

Addendum to the SFCA / Supporting Statement

September 2025

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Council Note on the findings of the review of allocated and additional sites.

In light of the most recent TAN15 publication in May 2025, the Council has undertaken a thorough assessment of its Revised LDP allocations and commitments to consider any amendments to a site's flooding designation in light of the changes presented within TAN15 and the Flood Map for Planning.

The allocations include both residential, employment, and mixed use sites with appendix 1 of this document providing a high-level appraisal of each site's flood zone in addition to the constraints, mitigation and requirements that would be necessary at the application stage.

Summary

In total 95 residential allocations have been considered, 137 committed residential sites, 2 Gypsy and Traveller sites, 7 Mixed Use sites and 40 proposed employment sites.

It is worth noting that some residential sites overlap, with the potential for part of a site to be committed through a planning permission, whilst the remainder of the site does not have planning permission.

Of all the assessed sites, only two sites have been identified as being at risk from flooding from Zone 2 and 3 (River and Sea). These sites include PrC1/h12 – Castell Pigyn Road, Abergwili, Carmarthen, and PrC1/MU1 -West Carmarthen.

Commentary is provided below.

PrC1/h12

When allocating the site, it was outside the C2 flood zone in the DAMs. However, the site is now identified as being in Flood Zone 2 for rivers according to NRW's FMfP. This represents an updated position from the previous FMfP and the SFCA and affects a significant element of the site.

In relation to the risk of flooding identified in the FMfP as a material consideration, it is duly noted. Any planning application to deliver the site will be required to have regard to the FMfP and should be accompanied by appropriate evidence including a detailed FCA.

PrC1/MU1

The site is a very large mixed-use area, and the elements of the site subject to fluvial flooding constraints have been excluded from being developed in the masterplan and developable areas as set out in the adopted Planning & Development Brief. The site has a history of housing delivery and several valid planning permissions.

The extents of floodzone 2 and 3 for rivers and sea are well constrained to the river corridor. It should therefore be possible to wholly locate built development in flood zone 1.

Findings of the briefing note on Surface Water and Watercourses

The following provides a summary statement of the Council's requirements and expectations in relation to the revised LDP for the consideration of surface water and small watercourse

A Flood Consequences Assessment is required for any development proposal located fully or partly in Surface Water and Small Watercourses - Flood Zones 2 and 3

An assessment should also be undertaken for development on sites outside of these zones, but which has the potential to affect the course of surface water and/or excess water from ordinary watercourses. The Council would ensure any new development adjacent to Flood Zones 2 and 3 for Surface Water and Small Watercourses is appropriately set back to allow for extreme flood events.

Surface water and ordinary watercourse flood risk management are the responsibility of Lead Local Flood Authorities (LLFAs). The LLFA has an important role in advising on surface water and ordinary watercourse flood risks for its area. The Council will seek the LLFA's views on planning applications where surface water and ordinary watercourse flood risk is potentially a reason for refusal or where the risk is proposed to be managed or mitigated through appropriate site design. In this respect the SPG on Flood resilience will consider how it can be managed through design solutions.

Furthermore, the Council's approach would be that proposals within Zone 1 for surface water will need to submit a drainage statement and a SuDS application, and for proposals within Flood Zones 2 and 3 for Surface Water it would be required to submit an FCA and a Drainage statement along with a SuDs application.

Appendix 1

TAN15 review against the Revised LDP Allocations

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC1/h4 – Land off Parc y Delyn, Carmarthen	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/h5 - East of Devereaux Drive, Carmarthen	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/h8 - Llansteffan Road, Carmarthen	Greenfield	A small portion of the site (approx. 10%) falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse, where appropriate.

Site Name	Nature of the site	Flooding Constraint	Commentary
			In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC1/h10 - Brynhyfryd, Carmarthen	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/h12 - Castell Pigyn Road, Abergwili, Carmarthen	Greenfield	A large portion of the site (approx. 93%) lies within the NRW Flood Zone 2 Rivers & a very small portion (approx. 1%) falls within the NRW Surface Water and Small Water Courses (2 & 3)	When allocating the site in the 2nd Deposit LDP, the site was outside the C2 flood zone in the DAMs. However, the site is now identified as being in Flood Zone 2 for rivers according to NRW's FMfP. This represents an updated position from the previous FMfP and the SFCA and affects a significant element of the site. In relation to the risk of flooding identified in the FMfP as a material consideration, it is duly noted. Any planning application to deliver the site will be required to have regard to the FMfP and should be accompanied by

Site Name	Nature of the site	Flooding Constraint	Commentary
			appropriate evidence including a detailed FCA. The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse, where appropriate.
PrC1/MU1 - West Carmarthen, Carmarthen	Greenfield	A small portion of the site (approx. 10%) falls within the NRW Surface Water and Small Water Courses (2 & 3)	The site is a very large mixed-use area, and the elements of the site subject to fluvial flooding constraints have been excluded from being developed in the masterplan as set out in the adopted Planning & Development Brief. The site has a history of housing delivery and several valid planning permissions.

Site Name	Nature of the site	Flooding Constraint	Commentary
			The extents of floodplain 2 and 3 for rivers and the sea are well constrained to the river corridor. It should therefore be possible to wholly locate built development in flood zone 1. A site- specific FCA at application stage may be required for parts of site that lie within flood risk areas, demonstrating how the flood risk will be mitigated through site design. Additional information and review of the existing flood modelling may be required to include ditches and tributaries of the Tawelan Brook which could influence the extent and depths of flooding within the site. The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions,

Site Name	Nature of the site	Flooding Constraint	Commentary
			submission of a FCA potentially demonstrating a sequential approach
PrC1/MU2 - Pibwrlwyd, Carmarthen	Greenfield	A portion of the site (approx. 5%) falls within the NRW Surface Water and Small Water Courses (flood zone 2 & 3).	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC1/(iv) – Land off Trevaughan Road	Greenfield	A small portion of the site falls within the NRW Surface Water and Small Water Courses (flood zone 2 & 3).	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the

Site Name	Nature of the site	Flooding Constraint	Commentary
			nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC1/h4 - Cae Canfas, Heol Llanelli, Pontyates	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC1/h7 - Land off Heol Glyndwr, Pontyates	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC2/h2 - Land to the rear of Parc y Ffynnon, Ferryside	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV1/h1 - Adjacent Fron Heulog, Cynwyl Elfed	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV1/h2 - Land adj. Lleine, Cynwyl Elfed	Greenfield	No Flooding Constraints	No Flooding Constraints

Site Name	Nature of the site	Flooding Constraint	Commentary
SuV4/h1 - Land at Troed Rhiw Farm, Bronwydd	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV10/h2 - Aberdeuddwr / Pantyfedwen, Peniel	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV11/h1 - Land at Alltwalis School, Alltwalis	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV12/h1 - Adj. Gwyn Villa, Llanpumsaint	Greenfield	A small portion of the site (approx. 1%) falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.

