

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

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**SCHEDULE OF MATTERS, ISSUES AND QUESTIONS**

**Matter 2: Prosperous People and Places – Housing and Community Infrastructure**

*Issue - Is the provision and distribution of housing soundly based, supported by robust and credible evidence and is it consistent with national policy? And will it be met during the Plan period?*

*Housing Provision*

**1. Is the housing requirement figure identified in Policy SP4 appropriate?**

Yes, the housing requirement figure is considered appropriate. It would allow for a range and choice of new homes to be provided in a sustainable and achievable manner. The figure will support the aspirations of our communities and appropriate flexibility to respond to the Council's affordable housing objectives.

**a) How has the requirement figure of 8,822 been derived? And is it based on robust and credible evidence?**

The housing requirement figure has been derived from Edge Analytics POPGROUP demographic scenarios, which was part of Turley's Housing and Economic growth Paper (Submission Document CSD34). The Council identified several different demographic and economic scenarios which could be utilised for the period 2018-2033. This responded to the LDP Manual by considering demographics, past trends and policy-based factors, as well as the relationship with the local economy. Chapter 8 of the 2<sup>nd</sup> Deposit Revised LDP summarises the analysis of various demographic scenarios, whilst the Population and Household Projections Topic Paper (Submission Document CSD70) elaborates on choosing the preferred housing requirement figure.

**b) In identifying the requirement figure, has adequate regard been paid to the most recent Welsh Government household and population projections?**

The evidence to define the Housing Requirement Figure has been through three iterations since the start of the Revised LDP process. At the time of the publication of the Deposit LDP in February 2023, the latest official projections available from the Welsh Government were based to 2018, with variant demographic scenarios

emanating from this base data, including assumptions on higher and lower fertility and mortality.

The Housing and Economic Growth Paper (Submission Document CSD34) identified the need to re-base the principal projections to consider the additional 2 years of known data and the 10yr trend-based projection was identified as the most suitable scenario. This has allowed the flexibility to drive sustainable housing growth and contribute to supporting the economic ambitions of the county.

It is demonstrated that the preferred option is realistic and deliverable when benchmarked against past delivery rates and supports the main economic and regeneration aspiration for the County.

**c) Have alternative housing growth scenarios been considered? If so, why have they been discounted, and why has the preferred option been chosen?**

At Preferred Strategy stage, a range of demographic scenarios were initially analysed to inform the growth options and considered through engagement including the stakeholder forum. This was utilised by using the WG 2014-based projections. The detail of each scenario and the assumptions underpinning these scenarios were considered within the 2018 Edge Analytics report. (Submission Document CSD36)

Further evidential work was undertaken as part of the 1st Deposit Revised LDP through the 2019 Edge Analytics Report (Submission Document CSD35). The analysis of the re-configured POPGROUP scenarios was preceded by an updated demographic profile of Carmarthenshire. This incorporated the latest components of population change (births, deaths and migration), historical patterns of international and internal migration, in addition to housing completion statistics and an updated analysis of the county's age profile.

The Housing and Economic Growth Paper (Submission Document CSD34) updates the range of demographic scenarios and utilises the 2018 WG based projections with a further 2 years of estimated data. This forms the basis of Chapter 8 of the second Deposit Revised LDP, and the growth option set out within the plan. This updated scenario discounts earlier iterations of alternative growth scenarios give that they became out of date and provides a more realistic picture of Carmarthenshire's growth

It is demonstrated that the preferred option is realistic and deliverable when benchmarked against past delivery rates and supports the main economic and regeneration aspiration for the County.

**d) Has the requirement figure been informed by a robust assessment of the main local influences on housing demand in Carmarthenshire including, household formation size, migration levels, and vacancy rates?**

Yes, the main local influences on housing demand in Carmarthenshire have been considered and are set out within the Housing and Economic Growth Paper (Submission document CSD34).

Sensitivity analysis on household formation has been undertaken across the demographic scenarios, configured using comparative membership rate assumptions. The Welsh Government's 2008-based projections largely drew upon trends prior to the current plan period and suggested that the average household in Carmarthenshire would contain 2.05 people in 2021. The latest 2018-based projections, in contrast, drew upon more recent trends and anticipated an average of 2.26 people per household in the same year. Initial data from the latest Census suggests that there were slightly more (2.30) than anticipated even by the most up-to-date projection. While there could be several reasons for this trend, it is potentially partially caused by individuals being left with no choice but to stay in the family home or share with other adults, so-called hidden households, due to a shortage of available housing.

Equally, the impact of internal and international migration has been carefully examined as part of the 'components' of population change for Carmarthenshire. Projections suggest that population growth would be driven by net in-migration, however in all scenarios there would be a net outflow of those aged 15-19yrs and a relatively balanced flow of those aged 25-29. These critical influences are considered within the background topic papers to determine the housing requirement figure and to support the Council's corporate objectives and Plans and Strategies including in relation to affordable housing, economic development and job creation, well-being plan and rural regeneration plan.

In respect to the household conversion rate, the 2011 Census data was relatively dated at the time of writing – pending the release of data from the 2021 Census, but with the availability of more up-to-date Council Tax data, it was reasonable to derive a vacancy rate of 3.8% and this has been applied and fixed throughout the forecast period.

## **2. Is the housing land supply figure identified in Policy SP4 appropriate?**

The housing land supply figure set in the Second Deposit RLDP was made up of a housing requirement of 8,822 and a provision of 9,704. The figure is evidenced with site-specific information on deliverability and viability data on larger sites and past build rates. The figure includes a 10% flexibility allowance, which will be discussed at point (f) below. Background evidence has been provided in the Growth and Spatial Distribution Topic Paper – Part 1 Housing (CSD75) and the Housing Growth and Spatial Distribution Position Paper (CSD64).

On reflection and taking into account monitoring data from the beginning of the Plan period (2018), it is considered that a lower housing figure is now appropriate. It is now considered that a housing provision of 9,045 is appropriate and deliverable. The reason for this is a reduction in the flexibility allowance to 2.5% which will be discussed below.

**a) How has the supply figure of 9,704 been derived? And is it based on robust and credible evidence?**

Topic Paper – Part 1 Housing (submission document CSD75) and the Housing Growth and Spatial Distribution Position Paper (submission document CSD64) set out the detail and the background to the housing supply figure.

The housing provision figure of 9,704 is made up of the following components:

Policy HOM 1 allocations *	2259
Policy HOM1 commitments*	4565
Large windfalls (5+ dwellings)	1305
Small windfalls (<5 dwellings)	1575
Total	9704

\*updated base date to March 2024

An updated Timing and Phasing of Allocations table is set out in Appendix 3 and demonstrates that Policy HOM1 allocations and commitments are comfortably deliverable during the Plan period.

