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Revised 2018-2033 Local Development Plan

Topic Paper Best and Most Versatile Agricultural Land

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1. Introduction

1.1 Carmarthenshire County Council is in the process of preparing the Revised Local Development Plan (LDP) for its area (excluding that part contained within the Brecon Beacons National Park). The aim of the Revised LDP is to make the Development Plan system more relevant, inclusive and engaging to local communities.

1.2 The Revised LDP will set out our proposals and policies for the future development and use of land within the plan area. Once finalised (adopted), the Revised LDP will supersede the current adopted LDP with decisions on planning permissions primarily based on its content.

1.3 A Development Plan provides a measure of certainty about what kind of development will, and will not, be permitted during the plan period. The Plan will, at adoption contain detailed policies and proposals, both for the use of land and also the protection of the environment. It will guide investment and the delivery of services and infrastructure and will determine the level of provision and location of new housing and employment opportunities. The LDP provides the framework for considering all land use proposals across the plan period.

1.4 Due regard will be had to national and regional planning policy and guidance in the formulation of outcomes in respect of the LDP's preparation. In formulating the LDP, regard will also be had to plans, strategies and other background documents where relevant.

2. Purpose of this Paper

2.1 This paper seeks to build upon the work undertaken to date including the evidence, topic papers and through to and including the content of the 2nd Deposit Revised LDP and its supporting documents.

2.2 Topic papers will seek to set the context and further information in relation to the preparation and content of the LDP through the identification of overarching themes and detailed individual topic areas. They will seek to develop upon, and identify, some of the potential issues, options and objectives for the area and represent important components in the development of a robust evidence base.

2.3 This Paper sets out how the Authority has considered the location and quality of agricultural land as part of the preparation of the Revised Carmarthenshire Local Development Plan (LDP) 2018-2033 and the extent of impact of any allocations on Best and Most Versatile (BMV) when balanced against a range of other material planning and site considerations.

2.4 This Paper builds on the initial analysis of spatial options and the site assessment process including the site proformas to undertake a more detailed, site-based analysis of the Revised LDPs allocations and their implications in relation to BMV.

2.5 This paper may be further updated as the plan progresses. Such updates will ensure that the LDP process is appropriately informed.

3. National Planning Guidance

3.1 Planning Policy Wales (PPW) emphasises that the location and quality of agricultural land is a fundamental supply factor that should inform the spatial distribution of growth. PPW Edition 11 para 3.58 states that ‘agricultural land classified as Grades 1, 2 and 3a (by the Agricultural Land Classification (ALC) system) is considered “the best and most versatile and should be conserved as a finite resource for the future.

3.2 It further states that: *‘when considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade (PPW Ed. 12, para 3.59).*

3.3 Technical Advice Note (TAN) 6 para 6.2 states, “when preparing development plans and considering planning applications, planning authorities should consider the quality of agricultural land and other agricultural factors and seek to minimise any adverse effects on

the environment". TAN6 also references the Agricultural Land Classification (ALC) map in terms of use in strategic planning.

3.4 A Predictive ALC Map for Wales was released in December 2019, which uses the best available information to predict the agricultural grade of land on a national basis. This includes detailed soil series data and an updated ALC survey layer and provides a method for assessing the quality of farmland to enable informed decision making within the planning system. PPW paras 3.54 and 3.55 identifies the ALC Map as, '*the first step in gathering evidence to inform the user as to whether or not Planning Policy Wales (PPW) should be taken into account*'.

4. Data Sources to Identify BMV Agricultural Land

4.1 The preparation of the Revised LDP has used a number of data sources to establish whether the Plan is likely or not to affect BMV agricultural land. This has largely been focused on the assessment of Candidate Sites. The key data sources are set out below:

- The published Provisional 1:250,000 Series ALC Map for Wales – this identifies land of different grades but does not distinguish between grades 3 and 3a. The map is not drawn at a scale that is accurate in allowing the identification of whether land is BMV or not. The Welsh Government Chief Planner wrote to all Local Planning Authorities on 27/11/17 advising that the map was not accurate and was being withdrawn with immediate effect.
- Predicted Agricultural Land Quality on Candidate Sites – The Welsh Government Agricultural Land Use & Soil Policy Advisor developed a system of predicting the loss of BMV agricultural land following consultation on the Candidate Sites. An initial set of results, supplied in 2015, identified a high, moderate or low probability of BMV agricultural land. A subsequent set of results, supplied in 2016, were more detailed and identified for each site any predicted or actual loss of BMV by amount. Clearly, those sites where an 'actual' loss was provided reflected a previous on-site agricultural land quality survey.
- Predictive Map – The Welsh Government Chief Planner letter also referred to the availability of a new Predictive ALC Map for Wales which can be found on the Welsh

Government website [Predictive Agricultural Land Classification Map 2019](#). The map provides a visual representation of predictive and actual BMV agricultural land.

5. Consideration of BMV Agricultural Land as part of LDP Preparation

5.1 As part of the preparation of the Revised LDP, due consideration has been given to the location and potential impact of the Plan on BMV agricultural land, notably through the iterations of the Revised LDP Site Assessment Methodology (SAM) and the associated site proformas.

5.2 This approach has been embedded from the Candidate Site submission stage through to the preparation of the 2nd Deposit Revised LDP. In this respect paragraphs 4.2 and 5.10 of the SAM Feb 2018 places a clear emphasis on BMV as a site consideration in the allocation of sites. This is reflected in the subsequent iterations of the SAM.

5.3 Reference should be had to the site proformas produced in relation to each site allocation and notably Q.21 which pose the question ‘Does the site contain high quality agricultural land (grade 1, 2, 3a)?’ with each proforma completed as appropriate.

The proformas can be viewed on the Candidate Sites webpage - here:

<https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/candidate-sites/>

5.4 The above proformas provide a direct link back to the Integrated Sustainability Appraisal (ISA) and notably ISA7 Soils and its considerations. The ISA can be viewed here:

<https://www.carmarthenshire.gov.wales/home/council-services/planning/local-development-plan-2018-2033/integrated-sustainability-appraisal-and-habitats-regulations-assessment/>

6. Allocated Sites – 2nd Deposit Revised LDP

6.1 The following sets out those sites allocated as part of the 2nd Deposit Revised LDP and their implications or otherwise in relation to siting and BMV agricultural land.

Assessment of all 2nd deposit proposals are against the [Predictive Agricultural Land Classification Map 2019](#). A narrative, and where appropriate a justification will be included for those sites where there may be impacts on BMV agricultural land.