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SuV12/h2 – Llandre, Llampumsaint	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV14/h1 - Cefn Farm, Rhydargaeau	Greenfield	A small portion of the site falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
SuV16/h1 - Llwynddewi Road, Capel Dewi	Greenfield	A small portion of the site (approx. 15%) falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This

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			may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
SuV17/h1 - Rear of former joinery, Station Road, Nantgaredig	Greenfield	A small portion of the site (approx. 10%) falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.

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			In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SuV19/h2 - Land adj. and the r/o Haulfan, Llanddarog	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV20/h1 - Land adjacent to Llwynhenry Farm, Porthyrhyd	Greenfield	No Flooding Constraints	No Flooding Constraints
Cluster 2			
PrC2/h1 - Beech Grove, Pwll	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC2/h10 - Land adjacent to The Dell, Furnace	Previously Developed	Approximately 20% falls within NRW Surface Water and Small Water Courses (zone 2&3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of

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			the watercourse where appropriate. In relation to the surface water and flooding from small watercourses, the FMfP as a material consideration is duly noted.
PrC2/h20 – Harddfan	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC2/h23 – Dafen East Gateway	Greenfield	Approximately 3% falls within NRW Surface Water and Small Water Courses (zone 2&3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a

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			material consideration is duly noted.
PrC2/(iii) – Land at Pendderi Road	Greenfield	Less than 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The 2019 SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
PrC2/(v) – Land off Heol y Mynydd, Bryn	Greenfield	Less than 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The 2019 SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses

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			will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
PrC2/SS1 – Pentre Awel	Previously Developed	Approximately 30% falls within the NRW Flood Zone rivers (zone 2&3) – Approximately 60% falls within NRW Flood Zone Seas (zone 2&3) - Approximately 15% falls within NRW Surface Water and Small Water Courses (zone 2&3) – Approximately 50% of the site falls within NRW TAN15 Defended Zone	Phase 1 of the site is in under construction, whilst phase 2 has planning permission.
SeC3/h2 – Land off Priory Street, Kidwelly	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC6/h2 – Land between Clayton Road and East of Bronallt Road	Greenfield	No Flooding Constraints	No Flooding Constraints

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SeC6/(ii) – Fforest Garage	Previously Developed	No Flooding Constraints	The site has a pending full planning permission which is subject to the signing of a S106 agreement
SeC6/(iii) – Land at Fforest Road	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC7/h3 – Golwg yr Afon, Llangennech	Greenfield	Approximately 15% falls within the NRW Flood Zone Seas (zone 3); Approximately 10% falls within the NRW Surface Water and Small Water Courses (zone 2&3)	This Council owned site forms part of the Council's plans for housing delivery over the Plan period. Consultants were employed and a number of assessments have been carried out, however as the site is not identified in the current TAN15 Development Advice Maps as being at risk from flooding. In relation to the flooding identified in the FMfP as a material consideration, it is duly noted. It should be noted that the area identified at risk of flooding in the FMfP is located along the eastern boundary of the site. It is not considered that the extent of flood risk and its impact on part of the site will prevent the allocation coming

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			forward for the number residential units identified. Any planning application in relation of the site will be required to have regard to the FMfP and be supported by appropriate evidence including an FCA. The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a

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			material consideration is duly noted.
SeC7/h4 – Opposite Parc Morlais	Greenfield	Approximately 1% falls within the NRW Flood Zone Rivers (zone 2); Approximately 20% falls within the NRW Surface Water and Small Water Courses (zone 2&3)	The presence of flood zone 2 as set out on the FMfP is noted. However, it is very minor in terms of the extent to which it impacts upon the site area and its deliverability. Consequently, it is considered the extent of impact can be accommodated through the design and layout of the site. Any planning application in relation of the site will be required to have regard to the FMfP and be supported by appropriate evidence including a detailed FCA. In relation to the flooding identified in the FMfP as a material consideration it is duly noted. The surface water and small watercourses implications will be considered at a planning application stage with the approach and information

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			required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.
SeC7/h5 – Maesydderwen	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC7/(i) – Land off Pontarddulais Road, Llangennech	Greenfield	Less than 1% falls within the NRW Surface Water and Small Water Courses (zone 2&3)	The site has previously been considered as part of the 2019 SFCA, and the small part considered as an additional site has no flood risk concerns. The site was formerly identified as a Reserve Site.
SuV22/h2 – Land adjacent to Ty Newydd, Meinciau Road, Mynyddygarreg	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV23/h2 – Adjacent Little Croft, Five Roads	Greenfield	Approximately 20% falls within NRW Surface Water and Small Water Courses (zone 2&3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information

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			required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/GT1 - Land at Penyfan, Trostre, Llanelli	Greenfield	Approximately 1% falls within the NRW Flood Zone Rivers (zone 2). Approximately 75% falls within Flood 2 and 3 (Tidal). Those elements of the site fall within the TAN15 Defended Zones Approximately 5% falls within NRW Surface Water and Small Water Courses (zone 2&3)	The areas of the site that fall within NRW flood Zone 2 (rivers and Tidal and zone 3 (tidal) also fall within TAN15 Defended Zone. Any planning application in relation of the site will be required to have regard to the FMfP and be supported by appropriate evidence including a detailed FCA. The surface water and small watercourses implications will be considered at a planning

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			application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/GT2 - Penybryn (extension), Bynea, Llanelli	Greenfield	Approximately 10% falls within the NRW flood zones 2 & 3 (tidal). That element of the site falls within the TAN15 Defended Zones	The area of the site that falls within NRW flood Zone 2 & 3 (tidal) also falls within TAN15 Defended Zone. Any planning application in relation of the site will be required to have regard to the FMfP and be supported by appropriate evidence including a detailed FCA.

Site Name	Nature of the site	Flooding Constraint	Commentary
Cluster 3 -			
PrC3/h1 - Land at r/o No 16-20 & 24-30 Betws Road	Partly previously developed	Approximately 13% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk, may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.