Following a number of years of monitoring, it is evident that the windfall figures, in particular the large windfall figure, are no longer achievable. The anticipated windfall allowance for the first six years (plus 2 years, which must be deducted from the first 2 years of projected supply to avoid issues of double counting as per DPM) has not been met. Based on past trends, an allowance of 87 dwellings per annum had been set however, only 74 dwellings have been built rather than the anticipated 522, or an under-supply of 696 when deducting the first 2 years of projected supply.

Two Housing Trajectory tables are presented in Appendix 1, the first is based on the housing provision being 9704 (as per 2<sup>nd</sup> Deposit RLDP) and the second based on a proposed lower figure of 9045 which is made up of the following components:

Policy HOM 1 allocations *	2259
Policy HOM1 commitments*	4565
Large windfalls (5+ dwellings)	683
Small windfalls (<5 dwellings)	1538
Total	9045

\*updated base date to March 2024

This amended provision reduces the flexibility allowance from 10% to 2.5%. The proposed windfall element of the housing supply can be broken down as follows:

#### Large windfalls

Appendix 1 sets out the housing trajectory. An extract from the trajectory for the large windfall component of the trajectory is set out below:

Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Completions on large windfall	30	27	5	8	2	2									
Anticipated completions large windfall sites									87	87	87	87	87	87	87

Completions on large windfalls = 74  
 Anticipated completions on large windfalls = 609  
 Large windfall allowance = 683

#### Small windfalls

An extract from the trajectory for the small windfall component of the trajectory is set out below:

Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Actual recorded completions on small sites	117	103	104	125	85	59									
Anticipated completions small windfall sites							105	105	105	105	105	105	105	105	105

Completions on small windfalls = 593  
 Anticipated completions on small windfalls = 945  
 Small windfall allowance = 1538

**b) What is the make-up of the housing supply? Should this be outlined in the reasoned justification of Policy SP4 and, where appropriate, do all the components have the same base date?**

The make-up of the housing supply is set out in question 2a).

Whilst the make-up of the housing supply was set out in background topic papers to make the Written Statement more streamlined, on reflection, the reasoned justification for Policy SP4 should include the make-up of the housing supply for transparency reasons.

All components of housing supply have the same base date. The updated, revised components presented here all have a base date of 31<sup>st</sup> March 2024.

**c) Is the estimated yield of units from committed and windfall sites realistic and based on robust evidence? And has a non-delivery allowance been defined and applied?**

The estimated yield from committed sites is considered to be realistic and the delivery rate of larger sites has been agreed with landowners, where possible. An updated Trajectory – timing and phasing of allocations is provided in Appendix 3 for committed sites.

The estimated yield from windfall sites has been derived from past build rates. The evidence supporting the derivation of the large and small windfall figure is set out in the Growth and Spatial Distribution Topic Paper – Part 1 Housing (CSD75). However, we are now six years into the Plan period, and the delivery rate of both large and small windfall sites has not been in accordance with expectations.

It is proposed to amend the windfall rate for both small and large sites, as set out in question 2a. The anticipated windfall allowance for the first six years (plus 2 which must be deducted as set out in the DPM) has not been met. Based on past trends, an average of 87 windfall dwellings has been set (as set out in submission documents CSD74 & CSD75). Only 74 windfall dwellings on large sites have been built to date, rather than the anticipated 522. It is considered that the one of the main reasons for this is that in the preparation of 2nd Deposit, some sites were re-classified to commitments which would otherwise have been windfall sites in the period 20-22. The anticipated 87 dwellings per year is considered to be appropriate for the remaining years of the Plan period.

In support of the windfall allowance, submission document CSD75 sets out the justification behind the windfall allowance figure and contains an analysis of sites currently allocated in the adopted LDP and the likelihood of these sites being developed (see para. 3.21 & appendix 6).

A non-delivery allowance has not been defined nor applied. It was not considered suitable as the housing land bank is made up of sites of a range of sizes with a number of them being relatively small. As a County which has large parts of a rural nature, it was decided that large sites are defined as those which comprise of 5 dwellings or more, as opposed to the more widely applied 10 dwellings or more in

more urban areas. This was considered to be more suitable for housing delivery within the area.

**d) How many dwellings will be built in Tier 4 settlements? And is this analysis based on robust and credible evidence?**

Housing development in Tier 4 settlements is governed by Policy HOM3 and an allowance of 264 dwellings has been apportioned to this tier. Further detail, justification and evidence is provided in Submission document CSD75 – Growth and Spatial Distribution Part 1 – Housing, in paragraphs 3.35 - 3.37 and appendix 2.

**e) Should details of the housing allocations and committed housing sites be included in the Plan?**

In line with the DPM, Policy HOM1 sets out the site name, settlement, number of units (market and affordable) and broad phasing tranches. Policy HOM1 provides for 192 sites (both allocations and committed sites) and as such, to provide more detail within the Plan would make for a lengthy and unnecessary addition. The amount of detail provided is considered to be appropriate.

**f) How has the flexibility allowance of 10% been defined? And is it based on robust and credible evidence?**

The DPM suggests that the starting point for considering the flexibility allowance could be 10%, with any variation robustly evidenced. The 10% flexibility set in the Revised LDP was determined to be a reasonable allowance to meet the housing requirement.

Question 2a has already presented an alternative flexibility allowance of 2.5%. Both housing allocations and commitments are considered to be appropriate, and their deliverability projected to be in line with the trajectory. The reason for the change in the flexibility allowance is down to under-deliverability over the first six years (plus 2 years which must be deducted from the trajectory), see answers above in a) & b).

The revised trajectory and the timing & phasing of allocations in Appendices 1 & 3 identify that 66.9% of the housing units in Policy HOM1 are commitments which provides confidence in the certainty of sites being developed. It is also recognised that the sheer number of sites allocated within the plan, through policy HOM1, would lessen the risk if a significant unforeseen scenario would delay the development of any of the larger allocations. It is the view of the Council that a reduction of the flexibility percentage to 2.5% could be achieved without significantly impacting on the Council's vision and strategic objectives.

**3. Is the rate of delivery contained in the housing trajectory realistic, based on robust and credible evidence and consistent with the requirements of the Manual?**

The trajectory set out in the 2<sup>nd</sup> Deposit RLDP has since been updated. In response to concerns raised by the Welsh Government in relation to the presentation of the data and its alignment with the Development Plans Manual, a Position Paper was prepared and submitted as evidence (submission document CSD64). This document corrects and updates the housing trajectory and spatial distribution tables. Since the Paper's production, a further year of housing completion data is available.

