detailing all necessary pollution prevention measures for the construction phase of the development. <p>The following reports were submitted with planning application E/29910 and are available to view on the Council's website:</p> <ul style="list-style-type: none"> • Mitigation Strategy (Ecology) • Design and Access Statement • Surface Water Disposal • Transport Statement • Ecological Assessment • Dormouse Mitigation Plan 				

¹⁴ Important to note that a number of the evidential issues referenced will have partly been accounted for as part of the planning application, with some issues addressed and overcome. Application number: E/29910
[Documents for reference E/29910: Public Access \(msapproxy.net\)](#)

PrC3/h13 – Land at Heol Cae Pownd

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
PrC3/h13 - Land at Heol Cae Pownd ¹⁵	2.1	Residential	135	Year 6-10
<p>Site Description: Formerly part of a larger allocation, the Land at Heol Cae Pownd site is located North of the newly built retail park, Maes Yr Eithin and to the East of the local secondary school, Maes Y Gwendraeth. The allocation also lies north of the proposed Community Health and Wellbeing Centre. Adjacent to the site is the A48 Trunk Road that leads West to Carmarthen and South to the M4. The site was granted a Reserved Matters permission in 2014 and is currently under construction.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Previous mining activity on site • Close proximity to A48 Trunk Road – Noise pollution and traffic volumes • Gwendraeth Fawr watercourse flows through centre of site • Site falls within the Caeau Mynydd Mawr SPG area • Busy Bus access to Ysgol Maes Y Gwendraeth School adjacent • Likely Cross Hands WWTW Exceedance 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • £300,000 – Commuted Sum towards the creation and enhancement of habitat suitable for the marsh fritillary butterfly and to aid the management of the Special Area of Conservation and wider meta-population. The contribution was agreed prior to the adoption of the Caeau Mynydd Mawr SPG. • Provision of Affordable housing (4 affordable dwellings to be provided under the granted planning consent) • Highways • Utilities 				
<p>Key Supporting Information Requirements: The site is under construction. The following supporting information was submitted as part of the planning application.</p> <ul style="list-style-type: none"> • Marsh Fritillary & Reptile Mitigation Strategy • Noise and Vibration Assessment • Transport Assessment • Design and Access Statement • Cultural Heritage Impact Assessment • Water Quality and Drainage Assessment • Japanese Knotweed Eradication Strategy • Environmental Statement • Landscape and Visual Impact Assessment • Habitats Regulations Assessment • Flood Risk Assessment • Ecological Impact Assessment • Desk Study Report (addressing geotechnical and geo-environmental issues) • Air Quality Assessment 				

¹⁵ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: S/23696
[Planning Application: S/23696 \(force.com\)](#)

SeC15/h1 – Land to North of Dan y Crug, Llandoverly

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC15/h1 - Land to north of Dan y Crug	3.26	Residential	61	Year 6-15
<p>Site Description: A flat, green field site on the eastern edge of the settlement of Llandoverly, adjacent to the main A40 (Brecon Road). The site has been allocated for housing for a number of years and constitutes the only sizeable allocation for a settlement which is heavily constrained by flood risk areas. Note: there are two pending planning applications (one for a non-material amendment and another for a modification to the extant planning permission). Progress on the determination of these applications will be noted as soon as further information becomes available and will be recorded within the Statement of Common Ground between the Landowner and the Local Authority. Matter to be discussed at Examination.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Flood Risk – site lies adjacent to identified DAMs C2 and National Flood zone 3 areas; • Phosphates - Lies within the catchment of the River Towy Special Area of Conservation (SAC); • Conservation / ecology – located close to the River Towy Special Area of Conservation (SAC); • Minerals Safeguarding Area – Sand & Gravel and Sandstone underlie the site. 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • £93,143 – upgrading and maintenance of existing Open Space / Play Provisions • 12 Affordable dwellings 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • Design and Access Survey • Biodiversity Report • Flood Risk Assessment • Tree Survey and Landscaping Proposals • Drains, Mains Services and Ground Conditions Report • Transport Assessment Report • Code for Sustainable Homes (CSH) Report 				