6.2 It provides an overview of the hectareage of each ALC grade within all 2nd deposit LDP proposals (residential, mixed use, strategic, and employment). Using the approximate total hectareage of all proposal sites where a total proposal area does not aggerate to 100% due to coverage of ALC dataset, this reflects data granularity and site proximity to water.

7a Strategic Sites and Mixed Use Site – Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Strategic Sites									
PrC1/SS1	Yr Egin	3.37			66				34
PrC2/SS1	Pentre Awel	22.4				57		2	1
Mixed Use Sites									
PrC1/MU3	Nant y Caws Regeneration and Mixed-Use Site	87.29			74	2	22	2	
PrC2/MU1	Former Old Castle Works, Llanelli	3.58			100				
PrC2/MU2	Porth Trostre	1.29				88		12	
PrC2/MU3	Former YMCA building, Stepney Street, Llanelli Town Centre	0.06							100
SeC4/MU1	Burry Port Waterfront	1.16			99				
SeC4/MU1	Burry Port Waterfront (▲)	1.71			78				22
PrC3/MU1	Emlyn Brickworks, Penygroes	10.32					82		18
SeC16/MU1	Beechwood	1.61			100				

7b Strategic and Mixed use Sites in Grade 2 or 3a

Predictive Agricultural Land Classification (%)									
Site Ref	Name	Site Area (Ha)	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
PrC1/MU1	West Carmarthen	65.28		56	36	1		1	6
<p>Analysis: The site is a long-term allocation containing a mix of uses consisting of residential (an allowance for 700 new homes within this plan period), employment, community facilities and amenity. A key deliverability indicator is the Carmarthen West Link Road which is now completed and open.</p> <p>The delivery of the overall allocation is being brought forward on a site-by-site basis with 243 dwellings completed to date, and planning permission in place for a further 252. The delivery of the site is underpinned by an adopted Planning and Development Brief and Masterplan, and its delivery has been supported by significant investment in highway infrastructure to serve the delivery of the site area and that of the Yr Egin strategic site (incorporating S4C headquarters). The content of the adopted development brief can be viewed here: west-carmspdb-sept2010.pdf (gov.wales).</p> <p>The site and its delivery forms part of a long-term strategic expansion of Carmarthen and supports the provision of new homes and regeneration proposals. Previously allocated in both the adopted Unitary Development Plan and Local Development Plan, the allocation continues, albeit updated, within the Revised LDP. The allocation pre-dates the emerging Revised LDP, the latest iterations of Planning Policy Wales and the predictive BMV ALC mapping.</p> <p>Whilst it is recognised that the site contains grade 3a agricultural land, the site actually forms part of a long-term strategic site. Part of the grade 3a classified element of the site has already been built on. Similarly, part of the remaining allocated site area has planning permission for residential development whilst other development blocks have been subject to pre-application consultations with active marketing of sites also being undertaken.</p>									

This reflects the longstanding growth proposed in the area and the ongoing investments in bringing the development forward. In continuing to allocate the site in the Revised Plan, regard was had to the ALC. However, it was also important to note the ongoing commitment both in terms of infrastructure delivery and development intent. As part of this intent significant capital resources have been allocated to the delivery of strategic site infrastructure which in turn has been supported by external funding. It is however important to note that this infrastructure delivery including elements of cost recovery is supported through the delivery of development (including through developer contributions) and notably the residential development across the wider allocation.

Conclusion:

On balance, it was considered important to recognise the long-term growth ambitions and to avoid the implications associated with abortive costs in providing the strategic infrastructure hence the decision to continue to allocate the site within the Revised Plan.

Predictive Agricultural Land Classification (%)									
Site Ref	Name	Site Area (Ha)	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
PrC1/MU2	Pibwrlwyd	32.09		2	98			1	
<p>Analysis: The allocated site includes a mix of uses reflecting its strategic location and contribution to Carmarthen. Uses include employment, commercial leisure, education associated with Coleg Sir Gâr and residential (an allowance is made for 247 new homes). Whilst the majority of the site is open land (classified as Grade 3b in the ALC predictive maps), it also includes part of the existing college campus.</p> <p>Conclusion: Whilst it is recognised that a small part of the site is identified as Grade 3a predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect, it should be noted that the Grade 3a land on the site forms part of the developed college campus area and as such is developed land and not agricultural. The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy.</p>									

Predictive Agricultural Land Classification (%)									
Site Ref	Name	Site Area (Ha)	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SeC20/MU1	Laugharne Holiday Park	11.79		20	18	2		1	58
<p>Analysis: The allocation of the site as a mixed-use tourism-based development. Its allocation reflects its potential contribution to tourism provision in the area and forms part of a wider land holding and is allocated for a Mix of uses focused on tourism and leisure proposals and associated with the re-development of Laugharne Holiday Park. Whilst it is anticipated that this will include development of fixed and unfixed facilities associated with site it will also include areas where incidental (non-developed) proposals may take place.</p> <p>The majority of the allocated site area is occupied by chalets units including parts classified as Grade 3a in the ALC predictive maps.</p> <p>The site also has planning consent for the development of up to 212 holiday lodges and 48 service apartments and ancillary facilities including recreation and leisure. A pre-application has also been received in relation to the consideration of wider proposals including and beyond the allocated site area.</p> <p>Conclusion: It should be noted that area of the allocation classified as grade 3a and not currently subject to siting of lodges or other accommodation falls within the ownership and curtilage of the holiday park and is not subject to any agricultural activity but is subordinate use to the wider tourism activity on site. It is also acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise.</p>									

8a Cluster 1, Tier 1 – (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Residential Allocations									
Cluster 1									
PrC1/h2	Springfield Road	1.61							100
PrC1/h3	113 Priory Street	0.35							100
PrC1/h4	Land off Parc y Delyn	1.47			84				16
PrC1/h5	East of Devereaux Drive	0.3			50				50
PrC1/h9	Mounthill	0.18							100
PrC1/h10	Brynhyfryd	1.4			84				16
PrC1/h11	Rhiw Babell (extension)	0.48			41	1			58
PrC1/h12	Heol Castell Pigyn, Abergwili	1.62			74				26
PrC1/h16	Rhiw Babell	0.75			8	33		26	34
PrC1/h17	4-5 Quay Street	0.03							100
PrC1/h18	Castell Howell	0.51			100				
PrC1/h19	Tir gerllaw Ty Gwynfa	0.39							100
PrC1/h20	5-8 Spilman Street	0.08							100
PrC1/h21	Clos Tawelan	0.41							100