Two further updated Housing Trajectory tables are set out in Appendix 1. The first table, based on housing provision being 9704 provides an additional year of completion data to that presented in the Position Statement. The table highlights an under-provision of housing and therefore an alternative table has been produced. This alternative trajectory is based on providing a flexibility allowance of 2.5%, rather than 10%, with the housing provision reducing to 9045. This is presented to demonstrate how the remaining housing completions requirement in row N of the trajectory table could equate to 0.

We are now six years into the trajectory due to delays in the Plan's preparation process. The deficit can be put down to low completion levels on committed sites, and the lack of delivery on windfall sites:

- Completions were significantly lower than expected in 2022-23 & 2023-24, the reasons for this could be placed on economic conditions or that the current adopted LDP has gone past its end date of 2021.
- The anticipated windfall allowance for the first six years (plus 2 which must be deducted as set out in the DPM) has not been met. Based on past trends, an average of 87 windfall dwellings has been set. Only 74 windfall dwellings on large sites have been built, rather than the anticipated 522, in addition to the loss of 174 which cannot be accounted for the first two years of projected supply in accordance with the DPM. It is considered that the main reason for not achieving this windfall rate is that in preparing the 2nd Deposit Plan, a number of sites were reclassified to be commitments which would otherwise have been classed as windfall in the period 20-22.

Appendix 3 sets out an updated Housing Trajectory – timing and phasing of allocations for allocated and committed sites to that presented in the 2<sup>nd</sup> Deposit RLDP. The data contained within it has been updated to a base date of 31<sup>st</sup> March 2024.



#### **4. Will the Plan deliver the housing requirement?**

The Council is confident that the housing requirement will be delivered and will be done so in line with the housing trajectory, as demonstrated below.

**a) Are the site allocations available and deliverable within the anticipated timescales? Are the allocations supported by a robust and comprehensive site assessment methodology, free from significant development constraints and demonstrated to be economically viable?**

All site allocations have undergone assessment in line with the Site Assessment Methodology (submission document CSD101) and individual site proformas are set out in submission documents CSD104-109. Additional evidence has been gathered for Key Sites (see submission document CSD120 – Position Statement – Key Sites) where viability evidence and Statement of Common Grounds, among other evidence, has been provided to show deliverability of these sites (submission documents CSD121 – CSD206).

**b) Should committed sites be allocated?**

Yes. Policy HOM1 identifies all land considered to be appropriate for housing development and includes both committed and allocated sites, the policy itself doesn't differentiate between the two. The Housing Trajectory consists of two parts – committed sites and allocated sites and is updated in Annual Monitoring Reports. Sites are re-assessed each year as to which category of the trajectory they sit in.

Paragraph 1.22 of PPW states that *“Development plans must show how places are expected to change to accommodate development needs over the plan period. They provide certainty for developers and the public about the type of development that will be permitted at a particular location.”*

Not allocating committed sites would provide uncertainty to communities with large areas of white land within the development limits. Allocating committed sites demonstrates that these sites are considered as suitable and are viable sites, albeit that they haven't yet been developed.

**c) Is the Plan's housing strategy sufficiently flexible to respond to changing circumstances?**

The housing strategy is backed up with deliverability evidence and the Council are as confident as we can be that the strategy is deliverable, which is demonstrated in a number of background papers. However, as has been seen in recent years with a recession and a global pandemic and the resulting economic climate, despite all

efforts to plan effectively, flexibility needs to be built in. As has been discussed, a flexibility allowance has been built into the housing provision to ensure the deliverability of the housing requirement.

Small sites are an important element of the housing provision and strategy, and policies such as HOM3 & HOM4 are designed to be flexible in terms of ensuring that appropriate housing is provided in smaller villages.

Monitoring plays an important part of the Plan process where each policy area has a number of targets and trigger points. These “trigger points provide a mechanism for determining how policies are working and whether action is required” (DPM, para 8.6). Trigger points will enable the Council to act where policies aren’t being implemented successfully and will allow a response to changing circumstances if required.

### ***Housing Distribution and Development***

#### **5. Is the spatial distribution of new housing development sustainable and coherent?**

The spatial distribution of new housing development is in line with Policy SP3: Sustainable Distribution – Settlement Framework. This Policy seeks to distribute growth and development spatially across the County, with settlements allocated to one of 6 clusters within the hierarchy. The cluster-based approach is flexible in apportioning new growth and avoids any assumption that every settlement in every tier must contribute towards growth.

The ethos of Policy SP4: A Sustainable Approach to Providing New Homes is the provision of homes in a sustainable manner. Appendix 2 provides an updated spatial distribution table, based on a lower housing provision.

#### **a) How will new windfall development within each tier of the settlement hierarchy be assessed and managed? Should the reasoned justification of Policy HOM2 be expanded to explain the approach to assessing proposals in accordance with the Plan?**

The windfall figure has been derived by taking an average of past trends (see the Growth and Spatial Distribution Topic Paper – Part 1 Housing (CSD75). Taking the past few years out of the equation for the reasons set out in Q3, it is considered that the windfall figure is realistic and achievable.

Windfall development by its nature is difficult to manage, and it is considered that the existing, adopted LDP has successfully delivered an appropriate windfall rate for the area’s communities. Policy HOM2 is a very similar policy to that contained in the

adopted LDP (Policy H2) and there through the continuation of this approach it is considered that the assessment and management of windfall developments will be acceptable.

Reference in the reasoned justification could be provided to relevant policies in the Plan, in particular Policies PSD1: Effective Design Solutions - Sustainability and Placemaking, and to the Supplementary Planning Guidance on Placemaking and Sustainable Development.

**b) Is the spatial distribution of housing allocations and windfall opportunities consistent with the identified settlement hierarchy? And are the tables contained in Appendix 7 accurate?**

Yes, the spatial distribution of housing allocation and windfall opportunities are consistent with the identified settlement hierarchy. See answer to question 5. The spatial distribution of housing can be seen in an updated table contained in Appendix 2.

The tables contained in Appendix 7 were accurate at the time of the 2<sup>nd</sup> Deposit but have since been updated to reflect two further years of housing completion data. These updated tables demonstrating the housing trajectory – timing and phasing of allocations can be found in Appendix 3.

**6. Are the requirements of Policy HOM3, in particular the 10% cap, clearly expressed, based on robust evidence and consistent with national planning policy?**

The 10% cap is not based on evidence but is considered as an appropriate policy led intervention to support the development of new dwellings within Tier 4 settlements. This percentage provides an opportunity for rural villages to develop at a pace which would be conducive to its character, environment and function whilst providing a clear limit in terms of what could be considered as acceptable growth. It would also cater for housing need, particularly in light of the evidence identified in the Rural Housing Market Assessment, whilst allowing the developments to assimilate and the settlements to absorb any growth without compromising the local character of an area.