SeC18/h1 – Adjacent Britannia Terrace, St Clears

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC18/h1 - Adjacent to Britannia Terrace	2.653	Residential	60	Year 6-15
<p>Site Description: The site is located on the Pwlltrap side of St Clears, the A4066 Tenby Road passes along the southern boundary of the site and provides the principle point of access for the site. Immediately to the south there are a series of residential properties that front the A4066. To the north there are fields backing onto the access road between Pwlltrap and St Clears. To the east the boundary backs onto the existing dwellings and the St Clears 'Business Park and to the west the adjacent land use is agricultural. The site is bounded mostly by mature hedgerows and native trees.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Trees and Hedgerows • The site is not located within 400m of a play space provision 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • WwTW reinforcement • Developer Contributions (costs not yet known) • AHOM1: 20% Affordable Housing • Green and Blue Infrastructure • Open Space provision • Edition 12 of Planning Policy Wales (February 2024) requires that the development enhances the site's biodiversity 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • N/A 				

SeC18/h3 – Land adjacent to Cefn Maes, St Clears

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC18/h3 - Land adjacent to Cefn Maes	4.227	Residential	100	Year 6-15
<p>Site Description: Located on the Northern boundary of St Clears, the site lies directly adjacent to the Cefn Maes residential site. The site benefits from being a short distance away from the A40, allowing for ease of access to Whitland, and Carmarthen. St Clears town centre is also located only 500m down the road from the site, this highlights the site’s sustainable location. The site is currently classified as a greenfield site and has no relevant planning history.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Site is adjacent to a water course. Potential for effects on CBEEMS including on water quality by pollution run-off during the construction phase and contamination impacts on water quality during operation. • The proximity of the site to a water course may present risks to otter that may be in the area. • Sand and Gravel Deposits • The site is not located within 400m of a play space provision. 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • AHOM1: 20% Affordable Housing • Green and Blue Infrastructure • Developer Contributions (costs not yet known) • Active Travel provision • WwTW reinforcement work • Edition 12 of Planning Policy Wales (February 2024) requires that the development enhances the site’s biodiversity 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • N/A 				

SeC18/h9 – Land to the West of High Street, St Clears

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC18/h9 - Land to the West of High Street ¹⁶	1.5	Residential	64	Year 6-10
<p>Site Description: The subject site of 1.5 hectares has been included in the Deposit Revised LDP under site reference SeC18/h9, the allocation is for a total of 64 dwellings. The built-up area of St Clears expands to the north and south of the A40 trunk road. The site is within the southern section of the town. It is part of a parcel of greenfield land flanked by the linear development abutting High Street and a large cluster of properties off the roundabout between A40 and A47. The historic core of the town is located to the north of A40 where most of the local services and facilities are located. A shared bridge for pedestrians and motor vehicle crosses the A40 and connects the southern and northern parts of the town. Figure 1 is an extract of the Carmarthenshire Adopted LDP Policies Map that shows the limits of St Clears settlement and how the site is integrated with it. A full planning application was approved in October 2023 for 64 dwellings.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Sloping topography which requires geotechnical engineering works. • Potential highways impact to the network • Potential noise pollution from A40 • No existing sewage and drainage infrastructure • Need for a robust biodiversity and ecological enhancement scheme 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • 5 affordable houses • Contribution of £16,762 towards affordable housing • Highways improvements along High Street. • SuDS. • Edition 12 of Planning Policy Wales (February 2024) requires that the development enhances the site's biodiversity 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • Geophysical Survey • Arboricultural Impact Assessment • Preliminary Ecological Assessment • Setting Impact Assessment • Noise Assessment • Bat Scoping and Activity Report • Transport Statement • Rural run off peak flows • Landscape and Ecological Management Plan • External Lighting Scheme • Details of sustainable water drainage • Engineering Scheme • Construction Traffic Management Plan • Travel Plan • Landscape Design Scheme • Landscape Maintenance and Management information 				

¹⁶ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: PL/03374
[Planning Application: PL/03374 \(site.com\)](#)

SeC19/h3 – Gerddi Lingfield, Whitland

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
SeC19/h3 – Gerddi Lingfield ¹⁷	1.4	Residential	57	Year 1-10
<p>Site Description: The site comprises of the south-western part of a large undulating grazing field enclosure, which is some 2.74 hectares in size. The field lies directly behind residential properties, the garden boundaries of which are abutting the field. The site lies within a semi-rural developed part of the town, with the B4238 south and the A40 to the north.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Arboricultural impact • Watercourse runs through centre of site 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Green and Blue Infrastructure • Open Space provision • Archaeologically sensitive area • £148,400 Education Contribution 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • Ecological Survey and Report • Biodiversity Survey and Report • Design and Access Statement • Landscape Scheme 				