8b Cluster 1, Tier 2 and 3 - (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SeC1/h1	Lime Grove	0.82				4		50	46
SeC1/h3	Land adjoining Tabernacle Chapel	0.55			65			1	33
SeC1/h4	Cae Canfas, Heol Llanelli	0.65							100
SeC1/h5	Land at 8 Heol Llanelli	0.22							100
SeC1/h6	Land off Heol Llanelli	0.83			65				35
SeC1/h7	Land off Heol Glyndwr	0.46			35				65
Sec2/h1	Caradog Court	0.69				25	0	58	17
Sec2/h2	Land to the rear of Parc y Ffynnon	0.6			40	42		3	14
SuV1/h1	Adjacent Fron Heulog	0.59			100				
SuV1/h2	Land adj Lleine	0.61			100				
SuV3/h1	Land to the rear of Maesgriffith	0.79							100
SuV4/h1	Land at Troed Rhiw Farm	0.63			100				
SuV5/h1	Land at Maesglasnant	1.19			100				
SuV10/h1	South of Pentre	0.62			47				53
SuV10/h2	Aberdeuddwr / Pantyfedwen	1.65			73				27
SuV11/h1	Land at Alltwalis School	0.36			100				
SuV12/h1	Adj. Gwyn Villa	1.52			0	92		7	
SuV12/h2	Llandre	0.41			36	64			

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SuV14/h1	Fferm Cefn	1.86				100			
SuV16/h1	Llwynddewi Road	0.6			73			27	
SuV19/h1	Land Opp. Village Hall	0.91			100				
SuV19/h2	Land adj and the rear of Haulfan	0.87			100				
SuV20/h1	Land adj to Llwynhenry Farm	0.52			83	17			

8c Cluster 1 Residential – Sites within Grade 2 or 3a Agricultural Land Classification

Predictive Agricultural Land Classification (%)									
Site Ref	Name	Site Area (Ha)	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
PrC1/h7	Penybont Farm	0.52		79					21
The site has been completed									
PrC1/h8	Heol Llansteffan	1.6		46		19		12	22
<p>Analysis: The allocated site is located within the defined boundary of Carmarthen and is part of the urban form. This site is immediately adjacent to and forms part of the incidental land holding of the Carmarthen Leisure Centre being bordered on the north by the leisure centre itself and associated facilities and on the south by existing residential properties and playing fields. Whilst it is recognised that the majority of the site is identified as Grade 3a predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise.</p> <p>Conclusion: This site is wholly in the urban form and is incidental to the Leisure Centre land holding and is not an agricultural site and will never be utilised for agricultural purposes. Instead, the site's redevelopment has to be considered in the context of its setting within the urban form and its potential to deliver a sustainable development reflective of its surroundings. This is also consistent with the strategy of the Plan and the settlement hierarchy.</p>									
PrC1/h14	Heol Bronwydd (De)	1.08		32					68
The site is under construction and is nearing completion									
PrC1/h15	Adjacent Tyle Teg, Llysonnen Road	0.33		14	86				
The site has a current Planning Permission and is substantively complete.									

Predictive Agricultural Land Classification (%)									
Site Ref	Name	Site Area (Ha)	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SuV8/h1	South of Dol Y Dderwen	1.45		100					
<p>Analysis: The settlement is located within an area of predominately Grade 3a as identified on the predictive ALC map. In this regard and in accordance with Planning Policy Wales (Ed. 12) paragraph 3.59 there are no sites of lower grade agricultural land which is available which have been proposed for development within the Revised LDP.</p> <p>The settlement is located within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy. The settlement represents a sustainable location for an appropriate level of growth, and it is considered that failure to identify opportunities for residential growth would undermine the delivery of the Plan's strategic approach in meeting the needs of rural communities.</p> <p>Conclusion: It should be noted that the allocated site is subject to a current reserved matters Planning Permission which was granted following the outline permission granted at appeal</p>									
SuV15/h1	Llanarthne School	0.49		100					
The site is complete.									
SuV17/h1	Rear of Former Joinery. Station Road, Nantgaredig	1.53		92					

Predictive Agricultural Land Classification (%)									
Site Ref	Name	Site Area (Ha)	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
<p>Note: The settlement is located within an area of predominately Grade 3a as identified on the predictive ALC map. In this regard and in accordance with Planning Policy Wales (Ed. 12) paragraph 3.59 there are no sites of lower grade agricultural land which is available, or which would constitute a deliverable site in terms of relationship to the built form.</p> <p>The settlement is located within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy. The settlement represents a sustainable location for an appropriate level of growth, and it is considered that failure to identify opportunities for residential growth would undermine the delivery of the Plan's strategic approach in meeting the needs of rural communities.</p> <p>Conclusion: It should be noted that the allocated site is subject of a current planning application and its allocation accords with the provisions as set out in PPW.</p>									
SuV18/h1	Land adjacent to A40, Pontargothi	0.59		100					
<p>Note: The settlement is located within an area of predominately Grade 3a as identified on the predictive ALC map. In this regard and in accordance with Planning Policy Wales (Ed. 12) paragraph 3.59 there are no sites of lower grade agricultural land which is available, or which would constitute a deliverable site in terms of relationship to the built form.</p> <p>The settlement is located within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy. The settlement represents a sustainable location for an appropriate level of growth, and it is considered that failure to identify opportunities for residential growth would undermine the delivery of the Plan's strategic approach in meeting the needs of rural communities.</p> <p>Conclusion: It should be noted that the allocated site is subject of an extant planning permission and its allocation accords with the provisions as set out in PPW.</p>									

9a Cluster 2, Tier 1 - (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Residential Allocations									
Cluster 2									
PrC2/h1	Beech Grove, Pwll	0.71			54				46
PrC2/h2	Former Laboratory, Penyfai Lane	0.8							100
PrC2/h3	Parc y Strade	2.09							100
PrC2/h4	North Dock	6.43				100			
PrC2/h6	107 Station Road	0.02							100
PrC2/h7	13-15 Station Road	0.04							100
PrC2/h9	3-5 Heol Goring	0.05							100
PrC2/h10	Land adjacent The Dell	3.35			4	7		89	1
PrC2/h12	Llys yr Hen Felin, Town Centre	0.11							100
PrC2/h13	Land off Frondeg Terrace	0.73							100
PrC2/h14	Rear of 22c,22d a 22e Llwynhendy Road	0.15							100
PrC2/h15	Maesarddafen Road / Erw Las, Llwynhendy	2.13							100
PrC2/h16	Ynys Las, Cefncaeau	1.43							100
PrC2/h18	Dylan, Trallwm	1.01							100
PrC2/h19	Genwen, Bryn	5.27			80				20
PrC2/h20	Harddfán, Bryn	0.16			76				24
PrC2/h21	Maes Y Bryn, Bryn	1.23			53				47