Reference is drawn to the Growth and Spatial Distribution Topic Paper (Submission document CSD75) which provides a breakdown of small-scale housing within Tier 4 settlements for an 8-year period. This data identifies 91 dwellings being completed in all 76 Tier 4 settlements combined. It is our view that the delineation of development limits in this case has limited the potential for new development, either through land not being brought forward for development by landowners, or

significant environmental or other development constraints impacting on the delivery of new housing.

Policy HOM3 is reflective of the approach in Planning Policy Wales and Technical Advice Note 6 (TAN6) to improving the sustainability of settlements in the long term. The Policy sets out the apportionment given to each Tier 4 settlement which is over and above that currently being developed but considered to be reflective of an appropriate scale for each settlement.

The policy sets out the criteria on acceptable plots, with the introduction of a SPG to support the interpretation and application of the policy.

## **7. Is Policy HOM4 consistent with the requirements of national planning policy?**

Reference is drawn to Planning Policy Wales Edition 12 and Technical Advice Note 6 (TAN 6) in relation to development proposals within the open countryside. National policy requires that all residential development away from existing settlements or centres should be strictly controlled and should be of a scale and design that respects the character of the surrounding area. Carmarthenshire, as a rural county has a notable number of settlements or groups of dwellings which do not have development limits and are not defined within the settlement framework. However, it should be noted that these areas can play an important role in meeting the social and economic sustainability of rural communities, and therefore this policy seeks to meet the requirements to provide affordable housing exceptions for 'local need' when applicable and acceptable.

The policy is therefore reflective of the provisions of national policy. The Plan and its Glossary provides an explanation of the local need eligibility and those persons who can be considered eligible, with the proposed publication of a SPG to support the interpretation and application of the policy.

## **8. Should the Plan include a policy which seeks to manage density levels on all sites proposed for residential development?**

The identification of suitable density levels for residential development varies from site to site depending on the area's character and sustainability and the site-specific considerations such as existing features, site topography and accessibility. For this reason, no specific guidance is provided within policy to manage density levels on all sites proposed for residential development. However, Policy HOM1 in the Plan does provide an indicative number of dwellings to be built on the sites allocated for housing. In addition, Supplementary Planning Guidance on Placemaking and Sustainable Places will be produced and adopted alongside the Revised LDP which

will provide additional guidance in respect of Policy SP12 to guide sustainable development and placemaking, encompassing suitable density levels.

**9. Is the approach taken to the delivery of specialist housing ‘outside and not adjoining defined development limits’ in Policy HOM6 clearly expressed and consistent with national planning policy?**

Policy HOM6 aims to provide additional flexibility to enable the provision of specialist housing to meet the needs of the County’s residents, in particular the growing demand for specialist housing to accommodate the housing needs of the ageing population. To this end, Policy HOM6 seeks to allow the appropriate conversion of existing properties where they are not within or adjoining the development limits. The Policy does however place restrictions upon this through criterion a, b and c within the Policy. The Policy emphasises the importance of identifying suitable sites and locations which would meet the needs of the proposed occupants while balancing this with the need for sustainable development in sustainable locations.

**10. Should the Plan include a policy which seeks to restricts the use of all new housing to a sole or main residence?**

Carmarthenshire County Council is currently considering introducing new measures to manage the prevalence of second homes and short-term holiday lets in Carmarthenshire. As part of this work, the relevant evidence is being collated and analysed as well as an evaluation of the effect of council tax measures introduced to date. Until this exercise, and a full analysis of the evidence is completed, the Council is not in a position to understand whether a new Policy restricting the use of all new housing to sole or main residence is needed. Please also refer to the Council’s response to the Inspectors’ Initial Questions in relation to changes to national policy.

***Community Infrastructure***

**11. Should the Plan include a policy which seeks to protect existing community facilities?**

Policy PSD6 provides guidance for the provision of new community facilities. The supporting text in paragraph 11.314 outlines the importance of retaining community facilities and the role they play. It is considered that either a new policy or an addition to Policy PSD6 would be beneficial with the view of protecting community facilities. If the Inspector agrees, then a new Policy is proposed as follows:

***Protection of Community Facilities***

**Proposals which would result in the loss of community facilities outside of the Principal Centres and Service Centres will only be permitted where:**

- a. There is another similar or compatible community facility available for customers within:
  - i. a convenient walkable distance; or,**
  - ii. where applicable, within a neighbouring Sustainable Village or Rural Village (as noted in Policy SP3: Sustainable Distribution – Settlement Framework).****
- b. Its loss would not be detrimental to the social and economic fabric of the community.**

**In the absence of an alternative provision, proposals resulting in the loss of the community facility will only be permitted if it can be demonstrated to the Council's satisfaction that all reasonable attempts have been made to market the business for sale or let over a 12 month period, where applicable, and have failed.**

*In seeking to define and create sustainable communities the Plan identifies and recognises the contribution of local services. These include such facilities as shops, post offices, public houses, petrol filling stations, which will contribute to the future viability of settlements and communities, both in terms of providing a service but also in offering 'meeting places' where community interaction can occur and community spirit can be enhanced. The Council also recognises the importance of community facilities and services where there is a strong local dependence on them. Such services are vital to the economic wellbeing of the communities and also promote social inclusion, particularly amongst the less mobile members of a community.*

*It is acknowledged that settlements classified as Sustainable Villages and Rural Villages are the most vulnerable to the loss of such facilities. Factors such as demand and the high value of residential land in the rural areas, often results in pressure from property owners to change the use or redevelop such facilities for residential purposes, even where the business is thriving. The income from a shop or other activity may be less than can be gained from an alternative development. This policy seeks to moderate pressures for change by ensuring that unless there are reasonable alternative facilities, and if the shop or facility is viable at appropriate rent levels, then its loss will not be allowed.*

*Whilst the policy seeks to protect against the loss of facilities, provision is made for those circumstances where it can be demonstrated that such facilities are no longer needed or are not viable.*

*In seeking to ensure that settlements remain viable, a sequential approach will be undertaken in assessing the availability of an alternative or similar facility. The first consideration in assessing proposals should be the availability of an alternative facility within a reasonable distance to access such a facility. A walkable distance for the purposes of this policy is as contained within the Manual for Streets: Department*

*for Transport/Communities and Local Government/WAG – 2007. This identifies that ‘Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes’ (up to about 800m) walking distance of residential areas which residents may access comfortably on foot’.*

*Marketing of premises for the purposes of this policy can be defined as advertised within an appropriate industry publication or where appropriate, through local estate agents over a reasonable period.*

## **12. Are the requirements of Policy INF2 appropriate and clearly expressed?**

Yes, the policy seeks to reflect the potential influence the distribution of development has on the community and other services and supports and reflects ISA objective 12-1 – ‘Create opportunities for people to live active, healthy lifestyles through planning activities’.