Site Name	Nature of the site	Flooding Constraint	Commentary
			The above would be subject to review on publication of the revised TAN15.
PrC3/h6 - Land Adjoining Maes Ifan, Maesquarre Road	Greenfield	Approximately 2% falls within the NRW Surface Water and Small Water Courses (zone 2)	The SFCa concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/h8 – Land off Heol y Parc	Greenfield	Approximately 22% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site is partially in flood zone 3 and 2 for surface water

Site Name	Nature of the site	Flooding Constraint	Commentary
			due to a watercourse which flows through the eastern part of the site. An FCA will be required for this site, demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and including the watercourse within the site layout. Modelling of the watercourse may be required to determine the extents and depths of flooding within the site. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/h14 – Nantydderwen	Greenfield	Approximately 28% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site is partially in flood zone 3 and 2 for surface water and small watercourses. Whilst this is likely partially related to a watercourse which flows through both of the parcels, a flow route unrelated to mapped watercourses is also represented in the flood map. A FCA will be required for this site

Site Name	Nature of the site	Flooding Constraint	Commentary
			at planning application stage, demonstrating a sequential approach to development and that flooding elsewhere will not be increased as a result of development. Investigation of drainage in the area is recommended to determine the extent of flooding within the site. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/h18 – Land adjoining Brynlluan	Greenfield	Approximately 35% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The northern half of the site is in flood zone 3 for surface water and small watercourses due to a watercourse which crosses the site. An FCA will be required for the site and site-specific modelling of the watercourse is recommended to determine the depths and extents of flood zones within the site boundary. A sequential approach to flood risk should be taken, demonstrating that the highest

Site Name	Nature of the site	Flooding Constraint	Commentary
			vulnerability uses are at the lowest risk of flooding. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/20 – Land north of Maespiode	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC3/MU1 – Emlyn Brickworks	Previously Developed	Approximately 8% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Part of the site has full planning permission. The SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of

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			the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/h26 – Land off Parc y Mynydd	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC3/h27 – Land off Nant y Ci Road	Greenfield	Approximately 1% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The SFCA concluded that there are no significant flood risk considerations for the site. The implications surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk, and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.

Site Name	Nature of the site	Flooding Constraint	Commentary
			In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/h28 – Land at Factory site between No 22 & No 28 Bethesda Road	Previously Developed	Approximately 6% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The SFCA concluded that there are no significant flood risk considerations for the site. The implications surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk, and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC3/(i) – Emlyn Brickworks, Penygroes	Previously Developed	Less than 5% Falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Increase in density on the site. Part of the site has full planning permission. The SFCA concluded that there are no significant flood risk considerations for the site. The implications surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk, and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted

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PrC3/(ii) – Adjacent to Pant y Blodau, Penygroes	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC3/(iv) – Land adjoining Maes Ifan, Maesquarre Road, Betws	Greenfield	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zone 2)	This is an increase to the density of the site previously considered as part of the Revised LDP examination. The SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP

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			as a material consideration is duly noted
PrC3/(v) – Land off Parklands Road, Penybanc, Ammanford	Greenfield	Approximately 2% falls within the NRW Surface Water and Small Water Courses (zone 2)	The SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
PrC3/(viii) – Land r/o 108 – 114 Waterloo Road, Penygroes	Greenfield	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The 2019 SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses

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			will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
PrC3/(ix) – Breakers Yard, Gorslas	Previously developed	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The 2019 SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially

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			demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
SeC9/h2 – Heol Gelynen, Brynamman	Previously developed	No Flooding Constraints	No Flooding Constraints
SeC11/h1 – Land off Heol Llannon, Pontyberem	Greenfield	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site is partially in flood zones 2 and 3 for surface water due to a watercourse which flows along the northern site boundary. Given the proximity of flood zones further consideration will be given to the flood risk and if needed an FCA will be required at planning application stage. However, given that the affected area is relatively small and along the site's northern and eastern boundaries, it is considered that there is sufficient flexibility to design a site layout which would

Site Name	Nature of the site	Flooding Constraint	Commentary
			minimise the flood risk to an acceptable level. In relation to the surface water flooding the FMfP as a material consideration is duly noted.
SuV27/h1 – Land adjacent to Ty Newydd	Greenfield	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2)	The SFCA concluded that there are no significant flood risk considerations for the site. The implications surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk, and may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a

Site Name	Nature of the site	Flooding Constraint	Commentary
			material consideration is duly noted.
SuV30/h1 – Land off Pant y Brwyn	Greenfield	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
Cluster 4			
SeC12/h1 – Trem y Ddol	Greenfield	Approximately 20% falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information

Site Name	Nature of the site	Flooding Constraint	Commentary
			required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC12/h3 – Land to r/o Dolcoed	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC13/h1 – Adjacent to Y Neuadd	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC14/h1 – Blossom Garage	Previously developed	No Flooding Constraints	No Flooding Constraints
SeC14/h2 – Land adj Maescader	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV33/h1 – Land opp Brogeler	Greenfield	No Flooding Constraints	No Flooding Constraints

Site Name	Nature of the site	Flooding Constraint	Commentary
SuV35/h1 – Land adj Arwynfa	Greenfield	Approximately 20% falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SuV36/h1 – Cae Pensarn Helen	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV36/h2 – Land at Bryndulais	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV37/h2 – Land south of Cae Coedmor	Greenfield	Approximately 10% falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information

Site Name	Nature of the site	Flooding Constraint	Commentary
			required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SuV38/h1 – Maes y Bryn, Capel Iwan	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV39/h1 – Adj Yr Hendre, Llanfihangel ar arth	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV43/h1 – Blossom Inn, New Inn	Greenfield	No Flooding Constraints	No Flooding Constraints
Cluster 5			
SeC15/h2 – Land adjacent to Bryndeilog, Tywi Avenue	Greenfield	No Flooding Constraints	No Flooding Constraints

Site Name	Nature of the site	Flooding Constraint	Commentary
SeC16/h1 – Llandeilo Northern Quarter	Greenfield	Approximately 10% falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC17/h1 – Land opp. Llangadog CP School	Greenfield	Approximately 10% falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions,

Site Name	Nature of the site	Flooding Constraint	Commentary
			submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC17/h2 – Land off Heol Pendref	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV51/h1 – Opp Village Hall, Cwmifor	Greenfield	Approximately 2% falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will be considered as part of the current planning application with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of

Site Name	Nature of the site	Flooding Constraint	Commentary
			the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
Cluster 6			
SeC18/h1 – Adjacent to Britannia Terrace	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC18/h3 – Land adjacent to Cefn Maes	Greenfield	Approximately 2% of the site falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.

Site Name	Nature of the site	Flooding Constraint	Commentary
			In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC18/h4 – Land at Heol Llainedlyn	Greenfield	Approximately 10% of the site falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.
SeC18/h5 – Land adjacent to Gwynfa, Station Road	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC18/h6 – Land to the rear of Station Road	Greenfield	Approximately 3% of the site falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the

Site Name	Nature of the site	Flooding Constraint	Commentary
			nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC19/h1 – Land at Park View, Trevaughan	Greenfield	Approximately 10% of the site falls within the NRW Flood Zone Rivers (zone 2)	A small portion of the site is now identified in NRW's Flood Zone 2 for Rivers. This represents an updated position from the previous FMfP and the SFCA It is not considered that the extent of flood risk and its impact on part of the site will prevent the allocation coming forward for the number residential units identified. However, any consideration of Zone 2 will have to be accommodated in the site layout. Any planning application

Site Name	Nature of the site	Flooding Constraint	Commentary
			to deliver the site will be required to have regard to the FMfP and should be accompanied by appropriate evidence. In relation to the flooding identified in the FMfP as a material consideration it is duly noted.
SeC19/h2 – Land at Whitland Creamery	Previously Developed	Approximately 1% of the site falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	The site has planning permission on the northern element, and a technical start has been made. The presence of flood zone 2 and 3 adjacent to the site as set out on the FMfP is However, it is very minor in terms of the extent to which it impacts upon the site area and its deliverability. Any planning application in relation of the site will be required to have regard to the FMfP. In relation to the flooding identified in the FMfP as a

Site Name	Nature of the site	Flooding Constraint	Commentary
			material consideration it is duly noted.
SeC20/h3 – Land off Clifton Street	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV55/h2 – Land to the north of Cross Inn PH	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV56/h1 – Land to the r/o Talar Wen	Greenfield	Approximately 2% of the site falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.