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
PrC2/h24	Clos Ffordd Fach	0.27							100
PrC2/h25	Land off Clos-y-Berllan	0.53			83				17
PrC2/h26	Adj to No 19 Llwynhendy Road	0.24							100
PrC2/h27	42 Stepney Road	0.02							100
PrC2/h28	Heol Y Graig, Llwynhendy	0.49							100

9b Cluster 2, Tier 2 and 3 – (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SeC3/h2	Land off Priory Street	0.93			51	11			37
SeC3/h3	Llys Felin	1.06			31	4			65
SeC3/h4	Former Dinas Yard	2.71			63			4	33
SeC4/h2	Burry Port Harbourside	6.17			100				
SeC4/h3	Glanmor Terrace	1.35							100
SeC6/h2	Land between Clayton road and east of Bronallt Road	1.15							100
SeC6/h3	Coed y Bronallt	0.24							100
SeC6/h4	Adjacent to Clos Benallt Fawr, Fforest	1.76			59			6	35
SeC7/h1	Box farm	0.41			38				62
SeC7/h3	Golwg Yr Afon	2.31			45			9	46
SeC7/h5	Maesydderwen	0.3			56			2	42
SeC8/h1	Ffos Las	3.7			77	23			
SeC8/h2	Cae Linda	2.86							100
SuV22/h2	Land adjacent to Ty Newydd, Meinciau Road	0.51			47				53
SuV23/h1	Clos y Parc	0.96			5		95		
SuV23/h2	Adjacent to Little Croft	1.22					100		

9c Cluster 2 Residential – Sites within Grade 2 or 3a Agricultural Land Classification

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
PrC2/h22	Cwm y Nant	11.33	22		66				12
<p>Analysis: Whilst it is recognised that a part of the site is identified as Grade 2 predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the component of the site identified as containing Grade 2 agricultural land, is isolated from any other grade 2 and surrounded by grade 3b and urban land, and a small section of 3b which sits outside the site boundaries. As such it is not considered to have a notable bearing on the suitability of the site. Rather the delineation of grade 2 in this instance appears incorrect reflective of the predictive nature of the maps.</p> <p>Conclusion: The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy.</p>									
PrC2/h23	Dafen East Gateway	5.49		3	95			1	
<p>Analysis: Whilst it is recognised that a small part of the site is identified as Grade 3a predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the component of the site identified as containing Grade 3a agricultural land, forms a very small area traversing the site boundary with the remaining part of it located on the adjacent field. As such it is not considered to have a notable bearing on the suitability of the site.</p> <p>Conclusion: The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy.</p>									
SeC4/h1	Gwdig Farm	4.21	20		30	27		5	19
The site is almost complete									

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SeC5/h1	Garreglwyd	0.47	22						78
The site is complete.									
SeC5/h2	Awel y Mynydd	4.54	50		19				31
The site has a detailed permission with a technical start undertaken									
SeC6/h1	Llwyngwern	0.31	5		93				2
The site is complete.									
SeC7/h4	Opposite Parc Morlais	1.36	3		88				9
<p>Analysis: Whilst it is recognised that a small part of the site is identified as Grade 2 predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the component of the site identified as containing Grade 2 agricultural land, forms a single square of grade 2 traversing the site boundary with part of it located on the adjacent playing field this impacted area is isolated from any other grade 2 surrounded by grade 3b and unclassified. As such it is not considered to have a notable bearing on the suitability of the site. Rather the delineation of grade 2 in this instance appears incorrect reflective of the predictive nature of the maps.</p> <p>Conclusion: The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy.</p>									
SeC8/h3	Golwg Gwendraeth	4.96		5	64	26		6	
The site has a full planning permission with a marketing exercise being undertaken for the site ahead of development commencing. The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy.									
SuV22/h1	Gerddi Gwenllian	1.01	6		94				

			Predictive Agricultural Land Classification (%)						
Site Ref	Name	Site Area (Ha)	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
<p>Analysis: Whilst it is recognised that a small part of the site is identified as Grade 2 predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the component of the site identified as containing Grade 2 agricultural land, forms part of the northern boundary area with the grade 2 protruding into the site boundary by virtue of its pixelated appearance and is very minor in terms of impacted area. As such it is not considered to have a notable bearing on the suitability of the site. Rather the delineation of grade 2 in this instance is clearly incorrect as it includes and extends from a developed housing site (see below) into the allocated site which is classified as grade 3b.</p> <p>Conclusion: The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy.</p>									

10a Cluster 3, Tier 1 – (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
PrC3/h1	Land to the rear of 16-20 & 24-30 Betws Road	0.53							100
PrC3/h2	Former Petrol Station Station, Wind Street	0.23							100
PrC3/h3	Land at Gwynfryn Fawr	0.8			74				26
PrC3/h4	Tirychen Farm	7.14			85			3	12
PrC3/h5	Yr Hen Felin, Pontamman Road	0.2						2	98
PrC3/h6	Land adjoining Maes Ifan, Maesquarre Road	1.57							100
PrC3/h33	Llys Dolgader	0.66			31				69
PrC3/h36	Betws Colliery	1.98			32			44	25
PrC3/h34	Clos y Gat	0.41				0			100
PrC3/h8	Land off Heol y Parc	0.85					31		69
PrC3/h9	Land adjacent to Maesyrfhaf	0.33							100
PrC3/h11	Ffordd y Neuadd and Clos yr Eithin	1.89					43	46	11
PrC3/h12	Land adjoining A48 and Heol y Parc	0.47					66	27	7
PrC3/h13	Land at Heol Cae Pownd	2.07					84	16	
PrC3/h14	Nantydderwen	0.72							100
PrC3/h15	Land off Heol Caegwyn	0.53			41		20		39