However, it is recognised that whilst the policy and its purpose is clearly expressed, it does not specifically identify the type and, or size of developments where a Health Impact Assessment (HIA) should apply. Consequently, it is proposed to amend the policy to reflect the checklist under paragraph 11.196 of the supporting statement – namely to specifically reference major planning applications with the second part of the policy amended accordingly. This amendment will be set out within future Matters Arising Changes and relates to improving the clarity and meaning of the policy.

## Appendix 1 – Housing Trajectory

	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A	Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
B	Remaining years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	Total housing provision	9,704	9,704	9,704	9,704	9,704	9,704	9,704	9,704	9,704	9,704	9,704	9,704	9,704	9,704	9,704
D	Total LDP housing requirement	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822
E	Actual recorded completions on large sites during year	277	607	399	365	144	270									
F	Actual recorded completions on small sites during year	117	103	104	125	85	59									
G	Anticipated completions on allocated sites during year							0	167	451	453	408	277	239	168	96
H	Anticipated land bank completions during year							347	428	410	422	295	249	247	110	69
I	Anticipated completions large windfall during year									87	87	87	87	87	87	87
J	Anticipated completions small windfall sites during year							105	105	105	105	105	105	105	105	105
K	Total completions (E+F+G+H+I+J)	394	710	503	490	229	329	452	700	1053	1067	895	718	678	470	357
L	Anticipated Annual Build Rate - Total anticipated annual completions (G+H+I+J) adjusted with X% adjustment factor to future completions. The adjustment factor is not applied to any actual completions recorded in row E & F							395.444	612.413	921.244	933.493	783.014	628.161	593.166	411.192	312.331
M	Total projected cumulative completions						2655	3050.44	3662.86	4584.1	5517.59	6300.61	6928.77	7521.93	7933.13	8245.46
N	Remaining housing completions (housing requirement minus projected completions by year)						6167	5771.56	5159.14	4237.9	3304.41	2521.39	1893.23	1300.07	888.874	576.543



### Alternative Housing Trajectory

	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A	Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
B	Remaining years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	Total housing provision	9,045	9,045	9,045	9,045	9,045	9,045	9,045	9,045	9,045	9,045	9,045	9,045	9,045	9,045	9,045
D	Total LDP housing requirement	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822	8,822
E	Actual recorded completions on large sites during year	277	607	399	365	144	270									
	Comps on allocated large sites	247	580	394	357	142	268									
	Comps on large windfall	30	27	5	8	2	2									
F	Actual recorded completions on small sites during year	117	103	104	125	85	59									
G	Anticipated completions on allocated sites during year							0	167	451	453	408	277	239	168	96
H	Anticipated land bank completions during year							347	428	410	422	295	249	247	110	69
I	Anticipated completions large windfall during year									87	87	87	87	87	87	87
J	Anticipated completions small windfall sites during year							105	105	105	105	105	105	105	105	105
K	Total completions (E+F+G+H+I+J)	394	710	503	490	229	329	452	700	1053	1067	895	718	678	470	357
L	Anticipated Annual Build Rate - Total anticipated annual completions (G+H+I+J) adjusted with X% adjustment factor to future completions. The adjustment factor is not applied to any actual completions recorded in row E & F							436.226	675.571	1016.25	1029.76	863.766	692.943	654.339	453.598	344.541
M	Total projected cumulative completions						2655	3091.23	3766.8	4783.05	5812.81	6676.58	7369.52	8023.86	8477.46	8822
N	Remaining housing completions (housing requirement minus projected completions by year)						6167	5730.77	5055.2	4038.95	3009.19	2145.42	1452.48	798.139	344.541	0

## Appendix 2 - Spatial Distribution Table

	Components of Housing Supply	Tier 1	Tier 2	Tier 3	Tier 4	No Tier	TOTAL
i	Completions Large sites – HOM1	1180	655	153	0	0	1988
ii	Completions Large sites - windfall	39	20	12	3	0	74
iii	Completions Small sites	230	159	138	56	10	593
A	Total Completions (i+ii+iii)	1449	834	303	59	10	2655
iv	HOM1 U/C	35	103	22	0	0	160
v	Windfall U/C	9	3	7	2	0	21
B	Units under construction (iv+v)	44	106	29	2	0	181
C	Units with planning permission	1396	966	215	0	0	2577
D	New housing allocations	1342	554	363	0	0	2259
E	Large windfall sites (+5)	253.6	198.6	156.8	0	0	609
F	Small windfall sites (-5)	727.5			205	12.5	945
G	Total Housing Provision (A+C+D+E+F)	4440.6	2552.6	1037.8	264	22.5	9045
		724.5					

Appendix 3 - Timing and Phasing of Allocations table

Appendix 3 - Timing & Phasing of Allocated Sites and Commitments Breakdown  
Allocations

Commitments Considered as at 31st March 2024

\* Sites Allocated as 100% Affordable Schemes

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2024)	U/C April 2024	Actual Completions						Short Term	Medium Term				Long Term						
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			Estimated Completions																	
										2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33			
Cluster 1																											
Tier 1	Carmarthen	Land off Parc y Delyn	PrC1/h4	17	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	10	7	0	0			
		East of Devereaux Drive	PrC1/h5	10	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0		
		Llansteffan Road	PrC1/h8	50	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0		
		Brynhyfryd	PrC1/h10	20	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0		
		Castell Pigyn Road, Abergwili	PrC1/h12	35	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	10	10	10	0	0	0	0		
		West Carmarthen	PrC1/MU1	222	6 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	30	35	38	25	35	30	29		
		Pibwrlwyd	PrC1/MU2	247	6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	55	50	22		
Tier 2	Pontyates / Meinciau / Ponthenri	Cae Canfas, Heol Llanelli	SeC1/h4	8	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0		
		Land off Heol Glyndwr	SeC1/h7	9	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	0	2	2	3	2	0	0	0	0		
	Ferryside	Land to the rear of Parc y Ffynnon	Sec2/h2	12	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0	0		
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	2	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0			
		Land adj. Lleine	SuV1/h2	13	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	1		
	Bronwydd	Land at Troed Rhiw Farm	SuV4/h1	6	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0		
	Peniel	Aberdeuddwr / Pantyfedwen	SuV10/h2	38	3 months	6 months	6 months	0	0	0	0	0	0	0	0	0	0	0	10	10	10	8	0	0	0		
	Alltwalis	Land at Alltwalis School	SuV11/h1	12	3 months	4 months	3 months	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0		
	Llanpumsaint	Adj. Gwyn Villa	SuV12/h1	20	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	5	0	0		
		Llandre	SuV12/h2	4	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0	0		
	Rhydargaeau	Cefn Farm	SuV14/h1	17	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	5	0	0	0	0		
	Capel Dewi	Llwynddewi Road	SuV16/h1	2	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0		
	Nantgaredig	Rear of former joinery, Station Road	SuV17/h1	35	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	15	15	5	0	0	0	0		
	Llanddarog	Land adj. and the r/o Haulfan	SuV19/h2	10	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	4	4	0	0	0		
	Porthyrhyd	Land adjacent to Llwynhenry Farm	SuV20/h1	6	N/A	6 months	2 months	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0		
Total for the cluster				795				0	0	0	0	0	0	0	0	0	0	50	120	116	151	118	106	82	52		
Cluster 2																											
Tier 1	Llanelli	Beech Grove, Pwll	PrC2/h1	10	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0		
		Land adjacent The Dell, Furnace	PrC2/h10	13	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	0	6	7	0	0	0	0	0	0		
		Harddfan	PrC2/h20	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0		