Site Name	Nature of the site	Flooding Constraint	Commentary
SuV58/h1 – Land adj to Lon Dewi	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV58/h2 – Land off Drefach Road	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV59/h2 – North of Maes y Llewod	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV59/(i) – North East of Bancyfelin School	Greenfield	Less than 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The 2019 SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
SuV60/h1 – Land at College Bach		Approximately 5% of the site falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will

Site Name	Nature of the site	Flooding Constraint	Commentary
			be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
SuV61/h1 – Land at Nieuport Farm	Previously developed	No Flooding Constraints	No Flooding Constraints

, TAN15 review against the Revised LDP Commitments

Site Name	Nature of the site	Flooding Constraint	Commentary
Cluster 1			
PrC1/h2 – Springfield Road	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/h3 – 113 Priory Street	Previously developed	A small portion of the site (less than 1%) falls within the NRW Surface Water and Small Water Courses (2 & 3)	Site is complete
PrC1/h7 – Penybont Farm, Llysonnen Road	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/h9 – Mounthill	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/h11 – Rhiw Babell Extension	Greenfield	N/A	Site is complete
PrC1/h14 – Bronwydd Road (south)	Greenfield	N/A	Site is complete
PrC1/h15 – Adj Tyle Teg, Llysonnen Road	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/h16 – Rhiw Babell	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/h17 – 4-5 Quay Street	Previously developed	No Flooding Constraints	No Flooding Constraints
PrC1/h18 – Castell Howell	Greenfield	A small portion of the site (less than 1%) falls within the NRW Surface Water and Small Water Courses (2 & 3)	The site has outline planning permission.
PrC1/h19 – Land adjacent Ty Gwynfa	Greenfield	N/A	Site is complete
PrC1/h20 – 5-8 Spilman Street	Previously developed	N/A	Site is complete

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC1/h21 – Clos Tawelan	Previously developed	N/A	Site is complete
PrC1/(i) – Former Lidl, Priory Street, Carmarthen	Previously developed	N/A	The site has full planning permission
PrC1/(ii) – Land south of Pant Glas, Carmarthen	Greenfield	N/A	The site is under construction
PrC1/(iii) – Land adjacent to 93 & 94 Abergwili Road, Carmarthen	Greenfield	A small portion of the site 15% falls within Flood zone 2 (Rivers) and 5% within the NRW Surface Water and Small Water Courses (2 & 3)	The site has outline planning permission
PrC1/MU1 – West Carmarthen	Greenfield	A small portion of the site (approx. 10%) falls within the NRW Surface Water and Small Water Courses (2 & 3)	The site is a very large mixed-use area, and the elements of the site subject to fluvial flooding constraints have been excluded from being developed in the masterplan as set out in the adopted Planning & Development Brief. The site has a history of housing delivery and several valid planning permissions. The extents of floodplain 2 and 3 for rivers and the sea are well constrained to the river corridor. It should therefore be possible to wholly locate built development in flood zone 1. A site- specific FCA at application stage may be required for parts of site that lie within flood risk areas, demonstrating how the flood risk will be mitigated through site design. Additional information and review of the existing flood modelling may be required to include ditches and

Site Name	Nature of the site	Flooding Constraint	Commentary
			tributaries of the Tawelan Brook which could influence the extent and depths of flooding within the site. The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach
SeC1/h1 – Lime Grove, Pontyates	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC1/h3 – Land adjoining Tabernacle Chapel	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC1/h5 -Land at 8 Heol Llanelli	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC1/h6 – Land off Heol Llanelli	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC1/(i) – Black Horse, Meinciau	Greenfield	No flooding constraints	The site is under construction
SeC2/h1 – Caradog Court	N/A	No Flooding Constraints	The site is under construction
SuV1/h1 – Adjacent Fron Heulog, Cynwyl Elfed	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV2(i) – Land at Maes y Meillion, Llanybri	Greenfield	No flooding constraints	The site has Reserved Matters permission
SuV3/h1 – Land to the rear of Maesgriffith	Greenfield	Part of the site (approx. 20%) lies within the NRW Flood Zone 3 Rivers	The site has full planning permission.

Site Name	Nature of the site	Flooding Constraint	Commentary
SuV5/h1 – Land at Maesglasnant	Greenfield	A small portion of the site lies within the NRW Flood Zone 3 Rivers	The part of the site that is affected by the identified Flood Zone has been developed.
SuV8/h1 – South of Dol y Dderwen, Llangain	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV10/h1 – South of Pentre	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV12/h2 – Llandre	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV14/h1 – Cefn Farm	Greenfield	No Flooding Constraints	This element of the site has been completed
SuV15/h1 – Llanarthne School	N/A	Approx 20% of the site falls within the NRW Surface Water and Small Water Courses (2 & 3)	Site is complete
SuV16/h1 – Llwynddewi Road	N/A	A small portion of the site (approx. 5%) falls within the NRW Surface Water and Small Water Courses (2 & 3)	Site is complete
SuV18/h1 – Land off A40, Pontargothi	Greenfield	No Flooding Constraints	No Flooding Constraints. The site has planning permission
SuV19/h1 – Land opp Village Hall	Greenfield	No Flooding Constraints	No Flooding Constraints.
Cluster 2			
PrC2/h2 – Former laboratory Pen y Fai Lane	Previously Developed	Approximately 10% of the site falls within NRW Surface Water and Small Water Courses (zone 2)	Site is under construction
PrC2/h3 – Parc y Strade	N/A	Approximately 60% falls within NRW flood zone Rivers (zone 2 & 3) –	Site is complete

Site Name	Nature of the site	Flooding Constraint	Commentary
		Corner of the site falls within NRW Flood Seas (zone2) – Approximately 30% NRW Surface Water and Small Water Courses (zone 2 & 3)	
PrC2/h4 – North Dock (inc former Pontrilas)	Previously Developed	Approximately 40% falls within the NRW Flood Zone seas (zone 2&3) – Approximately 10% falls within NRW Surface Water and Small Water Courses (zone 2)	Site has planning permission
PrC2/h6 – 107 Station Road	N/A	100% falls within NRW flood zone rivers (zone 2) – 100% of the site falls within NRW flood zone seas (zone 3) – Site lies adjacent to NRW Surface Water and Small Water Courses (zone 2&3). 100% of the site falls within NRW TAN15 Defended Zone.	Site is complete
PrC2/h7 – 13-15 Station Road	N/A	100% falls within NRW flood zone rivers (zone 3) – Approximately 1% of the site falls within NRW flood zone seas (zone 2&3) – Approximately 20% of the site falls within NRW Surface Water and Small	Site is complete