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
PrC3/h16	Uwch Gwendraeth	0.38					66	26	8
PrC3/h18	Land adjoining Brynlluan	1.28					69	2	29
PrC3/h19	Land off Llys y Nant	0.61			73				27
PrC3/h20	Land north of Maespiode	2.04			76				24
PrC3/h21	Maespiode	0.22							100
PrC3/h37	Clos Felingod	0.79			85				15
PrC3/h22	Adj to Pant Y Blodau	2.15					78		22
PrC3/h23	Land at Waterloo Road	0.23				99			1
PrC3/h24	Land between 123 and 137 Waterloo Road	0.38					71		29
PrC3/h25	Land off Gate Road	0.31					100		
PrC3/h35	Clos Penpont	0.4							100
PrC3/h26	Land off Parc-y-Mynydd	0.91				71	8	13	9
PrC3/h27	Land off Nant-y-Ci	0.77					81		19
PrC3/h28	Land at Factory site between No 22 and 28 Bethesda Road	1.13			76				24
PrC3/h29	Central Garage	0.88					57		43
PrC3/h31	Land at Fforestfach	0.86			63				37
PrC3/h32	Land south of Tycroes Road	1.25			0	84			16

10a Cluster 3, Tier 2 and 3 – (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SeC9/h2	Heol Gelynen	0.25							100
SeC10/h1	Garnant School, New School Road	0.63							100
SeC10/h2	Land adj. No 13 Bishop Road	0.18							100
SeC11/h1	Land off Heol Llanelli	0.62			100				
SeC11/h2	Land at Ffynnon Fach	0.65			92		8		
SuV25/h1	Land north of Clos Rebecca	2.06				83			17
SuV26/h1	Rear of 16 Y Garreg Lwyd	0.82			100				
SuV27/h1	Land adjacent to Ty Newydd	0.24				100			
SuV28/h1	Adjacent to Coed y Cadno	0.73			100				
SuV30/h1	Land off Pant y Brwyn	0.2				0			100

11a Cluster 4 – Tier 2 and 3 (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Cluster 4									
SeC12/h3	Land to r/o Dolcoed	1.35			18			10	73
SeC13/h1	Adj Y Neuadd	0.5							100
SeC13/h4	Bro Einon	0.42			32	24		33	11
SeC14/h1	Blossom Garage	0.61			16			13	71
SeC14/h2	Land adj Maescader	0.76			42				58
SuV32/h1	Opposite Springfield	0.7							100
SuV33/h1	Land opposite Brogeler	0.3			100				
SuV35/h1	Land adj Arwynfa	0.47			46				54
SuV36/h1	Cae Pensarn Helen	0.35			100				
SuV36/h2	Land at Bryndulais	0.71			100				
SuV37/h2	Land south of Cae Coedmor	0.9			81				19
SuV37/h3	Land adj. to Lleinau	0.5			94				6

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SuV38/h1	Maes y Bryn	0.29			100				
SuV39/h1	Adj. Yr Hendre	0.53			1		96	4	
SuV41/h2	Cilgwyn Bach	1.36			99		1		
SuV43/h1	Blossom Inn	0.73			100				

11b Cluster 4 – Residential Sites within Grade 2 and 3a Agricultural Land Classification

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SeC12/h1	Trem Y Ddol	0.97		100					
<p>Analysis: This part of the settlement is located within an area of predominately Grade 3a as identified on the predictive ALC map. In this regard, and in accordance with Planning Policy Wales (Ed. 12), paragraph 3.59, there are no sites of lower grade agricultural land which are available, or which would constitute a deliverable site in terms of relationship to the built form, or which have been considered appropriate or acceptable as part of the site assessment methodology.</p> <p>The settlement is located within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy.</p> <p>Conclusion: The settlement represents a sustainable location for an appropriate level of growth, and it is considered that failure to identify opportunities for residential growth would undermine the delivery of the Plan's strategic approach in meeting the needs of rural communities.</p>									
SeC12/h2	Heol Dewi	0.18		2	98				1
<p>Analysis: Whilst it is recognised that a very small part of the site is identified as Grade 3a on the predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the component of the site identified as containing Grade 3a agricultural land, forms a single square and consists of a scrub/wooded area and a tarmacadam car park. Given this and that only 2% of the allocated site area is affected it is not considered to have a notable bearing on the suitability of the site.</p> <p>Conclusion. The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy. The site is nearing completion.</p>									

12a Cluster 5, Tier 2 and 3 (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Cluster 5									
SeC16/h1	Llandeilo Northern Quarter	1.68			37				63
SeC17/h1	Land Opposite Ysgol Gynradd Llangadog	0.55			93				7
SeC17/h2	Land off Heol Pendref	0.4			64				36
SeC17/h3	Ger yr Ysgol	0.65			71				29
SuV49/h1	Awel Y Mynydd	0.93				100			
SuV51/h1	Opp Village Hall	0.49			100				

12b Cluster 5 – Residential Sites within Grade 2 and 3a Agricultural Land Classification

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)							
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban	
Cluster 5										
SeC15/h1	Land to north of Dan y Crug	3.28		99						1
<p>Analysis The settlement is located within an area of Grade 3a as identified on the predictive ALC map. In this regard and in accordance with Planning Policy Wales (Ed. 12) paragraph 3.59 there are no sites of lower grade agricultural land which are available by virtue of the environmental constraints impacting on the settlement, or which would constitute a deliverable site in terms of relationship to the built form, or which have been considered appropriate or acceptable as part of the site assessment methodology, or which have been proposed for development within the Revised LDP. It should be noted that the settlement has a rich built historic context including ancient remains, it is also significantly impacted by designated flood risk areas and as such is significantly constrained in terms of site availability. The settlement is a market town serving a wider hinterland within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy. It also represents one of the Ten Towns forming part of the County Councils strategy on rural regeneration reflective of its role and potential as a centre for future investment including new homes.</p> <p>Conclusion The settlement represents a sustainable location for an appropriate level of growth, and it is considered that failure to identify opportunities for residential growth would undermine the delivery of the Plan's strategic approach in meeting the needs of rural communities.</p> <p>The site has a current extant Planning Permission and its allocation is consistent with the provisions of PPW.</p>										