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2024)	U/C April 2024	Actual Completions						Short Term	Medium Term				Long Term				
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			Estimated Completions															
										2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
		Dafen East Gateway	PrC2/h23	150	6 months	8 months	6 months	0	0	0	0	0	0	0	0	0	0	30	30	30	30	30	0	0	
		Pentre Awel	PrC2/SS1	240	6 months	8 months	6 months	0	0	0	0	0	0	0	0	0	60	60	60	60	0	0	0	0	
Tier 2	Kidwelly	Land off Priory Street	SeC3/h2	20	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	4	
	Hendy	Land between Clayton Road and East of Bronallt Road	SeC6/h2	12	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	6	6	0	0	0	
	Llangennech	Golwg Yr Afon	SeC7/h3	50	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	
		Opposite Parc Morlais	SeC7/h4	32	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	16	16	0	0	0	0	0	
		Maesydderwen	SeC7/h5	5	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	
Tier 3	Mynyddgarreg	Land adjacent to Ty Newydd, Meinciau Road	SuV22/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0	
	Five Roads / Horeb	Adjacent Little Croft	SuV23/h2	25	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	15	10	0	0	0	0	0	
Total for the cluster				571				0	0	0	0	0	0	0	0	0	74	163	148	98	38	38	8	4	
Cluster 3																									
Tier 1	Ammanford (inc Betws and Penybanc)	Land at r/o No 16-20 & 24-30 Betws Road	PrC3/h1	9	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	4	5	0	0	0	0	0	0	
		Land Adjoining Maes Ifan, Maesquarre Road	PrC3/h6	18	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0	
	Cefneithin	Land off Heol y Parc	PrC3/h8	18	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0	0	
	Drefach (Tumble)	Nantydderwen	PrC3/h14	33	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	10	10	13	0	0	
	Gorslas	Land adjoining Brynlluan	PrC3/h18	29	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	9	10	10	0	0	
	Llandybie	Land north of Maespiode	PrC3/h20	45	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	11	12	12	10	0	
	Penygroes	Emlyn Brickworks	PrC3/MU1	107	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	12	30	25	25	15	
	Saron	Land off Parc-y-Mynydd	PrC3/h26	15	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0	
		Land off Nant-y-Ci Road	PrC3/h27	18	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	3	5	5	5	
	Tumble	Land at Factory site between No. 22 & 28 Bethesda Road	PrC3/h28	30	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0	
Tier 2	Brynamman	Heol Gelynen	SeC9/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	
	Pontyberem	Land off Heol Llannon	SeC11/h1	15	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	3	0	0	0	
Tier 3	Carmel	Land adjacent to Tŷ Newydd	SuV27/h1	5	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	
	Ystradowen	Land off Pant y Brwyn	SuV30/h1	5	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2024)	U/C April 2024	Actual Completions						Short Term	Medium Term			Long Term					
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			Estimated Completions															
										2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
Total for the cluster				355				0	0	0	0	0	0	0	0	0	17	30	33	63	79	65	44	24	
Cluster 4																									
Tier 2	Newcastle Emlyn	Trem y Ddol	SeC12/h1	17	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	3	4	4	4	2	
		Land to r/o Dolcoed	SeC12/h3	20	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	4	0	
	Llanybydder	Adj. Y Neuadd	SeC13/h1	10	3 months	6 months	1 month	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	0	0
	Pencader	Blossom Garage	SeC14/h1	20	3 months	6 months	1 month	0	0	0	0	0	0	0	0	0	0	0	5	5	5	5	0	0	0
		Land adj Maescader	SeC14/h2	24	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	6	6	6	6	0	0
Tier 3	Llangeler	Land opp Brogeler	SuV33/h1	5	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	0
	Saron/Rhos	Land adj. Arwynfa	SuV35/h1	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0
	Llanllwni	Cae Pensarn Helen	SuV36/h1	6	N/A	3 months	3 month	0	0	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0
		Land at Bryndulais	SuV36/h2	16	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	6	5	5	0	0	0	0	0
	Cwmann	Land south of Cae Coedmor	SuV37/h2	20	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	5	5	5	5	0	0	0
		Land adjacent to Lleinau	SuV37/h3	10	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0
	Capel Iwan	Maes y Bryn	SuV38/h1	6	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0
	Llanfihangel ar arth	Adj Yr Hendre	SuV39/h1	7	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	1	0	0
	New Inn	Blossom Inn	SuV43/h1	5	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0
Total for the cluster				172				0	0	0	0	0	0	0	0	0	8	27	38	36	34	18	9	2	2
Cluster 5																									
Tier 2	Llandovery	Land adjacent to Bryndeilog, Tywi Avenue	SeC15/h2	8	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	2	2
	Llandeilo	Llandeilo Northern Quarter	SeC16/h1	27	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	10	7	0	0	0	0
	Llangadog	Land opp. Llangadog C.P School	SeC17/h1	16	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	4	0	0	0	0
		Land off Heol Pendref	Sec17/h2	8	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	2	4	0	0	0	0
Tier 3	Cwmifor	Opp. Village Hall	SuV51/h1	8	N/A	12 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	2	3	1	0	0
Total for the cluster				67				0	0	0	0	0	0	0	0	0	4	16	16	17	2	6	4	2	2
Cluster 6																									
Tier 2	St Clears / Pwll Trap	Adjacent to Britannia Terrace	SeC18/h1	60	6 months	8 months	3 months	0	0	0	0	0	0	0	0	0	0	0	25	25	10	0	0	0	0
		Land adjacent to Cefn Maes	SeC18/h3	100	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	40	40	20	0	0	0	0
		Land at Heol Llainedlyn	SeC18/h4	6	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0
		Land adjacent to Gwynfa, Station Road	SeC18/h5	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Time Lag to construction start in months			Total Completions (April 2018 - March 2024)	U/C April 2024	Actual Completions						Short Term	Medium Term				Long Term				
					Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			Estimated Completions															
										2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
		Land to the rear of Station Road	SeC18/h6	25	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	10	
	Whitland	Land at Park View, Trevaughan	SeC19/h1	8	N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0
		Land at Whitland Creamery	SeC19/h2	20	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0
	Laugharne	Land off Clifton Street	SeC20/h3	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2
Tier 3	Glandy Cross	Land to the north of Cross Inn P.H	SuV55/h2	6	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	0
	Efailwen	Land to the r/o Talar Wen	SuV56/h1	6	N/A	3 months	2 months	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0
	Meidrim	Land adj. to Lon Dewi	SuV58/h1	10	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0
		Land off Drefach Road	SuV58/h2	14	3 months	4 months	2 months	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2	0
	Bancyfelin	North of Maes y Llewod	SuV59/h2	19	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	9	10	0	0	0	0	0
	Llangynog	Land at College Bach	SuV60/h1	6	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	0
	Pendine	Land at Nieuport Farm	SuV61/h1	5	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	3	2	0	0	0	0	0
Total for the cluster				299				0	0	0	0	0	0	0	0	0	14	95	102	43	6	6	21	12	
Overall Housing Allocation total					2259				0	0	0	0	0	0	0	0	0	167	451	453	408	277	239	168	96