Site Name	Nature of the site	Flooding Constraint	Commentary
		Water Courses (zone 2&3). 1% of the site falls within NRW TAN15 Defended Zone.	
PrC2/h9 – 3-5 Goring Road	N/A	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zone 2)	Site is complete
PrC2/h12 – Llys yr Hen Felin, Town Centre	N/A	Approximately 40% falls within the NRW Flood Zone Rivers (zone 2&3)	Site is complete
PrC2/h13 – Land off Frondeg Terrace	N/A	N/A	Site is complete
PrC2/h14 – Rear of 22c, 22d and 22e Llwynhendy Road	N/A	N/A	Site is complete
PrC2/h15 – Maesarddafen Road / Erw Las, Llwynhendy	Greenfield	Approximately 25% falls within NRW Surface Water and Small Water Courses (zone 2&3)	Site has planning permission
PrC2/h16 – Ynys Las, Llwynhendy	Previously Developed	Approximately 25% falls within NRW Surface Water and Small Water Courses (zone 2&3)	Site has planning permission
PrC2/h18 – Dylan, Trallwm	N/A	N/A	Site is complete
PrC2/h19 – Genwen, Bryn	Greenfield	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2&3)	Site is complete
PrC2/h21 – Maes y Bryn, Bryn	N/A	N/A	Site is complete

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC2/h22 – Cwm y Nant	Greenfield	Approximately 15% falls within NRW Surface Water and Small Water Courses (zone 2&3)	Site has planning permission
PrC2/h24 – Clos Ffordd Fach	Greenfield	Approximately 15% falls within NRW Surface Water and Small Water Courses (zone 2&3)	Site has planning permission
PrC2/h25 – Land off Clos y Berllan	Greenfield	Approximately 10% falls within NRW Surface Water and Small Water Courses (zone 2&3)	Site has planning permission
PrC2/h26 – Adjacent to No 19 Llwynhendy Road	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC2/h27 – 42 Stepney Street	Conversion of buildings	100% falls within the NRW Flood Zone Rivers (zone 3) – Adjacent to NRW Surface Water and Small Water Courses Flood zone 2	Site has planning permission
PrC2/h28 – Heol Y Graig, Llwynhendy	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC2/(ii) – Land at Cefncaeau	Greenfield	Approximately 50% falls within Flood Zone 3 Rivers and Sea, however it is within the TAN15 Defended Zone Approximately 10% NRW Surface Water and Small Watercourses (Zones 2 & 3)	The site has outline planning permission.
PrC2/MU3 – YMCA MU site	Previously Developed	100% falls within the NRW Flood Zone Rivers (zone 3)	Site has planning permission

Site Name	Nature of the site	Flooding Constraint	Commentary
		– Approximately 20% falls within NRW Surface Water and Small Water Courses (zone 2&3)	
SeC3/h3 – Llys y Felin	Greenfield	Approximately 5% falls within NRW Surface Water and Small Water Courses (zone 2&3) – Approximately 30% of the site falls within NRW TAN15 Defended Zone	Site has planning permission
SeC3/h4 – Land at Former Dinas Yard	Previously Developed	Approximately 5% falls within NRW Surface Water and Small Water Courses (zone 2&3)	Site has planning permission
SeC3/(i) – Land opposite Parc Pendre, Kidwelly	Greenfield	Approximately 75% falls within NRW NRW Surface Water and Small Water Courses (zone 2&3)	The site is under construction
SeC3/(ii) – Land at Monksford Street, Kidwelly	Greenfield	Approximately 30% falls within NRW Surface Water and Small Water Courses (zone 2&3)	The site has outline planning permission
SeC4/h1 – Gwdig Farm	N/A	N/A	Site is complete
SeC4/h4 – Burry Port Harbourside	Previously Developed	Approximately 50% falls within the NRW Flood Zone rivers (zone 2) – Approximately 60% falls within NRW Flood Zone Seas (zone 2) -	Site has planning permission

Site Name	Nature of the site	Flooding Constraint	Commentary
		Approximately 15% falls within NRW Surface Water and Small Water Courses (zone 2&3)	
SeC4/h3 – Glanmor Terrace	N/A	Approximately 3% falls within the NRW Flood Zone Rivers (zone 2) – Approximately 60% falls within NRW Flood Zone Seas (zone 2)	Site is complete
SeC5/h1 – Garreglwyd	N/A	Approximately 25% falls within the NRW Flood Zone Seas (zone 2&3)	Site is complete
SeC5/h2 – Awel y Mynydd	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC6/h1 – Llwyngwern	N/A	N/A	Site is complete
SeC6/h2 – Clayton Road and East of Bronallt Road	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC6/h3 – Bronallt Road	N/A	Approximately 13% falls within NRW Surface Water and Small Water Courses (zone 2)	Site has planning permission
SeC6/h4 – Adjacent to Clos Benallt Fawr, Fforest	N/A	N/A	Site is complete
SeC6/(i) – Land off Heol y Parc, Hendy	N/A	Approximately 15% falls within NRW Surface Water and Small Water Courses (zone 2&3)	The site has full planning permission
SeC7/h1 – Box Farm	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC8/h1 – Ffos Las	N/A	Approximately 20% of the site falls within NRW	Site is complete

Site Name	Nature of the site	Flooding Constraint	Commentary
		Surface Water and Small Water Courses (zone 2&3)	
SeC8/h2 – Cae Linda	Previously Developed	Approximately 1% falls within NRW Surface Water and Small Water Courses (zone 2)	Site has planning permission
SeC8/h3 – Golwg Gwendraeth	Previously Developed	Approximately 3% of the site falls within NRW Surface Water and Small Water Courses (zone 2&3)	Site is under construction
SuV22/h1 – Gwenllian Gardens	N/A	N/A	Site is complete
SuV23/h1 – Clos Y Parc		Adjacent to NRW Surface Water and Small Water Courses Flood zone 2	Site is under construction
Cluster 3			
PrC3/h2 – Former Petrol Station, Wind Street	N/A	Approximately 23% falls within the NRW Flood Zone Rivers (zone 2); Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is complete
PrC3/h3 – Land at Gwynfryn Fawr	N/A	N/A	Site is complete
PrC3/h4 – Land at Tirychen Farm	Greenfield	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site has outline planning permission

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC3/h5 – Yr Hen Felin, Pontamman Road	N/A	N/A	Site is complete
PrC3/h33 – Llys Dolgader	N/A	Approximately 70% falls within the NRW Flood Zone Rivers (zones 2 & 3); Approximately 15% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is complete
PrC3/h36 – Betws Colliery	Previously Developed	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site has full planning permission
PrC3/h34 – Clos y Gat	N/A	N/A	Site is complete.
PrC3/h9 – Land adjacent to Maesyrfhaf	Previously Developed	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site has full planning permission
PrC3/h11 – Ffordd y Neuadd & Clos yr Eithin	N/A	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is complete
PrC3/h12 - Land adjoining A48 and Heol y Parc	Greenfield	Approximately 10% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is under construction.
PrC3/h13 – Land at Heol Cae Pownd	Greenfield	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is under construction.