Site Ref	Name	Site Area (Ha)	Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SeC15/h2	Land adjacent Bryndeilog, Tywi Avenue	1.19		2	98				
<p>Analysis: The settlement is located within an area of Grade 3a as identified on the predictive ALC map. In this regard and in accordance with Planning Policy Wales (Ed. 12) paragraph 3.59 there are no sites of lower grade agricultural land which are available by virtue of the environmental constraints impacting on the settlement, or which would constitute a deliverable site in terms of relationship to the built form, or which have been considered appropriate or acceptable as part of the site assessment methodology, or which have been proposed for development within the Revised LDP. It should be noted that the settlement has a rich built historic context including ancient remains, it is also significantly impacted by designated flood risk areas and as such is significantly constrained in terms of site availability. The settlement is a market town serving a wider hinterland within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy. It also represents one of the Ten Towns forming part of the County Councils strategy on rural regeneration reflective of its role and potential as a centre for future investment including new homes.</p> <p>Conclusion: The settlement represents a sustainable location for an appropriate level of growth, and it is considered that failure to identify opportunities for residential growth would undermine the delivery of the Plan's strategic approach in meeting the needs of rural communities. The sites allocation is consistent with the provisions of PPW.</p>									

13a Cluster 6, Tier 2 and 3 (Residential) Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Cluster 6									
SeC18/h1	Adjacent to Britannia Terrace	2.66			85				15
SeC18/h2	Former Butter Factory	1.79			8				92
SeC18/h3	Land adjacent Cefn maes	4.24			93		1		6
SeC18/h4	Land off Heol Llainedlyn	0.44			100				
SeC18/h5	Land adjacent Gwynfa, Station Road	0.28			79				21
SeC18/h7	Land adjacent Gardde Field	0.85			39	17			45
SeC18/h8	Land at Cae Glas	0.55			62				38
SeC18/h9	Land to the west of High Street	2.21			77				23
SeC19/h1	Tir yn Park View, Trevaughan	0.44			100				
SeC19/h3	Gerddi Lingfield	2.17			75				25
SeC19/h4	Parc y Dressig	0.48			81				19
SeC20/h3	Land off Clifton Street	0.76			58				42

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SuV55/h1	Land to rear of Maesglas	0.75			100				
SuV55/h2	Land to the north of Cross Inn P.H	0.45			100				
SuV56/h1	Land to the r/o Talar Wen	0.6			100				
SuV58/h1	Land adj Lon Dewi	0.35			14				86
SuV58/h2	Land off Drefach Road	1.43			55				45
SuV59/h1	Maes y Llewod	0.72			100				
SuV59/h2	North of Maes y Llewod	1.08			100				
SuV60/h1	Land at College Bach	0.39			100				

13b Cluster 6 – Residential Sites within Grade 2 and 3a Agricultural Land Classification

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Cluster 6									
SeC18/h6	Land to the rear of Station Road	1.04		82					18
<p>Analysis: A portion of the site is classified as Grade 3a Agricultural Land on the Predictive ALC Map, however, the site lies directly adjacent to development limits and is enclosed on all 3 sides. The portion of the site that fronts the road and development limits is classified as U on the Predictive ALC Map.</p> <p>Conclusion: This ensures the site's impact on agricultural land remains minimal.</p>									
SeC19/h2	Land at Whitland Creamery	2.35		56	10				33
<p>Analysis: In total, 56% of the allocated site has been classified as Grade 3a Agricultural Land on the Predictive ALC Map. However, the overall site has a longstanding industrial history, associated with and adjacent to the former Whitland Creamery. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. However, this site falls within the definition of previously developed land and has traditionally formed part of the recent urban form of the settlement. Consequently, the site is not an agricultural site and is not used for agricultural purposes.</p> <p>Conclusion: The re-development of the site would result in the re-use of previously developed and under-utilised land, consistent with the site search sequence outlined in Planning Policy Wales. It would also deliver numerous regeneration benefits including supporting the Councils Ten Towns initiative and its rural regeneration ambitions.</p>									
SeC20/h1	Pludds Meadow	2.06		70	12				18

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
<p>Analysis: The site has planning permission and is under construction.</p> <p>The settlement is located within an area of consisting of a patchwork of different grades of agricultural land, but which is dominated by Grade 3a and Grade 2 as identified on the predictive ALC map. In this regard and in accordance with Planning Policy Wales (Ed. 12) paragraph 3.59 there are no/limited sites of lower grade agricultural land which are available by virtue of the environmental constraints impacting on the settlement, or which would constitute a deliverable site in terms of relationship to the built form, or which have been considered appropriate or acceptable as part of the site assessment methodology, or which have been proposed for development within the Revised LDP. It should be noted that the settlement has a rich built historic context including ancient remains, it is also impacted by designated flood risk areas and as such is constrained in terms of site availability. The settlement is important in tourism terms serving a wider hinterland within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy.</p> <p>Conclusion: The settlement represents a sustainable location for an appropriate level of growth, and it is considered that failure to identify opportunities for residential growth would undermine the delivery of the Plan's strategic approach in meeting the needs of rural communities. The site has planning permission and is under construction.</p>									
SeC20/h2	Adj Laugharne School	2.34		81	2			6	11
<p>Analysis: The settlement is located within an area of consisting of a patchwork of different grades of agricultural land, but which is dominated by Grade 3a and Grade 2 as identified on the predictive ALC map. In this regard and in accordance with Planning Policy Wales (Ed. 12) paragraph 3.59 there are no/limited sites of lower grade agricultural land which are available by virtue of the environmental constraints impacting on the settlement, or which would constitute a deliverable site in terms of relationship to the built form, or which have been considered appropriate or acceptable as part of the site assessment methodology, or which have been proposed for development within the Revised LDP. It should be noted that the settlement has a rich built historic context including ancient remains, it is also impacted by designated flood risk areas and as such is constrained in terms of site availability. The settlement is important in tourism terms serving a wider hinterland within a rural context and its identification within the settlement hierarchy as set out within the Revised LDP reflects its contribution to its rural community and economy.</p> <p>Conclusion: The settlement represents a sustainable location for an appropriate level of growth, and it is considered that failure to identify opportunities for</p>									

Site Ref	Name	Site Area (Ha)	Predictive Agricultural Land Classification (%)							
			Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban	
residential growth would undermine the delivery of the Plan's strategic approach in meeting the needs of rural communities. The sites allocation is consistent with the provisions of PPW.										
SuV61/h1	Land at Nieuport Farm	0.45		6						94
<p>Analysis: The site forms part of a farmyard and associated buildings with the majority of the site classified as urban on the Predictive ALC Map. It is acknowledged that 6% of the site area is identified as Grade 3a however this forms part of the farmyard and has been used for storage of equipment and vehicles over the past 20 – 30 years if not longer.</p> <p>Conclusion: In this respect whilst recognising the classification it is not considered significant in terms of the extent of the impacted site area and by virtue of the activity on that portion of the site and would not affect the suitability of the site's allocation within the Revised LDP.</p>										
SuV63/h1	Land at Woodend	2.04		26	35	33	3	3		
<p>Analysis: A portion of the site is classified as Grade 3a Agricultural Land on the Predictive ALC Map. The site has been granted outline permission as well as Reserved Matters. The road and plot layout has been completed on site, with the development being introduced through self-build constructions. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the component of the site identified as containing Grade 3a agricultural land, forms part of the southern boundary of the site, much of which has already been built out, and also includes the main road (A4066).</p> <p>Conclusion: This ensures the site's impact on agricultural land remains minimal.</p>										