## Commitments

Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	U/C 24	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23 (Completions)	2023-24 (Completions)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Cluster 1																						
Tier 1	Carmarthen	Springfield Road	PrC1/h2	outline		29	0	0	0	0	0	0	0	0	0	9	10	10	0	0	0	0
		113 Priory Street	PrC1/h3	Completed		37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0
		Penybont Farm, Llysonnen Road	PrC1/h7	Full		9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
		Mounthill	PrC1/h9	Full		5	0	0	1	1	0	0	0	3	0	0	0	0	0	0	0	0
		Rhiw Babell extension	PrC1/h11	Completed		12	0	0	5	4	3	0	0	0	0	0	0	0	0	0	0	0
		Bronwydd Road (south)	PrC1/h14	Completed		44	0	0	0	8	8	3	25	0	0	0	0	0	0	0	0	0
		Adj Tyle Teg, Llysonnen Road	PrC1/h15	Full		7	0	0	4	1	0	0	0	0	2	0	0	0	0	0	0	0
		Rhiw Babell	PrC1/h16	Outline		9	0	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0
		4-5 Quay Street	PrC1/h17	Full		5	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
		Castell Howell	PrC1/h18	Full		7	0	0	0	0	0	0	0	0	0	3	4	0	0	0	0	0
		Land adjacent Ty Gwynfa	PrC1/h19	Completed		10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
		5-8 Spilman Street	PrC1/h20	Completed		12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0
		Clos Tawelan	PrC1/h21	Completed		18	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0
West Carmarthen	PrC1/MU1	Various		478	0	5	70	20	10	0	4	39	80	66	54	40	45	45	0	0		
Tier 2	Pontyates / Meinciau / Ponthenri					19	0	0	0	0	0	0	0	0	5	5	5	4	0	0	0	0
		Lime Grove	SeC1/h1	Outline		11	0	0	0	0	0	0	0	2	2	2	2	2	1	0	0	0
		Land adjoining Tabernacle Chapel	SeC1/h3	Outline		6	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0
		Land at 8 Heol Llanelli	SeC1/h5	Full		10	0	0	0	0	0	0	0	3	4	3	0	0	0	0	0	0
		Land off Heol Llanelli	SeC1/h6	Outline																		
	Ferryside	Caradog Court	Sec2/h1	Full		12	1	1	0	1	0	1	2	4	3	0	0	0	0	0	0	0
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	Full & outline		6	0	0	0	0	1	0	0	1	1	1	1	1	0	0	0	0
	Llansteffan	Land to the rear of Maesgriffith	SuV3/h1	Full		16	0	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0
	Cwmffrwd	Land at Maesglasnant	SuV5/h1	Full		20	0	9	3	1	1	0	0	2	2	2	0	0	0	0	0	0
	Llangain	South of Dol y Dderwen	SuV8/h1	RM		36	0	0	0	0	0	0	0	20	16	0	0	0	0	0	0	0
	Peniel	South of Pentre	SuV10/h1	Full		9	0	0	0	0	3	3	1	2	0	0	0	0	0	0	0	0
	Llanpumsaint	Llandre	SuV14/h2	Full		4	1	0	1	0	1	0	1	1	0	0	0	0	0	0	0	0
	Rhydargaeau	Cefn Farm	SuV14/h1	Completed		19	0	4	4	5	6	0	0	0	0	0	0	0	0	0	0	0
	Llanarthne	Llanarthne School	SuV15/h1	Completed		8	0	2	3	3	0	0	0	0	0	0	0	0	0	0	0	0
	Capel Dewi	Llwynddewi Road	SuV16/h1	Full		6	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0
	Pontargothi	Land off A40, Pontargothi	SuV18/h1	Full		15	0	0	0	0	0	0	0	0	5	5	5	0	0	0	0	0
	Llanddarog	Land Opp. Village Hall	SuV19/h1	RM		16	0	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0
Total for the cluster						895	2	21	130	56	53	16	45	96	141	103	84	57	47	46	0	0
Cluster 2																						
Tier 1	Llanelli	Former Laboratory Pen y Fai Lane	PrC2/h2	RM		13	4	0	0	0	0	1	8	4	0	0	0	0	0	0	0	0
		Parc y Strade	PrC2/h3	Completed		94	0	24	70	0	0	0	0	0	0	0	0	0	0	0	0	0
		North Dock (inc former Pontrilas)	PrC2/h4	Outline		210	0	0	0	0	0	0	0	0	0	0	40	40	40	40	40	10
		107 Station Road	PrC2/h6	Completed		7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		13-15 Station Road	PrC2/h7	Completed		9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
		*3-5 Goring Road	PrC2/h9	Completed		8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
		*Llys yr Hen Felin, Town Centre	PrC2/h12	Completed		26	0	0	15	5	6	0	0	0	0	0	0	0	0	0	0	0



Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	U/C 24	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23 (Completions)	2023-24 (Completions)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
		*Land off Frondeg Terrace	PrC2/h13	Completed		29	0	2	27	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Rear of 22c,22d and 22e Llwynhendy Road	PrC2/h14	Completed		6	0	0	4	0	2	0	0	0	0	0	0	0	0	0	0	0	
		Maesarddafen Road / Erw Las, Llwynhendy	PrC2/h15	RM		94	0	0	0	0	0	0	0	0	0	30	30	34	0	0	0	0	0
		Ynys Las, Llwynhendy	PrC2/h16	Full		33	0	0	0	0	0	0	0	0	0	0	20	13	0	0	0	0	0
		*Dylan, Trallwm	PrC2/h18	Completed		32	0	0	20	4	8	0	0	0	0	0	0	0	0	0	0	0	0
		Genwen, Bryn	PrC2/h19	Completed		240	0	52	132	51	5	0	0	0	0	0	0	0	0	0	0	0	0
		Maes Y Bryn, Bryn	PrC2/h21	Completed		34	0	8	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Cwm y Nant, Dafen	PrC2/h22	outline		202	0	0	0	0	0	0	0	0	0	0	40	40	41	41	40	0	0
		Clos Ffordd Fach	PrC2/h24	Full planning		13	0	0	0	0	0	0	0	6	7	0	0	0	0	0	0	0	0
		Land off Clos-y-Berllan	PrC2/h25	Full Planning		20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
		Adjacent to No 19 Llwynhendy Road	PrC2/h26	Full		6	0	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0
		42 Stepney Street	PrC2/h27	Full Planning		8	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0
		Heol y Graig, Llwynhendy	PrC2/h28	Various Planning		5	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0
	YMCA MU Site	PrC2/MU3	Built		8	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	
Tier 2	Kidwelly	Llys Felin	SeC3/h3	RM		24	0	0	0	0	6	3	0	5	5	5	0	0	0	0	0	0	
		Land at Former Dinas Yard	SeC3/h4	RM		71	0	0	0	0	0	0	0	0	0	20	20	31	0	0	0	0	
	Burry Port	Gwdig Farm	SeC4/h1	Completed		105	0	0	0	35	57	5	8	0	0	0	0	0	0	0	0	0	
		Burry Port Harbourside	SeC4/h2	Outline		364	0	0	0	0	0	0	0	0	0	0	52	52	52	52	52	52	
		Glanmor Terrace	SeC4/h3	Built		32	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	
	Pembrey	Garreglwyd	Sec5/h1	Completed		14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Awel y Mynydd	Sec5/h2	Full		100	20	0	0	0	0	0	14	47	39	0	0	0	0	0	0	0	
	Hendy / Fforest	Llwyngwern	SeC6/h1	Completed		20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Land between Clayton Road and East of Bronallt Road	SeC6/h2	Full		8	2	0	2	2	2	0	0	2	0	0	0	0	0	0	0	0	
		Bronallt Road	SeC6/h3	Various Permissions		6	0	4	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
		Adjacent to Clos Benallt Fawr, Fforest	SeC6/h4	Completed		35	0	0	0	20	15	0	0	0	0	0	0	0	0	0	0	0	
	Llangennech	Box Farm	SeC7/h1	outline with a Voc		7	0	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0	
	Trimsaran / Carway	Ffos Las	SeC8/h1	Completed		159	0	20	40	70	29	0	0	0	0	0	0	0	0	0	0	0	
		Cae Linda	SeC8/h2	Full		45	2	0	1	3	0	0	0	2	4	5	5	5	5	5	5	5	
		Golwg Gwendraeth	SeC8/h3	RM		141	0	0	0	0	0	0	35	56	50	0	0	0	0	0	0	0	
Tier 3	Mynyddgarreg	Gwenllian Gardens	SuV22/h1	Completed		25	0	0	0	0	0	19	6	0	0	0	0	0	0	0	0	0	
	Five Roads / Horeb	Clos y Parc	SuV23/h1	Completed		16	2	0	0	0	14	2	0	0	0	0	0	0	0	0	0	0	
Total for the cluster						2269	30	137	359	231	144	30	105	132	160	179	215	138	138	137	97	67	
Cluster 3																							
Tier 1	Ammanford (inc Betws and Penybanc)	Former Petrol Station, Wind Street	PrC3/h2	Completed		6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Land at Gwynfryn Fawr	PrC3/h3	Completed		28	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	
		Land at Tirychen Farm	PrC3/h4	Outline		150	0	0	0	0	0	0	0	0	10	20	20	30	30	30	10	0	
		Yr Hen Felin, Pontamman Road	PrC3/h5	Completed		6	0	0	2	0	4	0	0	0	0	0	0	0	0	0	0	0	
		Llys Dolgader	PrC3/h33	Completed		9	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0	0	
		Betws Colliery	PrC3/h36	RM		66	0	0	0	0	0	0	0	0	0	0	0	0	22	22	22	0	0
	Castell y Rhingyll	Clos y Gât	PrC3/h34	Completed		5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0	0	

[illegible]

Cluster / Tier		Settlement	Site	Revised LDP Map Reference	Outline / Full Planning / Reserved Matters		Site capacity	U/C 24	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23 (Completions)	2023-24 (Completions)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33																
Tier 3	Llanfynydd	Awel y Mynydd	SuV49/h1	RM			13	4	0	0	0	0	3	4	4	2	0	0	0	0	0	0	0																
Total for the cluster									95	0	0	0	19	2	3	4	4	12	10	10	10	11	0	0															
Cluster 6																																							
Tier 2	St Clears / Pwll Trap	Former Butter Factory	SeC18/h2	Completed			45	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0																
		Land adjacent to Gardde Fields	SeC18/h7	Outline			8	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0	0																
		Land at Cae Glas	SeC18/h8	Outline			5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2																
		Land to the west of High Street	SeC18/h9	Full			64	32	0	0	0	0	0	0	40	24	0	0	0	0	0	0	0																
	Whitland	Land at Whitland Creamery	SeC19/h2	Full			28	0	0	0	0	0	0	0	0	0	10	18	0	0	0	0	0																
		Gerddi Lingfield	SeC19/h3	Completed			57	0	0	0	0	23	6	28	0	0	0	0	0	0	0	0	0																
		Parc y Dressig	SeC19/h4	Completed			15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0																
	Laugharne	Pludds Meadow	SeC20/h1	Completed			24	0	0	1	6	11	6	0	0	0	0	0	0	0	0	0	0																
		Adj. Laugharne School	SeC20/h2	Outline			42	0	0	0	0	0	0	5	15	15	7	0	0	0	0	0	0																
Tier 3	Glandy Cross	Land to the r/o Maesglas	SuV55/h1	Outline			9	0	0	0	0	0	0	0	0	3	3	3	0	0	0	0	0																
	Meidrim	Land off Drefach Road	SuV58/h2	Full Planning			1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0																
	Bancyfelin	Maes y Llewod	SuV59/h1	Completed			17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0																
	Llanmiloe	Land at Woodend	SuV63/h1	RM and full			28	2	0	0	2	3	1	3	5	5	5	4	0	0	0	0	0																
	Pendine	Land at Nieuport Farm	SuV61/h1	RM			5	1	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0																
Total for the cluster									348	35	17	1	8	52	58	37	62	52	27	27	2	0	0	3	2														
Total Commitments																							4565	102	247	580	394	357	142	268	347	428	410	422	295	249	247	110	69