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC3/h15 – Land off Heol Caegwyn	Greenfield	No Flooding Constraints	Site is under construction.
PrC3/h16 – Uwch Gwendraeth	N/A	N/A	Site is complete
PrC3/h19 – Land off Llys y Nant	Greenfield	Approximately 20% falls within the NRW Flood Zone Rivers (zones 2)	Site is under construction.
PrC3/h21 – Maespiode	N/A	N/A	Site is complete
PrC3/h37 – Clos Felingod	N/A	Approximately 20% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is complete.
PrC3/h22 – Adjacent to Pant y Blodau	Greenfield	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site has full planning permission
PrC3/23 – Land at Waterloo Road	N/A	Approximately 10% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is complete
PrC3/24 – Land between 123 and 137 Waterloo Road	N/A	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is complete
PrC3/h25 – Land off Gate Road	N/A	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is complete.
PrC3/35 Clos Penpont	Greenfield	No Flooding Constraints	Site is under construction.
PrC3/(iii) – Land at rear of 10 - 12 Norton Road, Penygroes	N/A	Approximately 75% falls within the NRW Surface	Site is under construction

Site Name	Nature of the site	Flooding Constraint	Commentary
		Water and Small Water Courses (zones 2 & 3)	
PrC3/(vi) – Land opposite Plough and Harrow, Betws, Ammanford	N/A	Approximately 95% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site is under construction.
PrC3/(vii) – Land off Dol y Dderwen	Greenfield	Less than 1% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3).	The site has full planning permission.
PrC3/MU1 – Emlyn Brickworks	Previously Developed	Approximately 8% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Part of the site has full planning permission. The SFCA concluded that there are no significant flood risk considerations for the site. The implications of surface water and small watercourses will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. It may include integration of design and layout solutions and submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC3/h29 – Central Garage	N/A	Approximately 15% falls within the NRW Surface Water and Small Water Courses (zone 2)	Site is complete
PrC3/h31 – Land at Fforestfach	N/A	N/A	Site is complete.
PrC3/h32 – Land south of Tycroes Road	N/A	Approximately 1% falls within the NRW Surface Water and Small Water Courses (zone 2)	Site is complete.
SeC10/h1 – Garnant CP School, New School Road	Previously Developed	N/A	Site is complete
SeC10/h2 – Land adj No 13 Bishop Road	Greenfield	No Flooding Constraint	No flooding Constraint. The site has full planning permission
SeC11/h2 – Land at Ffynnon Fach	N/A	N/A	Site is complete
SuV25/h1 – Land north of Clos Rebecca	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV25/(i) – Cysgod yr Eglwys, Llannon	N/A	Approximately 25% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	The site is under construction
SuV26/h1 – Rear of 16 Y Garreg Llwyd	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV28/h1 – Adjacent to Coed y Cadno	N/A	Approximately 20% falls within the NRW Surface Water and Small Water Courses (zones 2 & 3)	Site is complete
Cluster 4			

Site Name	Nature of the site	Flooding Constraint	Commentary
SeC12/h2 – Heol Dewi	Greenfield	No Flooding Constraints	No Flooding Constraints. The site has full planning permission
SeC13/h4 – Bro Einon	Greenfield	No Flooding Constraints	No Flooding Constraints. The site has full planning permission.
SuV32/h1 – Opposite Springfield	Greenfield	No Flooding Constraints	No Flooding Constraints. The site has Reserved Matter Approval
SuV37/(i) – Former Coedmor School, Cwmann	Previously Developed	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2)	The site has full planning permission
SuV41/h2 – Cilgwyn Bach	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV43/h1 – Blossom Inn	Greenfield	No Flooding Constraints	No Flooding Constraints
Cluster 5			
SeC15/h1 – Land to north of Dan y Crug	Greenfield	Approximately 25% falls within the NRW Flood Zone Rivers (zone 2); Approximately 15% falls within the NRW Surface Water and Small Water Courses (zone 2&3)	Site has extant planning permission.
SeC15/(i) – Land at Cilycwm Road, Llandovery	Greenfield	Approximately 15% falls within the NRW flood zone 3 (rivers) Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2)	The site has full planning permission Matters relating to flooding have been considered as part of the planning permission.
SeC17/h3 – Ger yr Ysgol	N/A	N/A	Site is complete
SuV49/h1 – Awel y Mynydd	N/A	No Flooding Constraints	The site is under construction
Cluster 6			

Site Name	Nature of the site	Flooding Constraint	Commentary
SeC18/h2 – Former Butter Factory	N/A	Approximately 5% of the site falls within the NRW Surface Water and Small Water Courses (zone 2)	Site is complete
SeC18/h7 – Land adjacent to Gardde Fields	No Flooding Constraints	No Flooding Constraints	No Flooding Constraints
SeC18/h8 - Land at Cae Glas	No Flooding Constraints	No Flooding Constraints	No Flooding Constraints
SeC18/h9 – Land to the west of High Street	No Flooding Constraints	No Flooding Constraints	No Flooding Constraints
SeC19/h2 – Land at Whitland Creamery	Previously Developed	Approximately 1% of the site falls within the NRW Flood Zone Rivers (zone 2)	The site has planning permission on the northern element, and a technical start has been made. The presence of flood zone 2 as set out on the FMfP is noted for the remainder of the site. However, it is very minor in terms of the extent to which it impacts upon the site area and its deliverability. Any planning application in relation of the site will be required to have regard to the FMfP. In relation to the flooding identified in the FMfP as a material consideration it is duly noted.
SeC19/h3 – Gerddi Lingfield	Greenfield	Approximately 15% of the site falls within the NRW Surface Water and Small Water Courses (zone 2 & 3)	Site is under construction
SeC19/h4 – Parc y Dressig	N/A	Approximately 1% of the site falls within the NRW Surface	Site is complete

Site Name	Nature of the site	Flooding Constraint	Commentary
		Water and Small Water Courses (zone 2)	
SeC19/(i) – Land adjacent to the Beeches	Greenfield	Approximately 10% falls within the NRW Surface Water and Small Water Courses (zone 2)	The site has outline planning permission
SeC20/h1 – Pludds Meadow	N/A	N/A	Site is complete
SeC20/h2 – Adj Laugharne School	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV55/h1 – Land to the r/o Maesglas	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV58/h2 – Land off Drefach Road	Greenfield	No Flooding Constraints	No Flooding Constraints
SuV59/h1 – Maes y Llewod	N/A	N/A	Site is complete
SuV63/h1 – Land at Woodend	Greenfield	Approximately 20-25 % of the site falls within the NRW Flood Zone Seas (zone 2 & 3)	Site has planning permission and is under construction.
SuV61/h1 – Land at Nieuport Farm	Previously Developed	No Flooding Constraints	No Flooding Constraints