14a Employment Sites –Predictive Agricultural Land Classification 3b and below

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Employment Sites										
PrC2/E2(iii)	Land at Heol Aur	B1, B2, B8	1.66			74				26
PrC2/E2(vii)	Land east of Air Ambulance base	B1, B2, B8	1.32			100				
PrC2/E2(ix)	Land to the West of Llys Aur	B1, B2, B8	0.81			94			6	
PrC3/E1	Cross Hands East	B1, B8	18.63					88	0	12
PrC3/E2(i)	Land west of Castell Howell	B1, B2, B8	1.01					86	14	
PrC3/E2(ii)	Land south of Heol Parc Mawr	B1, B2, B8	2.72					96	4	
PrC3/E2(iii)	Land north of Dunbia	B1, B2, B8	1.94					93		7
PrC3/E3(i)	Heol Stanllyd (West)	B1, B2, B8	2.01					7		93
PrC3/E3(ii)	Heol Stanllyd (South)	B1, B2, B8	2.16					97		3
PrC3/E3(iii)	Heol Stanllyd (East)	B1, B2, B8	0.61					92		8
PrC3/E6	Capel Hendre Industrial Estate	B1, B2, B8	0.54				90		1	9

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
PrC3/E7(i)	Parc Hendre (West)	B1, B2, B8	2.17					95		5
PrC3/E7(ii)	Parc Hendre (North)	B1, B2, B8	1.96					83		17
PrC3/E7(iii)	Parc Hendre (East)	B1, B2, B8	1.05					85		15
PrC3/E7(iv)	Parc Hendre (South)	B1, B2, B8	2.95					97		3
PrC3/E8	Cilyrychen Industrial Estate	B1, B2, B8	0.75			100				
SeC4/E1	Dyfatty, Burry Port	B1, B2, B8	3.05				100			
SeC13/E1	Old Foundry	B1, B8	0.41							100
SeC16/E1	Beechwood Industrial Estate	B1, B1, B8	0.29			100				
SeC16/E2	Former Market Hall	B1, B2, B8	0.2							100
SeC18/E1	St Clears Business Park	B1, B2, B8	0.42			27				73
SeC19/E1	Whitland Industrial Estate	B1, B2, B8	0.49			100				

14b Employment Sites within Grade 2 and 3a Agricultural Land Classification

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Employment Sites										
PrC1/E1(i)	Land west of Cillefwr Road West	B1, B2, B8	2.01		15	47	19			18
<p>Analysis: Whilst it is recognised that a small part of the site is identified as Grade 3a on the predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the component of the site identified as containing Grade 3a agricultural land, forms a single square and with the remainder consisting of a patchwork of other classifications (see below). The grade 3a classified area of the site is located immediately adjacent to the existing employment uses and as part of the wider allocation represents a logical extension to the established employment uses in the area.</p> <p>Conclusion: The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy</p>										
PrC1/E1(ii)	Land North of Alltynap Road	B1, B2, B8	1.22		58					42
<p>Analysis: The allocated site is located within the defined boundary of Carmarthen and is part of the urban form and adjacent and within an established employment area. This site is immediately adjacent and surrounded on all four boundaries by development consisting of employment and residential and whilst it is noted that a portion is identified as grade 3a agricultural land this is a small, isolated, and separate from wider agricultural activity by the surrounding development and woodland further to the south and north. Whilst it is recognised that the majority of the site is identified as Grade 3a BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. This site is wholly in the urban form and represents a logical extension of the established surrounding employment activities.</p>										

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
Conclusion: The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy.										
PrC1/E1(iii)	Land south of Alltynap	B1, B2, B8	0.96		43	0	19		2	36
<p>Analysis:</p> <p>Whilst it is recognised that a part of the site is identified as Grade 3a on the predicted BMV agricultural land, it is however noted that the site was granted planning permission for the construction of a tyre recycling warehouse with associated offices, operational yard, storage compounds and ancillary infrastructure on 2017 (Planning Application Ref: W/35655. This permission has subsequently been the subject of a technical start including site clearance. In allocating the site it was also acknowledged that it is located immediately adjacent to existing employment uses and residential properties. The allocation represents a logical extension to the established employment uses in the area.</p> <p>Conclusion: The allocation of the overall site is also consistent with the strategy of the Plan and the settlement hierarchy.</p>										
PrC2/E2(i)	Land east of Calsonic	B1, B2, B8	4.74	20	0	80				

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
<p>Analysis: Whilst it is recognised that a relatively small part of the site is identified as Grade 2 predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the site and the area classified is located within an urban context surrounded by and adjacent to a long-established employment area. In this respect the allocation is well located in terms of existing employment activity and forms part of a wider site which supports the strategic growth for the Llanelli Growth Area as identified in the Adopted and Revised LDP's. It should also be noted that it forms an important component of future employment provision across the Swansea Bay and Llanelli National Growth Area as identified within Future Wales.</p> <p>The Grade 2 classification is consisting of a small part of the site which projects into the allocated area on its southern boundary and includes the developed employment premises on Heol Rhosyn. It is considered that the allocation of the site is consistent with the surrounding activities and the strategic ambitions for the settlement and the wider region – it is also reflective of the urban character of the area. It is also noted that 80% of the allocated area is not subject to BMV classification. It is also considered that the isolated (forming part of an urban context) nature of the classification limits its value from an agricultural use perspective as reflected in the current lack of any agricultural activity.</p> <p>Reference is made to the Swansea Bay and Llanelli National Growth Areas (NGA) Definition Project Research Report which reflects Dafen as an opportunity area for employment uses.</p> <p>Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (gov.wales)</p> <p>Conclusion: The site has recently been subject to a Pre-application consultation for employment use</p>										
PrC2/E2(ii)	Land to the west of Gestamp Tallent	B1, B2, B8	1.55	3	5	85				8