¹⁷ Important to note that a number of the evidential issues referenced will have already been accounted for as part of the planning application, with the issues addressed and overcome. Application number: W/17567
[Planning Application: W/17567 \(force.com\)](https://www.force.com/planning-application/w/17567)

PrC2/E2(i) – Land East of Calsonic, Llanelli

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
Land east of Calsonic PrC2/E2(i)	4.723	Employment	Not known at this stage.	Not known at this stage
<p>Site Description: A relatively flat, greenfield site of 4.7 ha. located within an area characterised by industrial development (the large Marelli factory lies to the west and Thyssen Krupp factory to the east). The site forms the largest of nine separate elements that make up the Dafen employment allocation in the Deposit LDP. The Two County Economic Study for Carmarthenshire and Pembrokeshire - Interventions & Strategic Sites Summary Report dated October 2019 identifies the Dafen employment allocation as a Regionally Important Strategic Site with a focus on developing a sector focus on manufacturing and associated supply chain uses.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Of particular note is that ground investigation work has ruled out historical underground coal mining activity to be a constraint to development on this site. • Initial enquires reveal that there are no significant issues with providing an access onto a public highway or providing electricity, potable water and drainage to the site for employment purposes. • The site is in the freehold ownership of the Landowner and is let on a short term grazing agreement. No access issues are anticipated. The site adjoins the adopted Heol Rhosyn and proposals include a direct access onto this highway. This site also adjoins the A4138. • The site is in public sector ownership and it is the landowner's intention to invest in providing essential infrastructure on this site to create serviced development plots for employment uses. • There is active interest in employment land in this area, however the cost of bringing this site forward for development is prohibitive to the private sector owing to low industrial land values. 				
<p>Key Infrastructure and Policy Requirements (including broad costs where known):</p> <ul style="list-style-type: none"> • Information to be provided. Edition 12 of Planning Policy Wales (February 2024) requires that the development enhances the site's biodiversity 				
<p>Key Supporting Information Requirements:</p> <ul style="list-style-type: none"> • Whilst there is no recent planning history on the site, the Landowner has already invested in undertaking necessary assessments and to employ a consultancy to undertake Pre-Application Consultation (PAC), prepare a planning application and SUDS application. • If planning permission is granted, the Landowner's internal approval for funding the infrastructure works to create the serviced development plots will be requested. 				

PrC3/E1 Cross Hands East, Cross Hands

Site Allocation Name / Ref	Site Size (ha)	Allocation Type	Total Units	Phasing Tranche
Cross Hands East PrC3/E1	8.31ha	Employment	17 Plots	2 Phases

Site Description:

The site is managed by the Cross Hands Joint Venture, a partnership between the County Council and Welsh Government. The plots are accessed via spurs of 2 main estate roads running through the site which are adopted, directly connecting to the Cross Hands link road link road also constructed to 2 stages and now completed that enables access onto the east/west slips on the A48/M4 as well as the A483 Swansea to Manchester route making the estate highly accessible. The site accommodates B1 and B* uses however there is a focus on Energy & environment, Advanced Manufacturing, Creative, Agri-Food technology and Financial & Professional sectors.

Key Site Issues & Constraints

- Significant public sector funding already invested to addressing ground conditions including some mine workings to provide serviced plots available for development.
- Site access requirements have been addressed via the 2 phased infrastructure investment now completed.

Key Infrastructure and Policy Requirements (including broad costs where known)

- Infrastructure requirements have been addressed via the 2 phased infrastructure investment now completed.
- The infrastructure development has been completed.
- The site has been developed over 2 phases to provide infrastructure and create 17 plots, 3 of which are currently occupied, 1 under construction and a further 3 plots agreed for development.
- Anticipated starts and completions for the individual plots will depend on availability of finance to the private sector.

Key Supporting Information Requirements:

- Ecological Assessment
- Ecological Management Plan
- Dormouse Habitat Survey
- Phase 1 Habitat Survey
- Outdoor Lighting Report
- Topographical Survey
- Earthworks Strategy Plan
- Drainage Strategy
- Highway Masterplan
- Transport Background Paper Cross Hands East Employment Site