TAN15 review against the Regeneration and Mixed Use Sites

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC1/SS1 - Yr Egin, Carmarthen	Greenfield	Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2&3)	Site has planning permission and phase 1 is complete.
PrC1/MU3 - Nantycaws Regeneration and Mixed Use Site	Greenfield	Approximately 20% falls within the NRW Surface Water and Small Water Courses (zone 2&3)	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
PrC2/MU1 - Former Old Castle Works, Llanelli	Previously Developed	Approximately 25% falls within the NRW Flood Zone Rivers (zone 2); Approximately 30% falls within the NRW Flood Zone Seas (zone 2); Approximately 15% falls within the NRW Surface	The site is previously developed land and part of a regeneration proposal consisting of less vulnerable uses. Less vulnerable development within areas of Flood Zone 3 will only be justified in exceptional circumstances. Highly Vulnerable Development is not allowed in areas of FZ3, and would need to be directed to the limited areas of FZ1 and FZ2. A detailed and robust FCA will be required to support

Site Name	Nature of the site	Flooding Constraint	Commentary
		Water and Small Water Courses (zone 2&3)	any application demonstrating if, and how, the acceptability criteria can be met and demonstrating a sequential approach to flood risk across the site, with the highest vulnerability uses at the lowest risk of flooding. The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/MU2 - Trostre Gateway, Llanelli	Greenfield	Approximately 99% falls within the NRW Flood Zone Rivers (zone 2&3); Over 50% NRW Flood Zone Seas (zone 2&3); Over 50% falls within NRW TAN15 Defended Zones; Approximately 15% falls within the NRW Surface Water and Small	The majority of the site has been developed for retail uses including a supermarket and drive through food and drink outlet. Only a small part of the site remains undeveloped with uses proposed being contiguous with retail uses in the main. The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout

Site Name	Nature of the site	Flooding Constraint	Commentary
		Water Courses (zone 2&3)	solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC4/MU1 - Burry Port Waterfront	Previously Developed	Approximately 60% falls within the NRW Flood Zone Rivers (zone 3); approximately 50% falls within NRW Flood Zone Seas (zone 2&3); Approximately 7% falls within	Whilst the site is previously developed land and part of a regeneration scheme made up of less vulnerable development the impact of Flood Zone 3 on part of the site is noted and would be subject to justification tests. No highly Vulnerable Development as defined in the extant TAN is proposed. The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.

Site Name	Nature of the site	Flooding Constraint	Commentary
			In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC16/MU1 - Beechwood, Llandeilo	Greenfield	Small amount of Flood Zone 2 on the edge. Approximately 5% falls within the NRW Surface Water and Small Water Courses (zone 2&3)	The presence of flood zone 2 as set out on the FMfP is noted. However, it is minor in terms of the extent to which it impacts upon the site area and its deliverability. Consequently, it is considered the extent of impact can be accommodated through the design and layout of the site. It is noted that the proposed use is less vulnerable as set out within the extant TAN15. Any planning application in relation of the site will be required to have regard to the FMfP and be supported by a appropriate evidence including an FCA. In relation to the flooding identified in the FMfP as a material consideration it is duly noted
SeC20/MU1 - Laugharne Holiday Park	Greenfield	Approximately 2% falls within the NRW Surface Water and Small Water Courses (zone 2)	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.

Site Name	Nature of the site	Flooding Constraint	Commentary
			In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.

TAN15 review against the Revised LDP employment allocations

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC1/E1 Cillefwr Industrial Estate	A small portion of the site lies within the NRW Flood Zone 2&3 Rivers – see (i) & (ii) below		
PrC1/E1 (i) Land west of Cillefwr Road West	Greenfield	A very small portion of the site (approx. 1%) lies within the NRW Flood Zone 3 Rivers.	The presence of flood zone 3 as set out on the FMfP is noted. However, it is minor in terms of the extent to which it impacts upon the site area and its deliverability. Consequently, it is considered the extent of impact can be accommodated through the design and layout of the site. It is noted that the proposed use is less vulnerable as set out within the extant TAN15. Any planning application in relation of the site will be required to have regard to the FMfP and be supported by a appropriate evidence including an FCA. In relation to the flooding identified in the FMfP as a

Site Name	Nature of the site	Flooding Constraint	Commentary
			material consideration it is duly noted.
PrC1/E1 (ii) Land north of Alltynap Road	Greenfield	A portion of the site (approx. 10%) lies within the NRW Flood Zone 2&3 Rivers.	The presence of flood zone 2 and 3 as set out on the FMfP is noted. However, it is minor in terms of the extent to which it impacts upon the site area and its deliverability. Consequently, it is considered the extent of impact can be accommodated through the design and layout of the site. It is noted that the proposed use is less vulnerable as set out within the extant TAN15. Any planning application in relation of the site will be required to have regard to the FMfP and be supported by a appropriate evidence including an FCA.
PrC1/E1 (iii) – Land south of Allt y Cnap Road	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC1/MU1 West Carmarthen	Greenfield	A portion of the site (approx. 15%) lies within the NRW Flood Zone 2 Rivers and approx. 5% falls within the NRW Surface Water and Small Water Courses (flood zone 2 & 3).	See Comments above

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC1/MU2 Pibwrlwyd	Greenfield	A portion of the site (approx. 5%) falls within the NRW Surface Water and Small Water Courses (flood zone 2 & 3).	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/E2 Dafen	Portions of the site lie within the NRW Flood Zone 2&3 Rivers & portions fall within the NRW Surface Water and Small Water Courses (flood zone 2 & 3) – see individual portion info. below – Sites PrC2/E2 (i)-(iv)		
PrC2/E2 (i) Land east of Calsonic	Greenfield	A portion of the site (approx.10%) falls within the NRW Surface Water and Small Water Courses (flood zone 2).	The surface water and small watercourses implications will be considered at a planning application level with the approach and information

Site Name	Nature of the site	Flooding Constraint	Commentary
			required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/E2 (ii) Land west of Gestamp Tallent	Greenfield	A portion of the site (approx.20%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application level with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and

Site Name	Nature of the site	Flooding Constraint	Commentary
			modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/E2 (iii) Land at Heol Aur	Greenfield	A portion of the site (approx. 25%) lies within the NRW Flood Zone 2 & 3 Rivers. A portion of the site (approx.25%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The presence of flood zone 2 and 3 as set out on the FMfP is noted. However, it is considered the extent of impact can be accommodated through the design and layout of the site. It is noted that the proposed use is less vulnerable as set out within the extant TAN15. It is recognised that the development of the vulnerable area would require assessment against the justification tests as identified in any future revised TAN15. Any planning application in relation of the site will be required to have regard to the FMfP and be supported by a appropriate evidence including an FCA.