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
<p>Note: It is recognised that approximately 92% of the site is identified as grade 3b agricultural land. It is however noted that small proportion on the western boundary is grade 2 with a similarly sized portion of grade 3 projecting into the eastern boundary. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the grade 2 which projects into the site is made up of the B4303 highway whilst the grade 3a is a single block on the predictive map surrounded on three sides by unclassified urban land. The site and wider area is located within an urban context surrounded by and adjacent to a long-established employment areas. The area is part of an established employment site which supports the strategic growth for the Llanelli Growth Area as identified in the Adopted and Revised LDP's. It should also be noted that it forms an important component of future employment provision across the Swansea Bay and Llanelli National Growth Area as identified within Future Wales.</p> <p>Conclusion: It is considered that the allocation of the site is consistent with the surrounding activities and the strategic ambitions for the settlement and the wider region – it is also reflective of the urban character of the area. It is also considered that the isolated (forming part of an urban context) nature of the classification limits its value from an agricultural use perspective as reflected in the current lack of any agricultural activity. Reference is made to the Swansea Bay and Llanelli National Growth Areas (NGA) Definition Project Research Report which reflects Dafen as an opportunity area for employment uses</p> <p>Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (gov.wales)</p>										
PrC2/E2(iv)	Land to the west of Heol Gors	B1, B2, B8	1.45	82		14				4

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
<p>Analysis: Whilst it is recognised that the site is identified as Grade 2 predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the site and the area classified is located within an urban context surrounded by and adjacent to a long-established employment area. In this respect the allocation is a small infill site between established employment uses and forms part of a wider site which supports the strategic growth for the Llanelli Growth Area as identified in the Adopted and Revised LDP's. It should also be noted that it forms an important component of future employment provision across the Swansea Bay and Llanelli National Growth Area as identified within Future Wales.</p> <p>Conclusion: The Grade 2 classification is consisting of a wider albeit small area of land surrounded by unclassified urban employment and residential activities as well as some Grade 3b. It is considered that the allocation of the site is consistent with the surrounding activities and the strategic ambitions for the settlement and the wider region – it is also reflective of the urban character of the area. It is also considered that the isolated (forming part of an urban context) nature of the classification limits its value from an agricultural use perspective as reflected in the current lack of any agricultural activity. Reference is made to the Swansea Bay and Llanelli National Growth Areas (NGA) Definition Project Research Report which reflects Dafen as an opportunity area for employment uses.</p> <p>Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (gov.wales)</p>										
PrC2/E2(v)	Land at Heol Croppin	B1, B2, B8	0.36	50					2	48

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
<p>Analysis: Whilst it is recognised that the site is identified as Grade 2 predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In this respect it should be noted that the site and the area classified is located within an urban context surrounded by and adjacent to a long-established employment area. As identified below it is a small employment plot on an established and serviced employment site and forms part of a wider site which supports the strategic growth for the Llanelli Growth Area as identified in the Adopted and Revised LDP's. It should also be noted that it forms an important component of future employment provision across the Swansea Bay and Llanelli National Growth Area as identified within Future Wales.</p> <p>Conclusion: The Grade 2 classification consisting of a single block which is at odds with the surrounding agricultural land classifications and form's part former area of scrub subsequently cleared for development. It is considered that the allocation of the site is consistent with the surrounding activities and the strategic ambitions for the settlement and the wider region – it is also reflective of the urban character of the area. It is also considered that the isolated (forming part of an urban context) nature of the classification limits its value from an agricultural use perspective as reflected in the current lack of any agricultural activity. Indeed, its identification as grade 2 is clearly reflective of the predictive nature of the mapping.</p> <p>Reference is made to the Swansea Bay and Llanelli National Growth Areas (NGA) Definition Project Research Report which reflects Dafen as an opportunity area for employment uses</p> <p>Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (gov.wales)</p>										
PrC2/E2(vi)	Land west of the Beacon	B1, B2, B8	1.89		53	47				
<p>Analysis: The allocation has been developed and occupied by a custody suite for Dyfed Powys Police. Whilst it is recognised that part of the site is identified as Grade 3a predicted BMV agricultural land, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise.</p> <p>Conclusion: In this respect it should be noted that the site and the area classified is located within an urban context surrounded by and adjacent to a long-</p>										

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
established employment area. Reference is made to the Swansea Bay and Llanelli National Growth Areas (NGA) Definition Project Research Report which reflects Dafen as an opportunity area for employment uses.										
Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (gov.wales)										
PrC2/E2(viii)	Land at Llanelli Gate off Heol Aur	B1, B2, B8	3.77		19	79			2	
Analysis: The site is predominately classified as grade 3b BMV but also includes areas identified as N/A and approximately 19 % grade 3a. Locationally it is situated adjacent to the established employment area at Dafen on its western boundaries with the A4138 main road into Llanelli on its southern boundary and the Crematorium to the North and Heol Penprys on its eastern boundary. The site area identified as grade 3a occupies part of the middle of the site with the classification not reflected on the remainder of the site thereby reflecting its predictive nature. The site is well located adjacent to the urban form and adjacent to a long-established employment area. This part of the settlement is established in terms of employment provision and supports the strategic importance of the Llanelli Growth Area as identified in the Adopted and Revised LDP's.										
It should also be noted that it forms an important component of future employment provision across the Swansea Bay and Llanelli National Growth Area as identified within Future Wales.										
Reference is made to the Swansea Bay and Llanelli National Growth Areas (NGA) Definition Project Research Report which reflects Dafen as an opportunity area for employment uses. Swansea Bay and Llanelli National Growth Area (NGA) Definition Project Research Report (gov.wales)										
Conclusion: It is considered that the allocation of the site is consistent with the adjacent activities and the strategic ambitions for the settlement and the wider region – it is also reflective of the broader urban character of the area.										

Site Ref	Name	Use Class	Site Area (Ha)	Predictive Agricultural Land Classification (%)						
				Grade 2	Grade 3a	Grade 3b	Grade 4	Grade 5	Non-Agricultural	Urban
SeC19/E2	Land south of former Creamery	B1, B2, B8	1.33		15	68				17
<p>Analysis: The site is predominately classified as grade 3b BMV but also includes areas identified as urban, and approximately 15 % grade 3a. Locationally it is situated amongst an existing employment use site classed as urban and is separated from other land classified as 3a by the Fishguard to Carmarthen railway line. As such it is not considered to have a notable bearing on the suitability of the site</p> <p>Conclusion: It is considered that the allocation of the site is consistent with the adjacent activities and the strategic ambitions for the settlement</p>										