Site Name	Nature of the site	Flooding Constraint	Commentary
			In relation to the flooding identified in the FMfP as a material consideration, it is duly noted.
PrC2/E2 (iv) Land west of Heol Gors	Greenfield	A portion of the site (approx.40%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/E2 (v) Land at Heol Croppin	Greenfield	A small portion of the site (approx. 1%) lies within the NRW Flood Zone 2 Rivers. A portion of the site (approx.3%) falls within the NRW Surface	The presence of flood zone 2 as set out on the FMfP is noted. However, it is minor in terms of the extent to which it impacts upon the site area

Site Name	Nature of the site	Flooding Constraint	Commentary
		Water and Small Water Courses (flood zone 2&3).	and its deliverability. Consequently, it is considered the extent of impact can be accommodated through the design and layout of the site. It is noted that the proposed use is less vulnerable as set out within the extant TAN15. The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.
PrC2/E2 (vi) Land west of the Beacon	Greenfield and partly built	A portion of the site (approx.5%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information

Site Name	Nature of the site	Flooding Constraint	Commentary
			required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/E2 (vii) Land east of Air ambulance Base	Greenfield	A portion of the site (approx.20%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and

Site Name	Nature of the site	Flooding Constraint	Commentary
			modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC2/E2 (viii) – Land at Llanelli Gate, off Heol Aur	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC2/E2 (ix) Land west of Llys Aur	Greenfield	A portion of the site (approx.15%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a

Site Name	Nature of the site	Flooding Constraint	Commentary
			material consideration is duly noted.
PrC3/E1 Cross Hands East	N/A – Mostly built	A portion of the site (approx.25%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
PrC3/E2 Cross Hands West Food Park	Portions of the fall within the NRW Surface Water and Small Water Courses (flood zone 2 & 3) – see individual portion info. below – sites PrC3/E2 (i) & (iii).		
PrC3/E2(i) Land west of Castell Howell	Greenfield	A portion of the site (approx.5%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	Site has planning permission and part is built.

Site Name	Nature of the site	Flooding Constraint	Commentary
PrC3/E2 (ii) – Land south of Heol Parc Mawr	Greenfield	No Flooding Constraints	No Flooding Constraints
PrC3/E2(iii) Land north of Dunbia	Greenfield	A portion of the site (approx.3%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/E3 Cross Hands Business Park	Portions of the site fall within the NRW Surface Water and Small Water Courses (flood zone 2 & 3) – see individual portion info. below: Sites PrC3/E3 (i)-(iii)		
PrC3/E3 (i) Heol Stanllyd (West)	Greenfield and Previously Developed	A portion of the site (approx. 20%) falls within the NRW Surface Water and Small	The surface water and small watercourses implications will be considered at a planning application stage with the

Site Name	Nature of the site	Flooding Constraint	Commentary
		Water Courses (flood zone 2&3).	approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
PrC3/E3 (ii) Heol Stanllyd (South)	Greenfield and Previously Developed	A portion of the site (approx.7%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and

Site Name	Nature of the site	Flooding Constraint	Commentary
			modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/E3 (iii) Heol Stanllyd (East)	Greenfield	Site lies adjacent to an area identified as NRW Surface Water and Small Water Courses (flood zone 2 & 3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/E6 Capel Hendre Industrial Estate	N/A. Site complete	A portion of the site (approx.10%) falls within the	The surface water and small watercourses implications will

Site Name	Nature of the site	Flooding Constraint	Commentary
		NRW Surface Water and Small Water Courses (flood zone 2&3).	be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/E7 Parc Hendre, Capel Hendre	Portions of the site lie within the NRW Surface Water and Small Water Courses (flood zone 2 & 3) – see individual portion info. below – sites PrC3/E7 (i)-(iv)		
PrC3/E7(i) Parc Hendre (West), Capel Hendre	Greenfield	A portion of the site (approx.2%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions,

Site Name	Nature of the site	Flooding Constraint	Commentary
			submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/E7(ii) Parc Hendre (North), Capel Hendre	Greenfield	A portion of the site (approx.10%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a

Site Name	Nature of the site	Flooding Constraint	Commentary
			material consideration is duly noted.
PrC3/E7(iii) Parc Hendre (East), Capel Hendre	Greenfield	A portion of the site (approx.1%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
PrC3/E7(iv) Parc Hendre (South), Capel Hendre	Greenfield	A portion of the site (approx.5%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the

Site Name	Nature of the site	Flooding Constraint	Commentary
			nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
PrC3/E8 Cilyrychen Industrial Estate	Greenfield	A portion of the site (approx.2%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and

Site Name	Nature of the site	Flooding Constraint	Commentary
			modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted.
SeC4/E1 Dyfatty, Burry Port	Greenfield	A small portion of the site (approx.1%) falls within the NRW Surface Water and Small Water Courses (flood zone 2). A small portion of the site (approx. 2%) lies within the NRW flood zone seas (flood zone 2&3)	Site has planning permission.
SeC16/E1 – Beechwood Industrial Estate	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC16/MU1 Beechwood, Rhosmaen, Llandeilo	Greenfield	A small portion of the site lies within the NRW Flood Zone 2 Rivers (approx. 1%). A portion of the site (approx.5%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The presence of flood zone 2 as set out on the FMfP is noted. However, it is minor in terms of the extent to which it impacts upon the site area and its deliverability. Consequently, it is considered the extent of impact can be accommodated through the design and layout of the site. Any planning application in relation of the site will be

Site Name	Nature of the site	Flooding Constraint	Commentary
			required to have regard to the FMfP and be supported by a appropriate evidence including an FCA. In relation to the flooding identified in the FMfP as a material consideration it is duly noted. The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. And may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate.
SeC16/E2 – Former Market Hall, Llandeilo	Previously Developed	No Flooding Constraints	No Flooding Constraints
SeC18/E1 – St Clears Business Park	Greenfield and partly built out	No Flooding Constraints	No Flooding Constraints

Site Name	Nature of the site	Flooding Constraint	Commentary
SeC19/E1 – Whitland Industrial Estate	Greenfield	No Flooding Constraints	No Flooding Constraints
SeC19/E2 Land South of Former Creamery, Whitland	Greenfield	A portion of the site (approx.7%) falls within the NRW Surface Water and Small Water Courses (flood zone 2&3).	The surface water and small watercourses implications will be considered at a planning application stage with the approach and information required dependent on the nature of the flood risk. This may include integration of design and layout solutions, submission of a FCA potentially demonstrating a sequential approach with the highest vulnerability uses at the lowest risk of flooding and modelling of the watercourse where appropriate. In relation to the surface water and flooding from small watercourses the FMfP as a material consideration is duly noted
SeC13/E1 – Old Foundry, Llanybydder	Previously Developed	No Flooding Constraints	No Flooding Constraints

