

CARMARTHENSHIRE
REVISED LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Hearing Session 2 – Prosperous People and Places – Housing and Community Infrastructure

Wednesday, 16 October 2024 between 10:00 and 17:00

Action Point	Council Response / Proposed MAC	Inspectors Comments
AP2/1	<p>Amend first paragraph of Policy SP4 (below), and any consequential changes to the housing supply figure as stated elsewhere within the plan.</p> <p>In order to ensure the overall housing requirement of 8,822 homes for the plan period is met, provision is made for 9,704 9,045 new homes in accordance with the settlement framework (Policy SP3) in order to promote the creation and enhancement of sustainable communities.</p>	

Action Point	Council Response / Proposed MAC	Inspectors Comments										
	<p>Amend paragraph 11.79 as follows:</p> <p>11.79 This Plan factors in a number of housing supply components to meet this housing need, together with flexibility (uplift) to ensure that the overall aim of the strategic policy to provide new homes is met. The housing supply provides a flexibility allowance of 2.5% The housing supply is made up of the following components:</p> <ul style="list-style-type: none">• Housing Allocations (5+ homes)<ul style="list-style-type: none">◦ Land bank Commitments◦ Completed Dwellings• Windfall Allowance<ul style="list-style-type: none">◦ Small Site Component (less than 5 homes)◦ Windfall Component (5+ Homes)• Flexibility (+10%) <table><tr><td>Policy HOM 1 allocations *</td><td>2259</td></tr><tr><td>Policy HOM1 commitments*</td><td>4565</td></tr><tr><td>Large windfalls (5+ dwellings)</td><td>683</td></tr><tr><td>Small windfalls (<5 dwellings)</td><td>1538</td></tr><tr><td>Total</td><td>9045</td></tr></table>	Policy HOM 1 allocations *	2259	Policy HOM1 commitments*	4565	Large windfalls (5+ dwellings)	683	Small windfalls (<5 dwellings)	1538	Total	9045	
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Policy HOM1 commitments*	4565											
Large windfalls (5+ dwellings)	683											
Small windfalls (<5 dwellings)	1538											
Total	9045											
	<p>An updated trajectory is attached in Appendix 3. This revised trajectory does not reflect any agreed changes to site trajectories as discussed in site hearing sessions.</p>											
AP2/2	<p>Two lists are provided in Appendix 2:</p> <p>A) Windfall Sites that have been permitted over the last 10 years (since the adoption of the Carmarthenshire LDP) that are now classified as commitments; and</p>	Change agreed.										

Action Point	Council Response / Proposed MAC	Inspectors Comments
	B) Windfall Sites that have been permitted since April 2015 that are not allocated in the RLDP.	
AP2/3	<p>The committed sites are identified in the revised HOM1 table as set out in Appendix 1.</p> <p>Details of those sites which are not included in the housing supply are set out in Submission Document CSD75 – Topic Paper: Growth & Spatial Distribution Part 1 – Housing (Appendix 6) (growth-and-spatial-distribution-part-1-update-english.pdf).</p>	Agreed.
AP2/4	Revised AP: Amend Policy HOM1 which shows allocated sites only. A revised table is set out in Appendix 1 sets out a revised HOM1 table indicating those sites considered as allocations only.	Change agreed.
AP2/5	Appendix 5 below provides details of the housing allocations, phasing requirements, constraints, infrastructure requirements and planning obligations.	Agreed.
AP2/6	Amend the Spatial Distribution Table in Appendix 7 as follows:	

Action Point	Council Response / Proposed MAC	Inspectors Comments
AP2/8	<p>Amend Policy HOM3 to the following</p> <p>HOM3: Homes in Rural Villages</p> <p>In those settlements identified as rural villages under Policy SP3, proposals for small scale developments of 1 to 4 dwellings will be permitted provided that:</p> <ul style="list-style-type: none"> a) The scale and design of the proposed development is appropriate to the scale, form and character of the settlement, taking into account the cumulative impact of incremental development; and b) The scale and nature of the development will maintain or enhance the vitality of the rural community within the settlement; and c) The proposed development consists of, and represents a: <ul style="list-style-type: none"> 1. minor infill of a small gap between the existing built form; or 2. logical extensions and/or rounding off, of the development pattern where they adjoin the boundary of one property which forms part of the rural village group. All proposals which adjoin a group (as opposed to infill sites) will be required to demonstrate the following: <ul style="list-style-type: none"> i. there is an existing physical or visual feature which provides a boundary for the group - reducing pressure for unacceptable ribbon development or rural sprawl; or ii. where such a feature does not exist, there should be potential for such a feature to be provided so long as it is in character with the scale and appearance of the group; or <p>3 Conversion or the sub-division of large dwellings.</p>	Change agreed.

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	<p>Proposals will not be permitted where:</p> <p>d) they are in open fields adjoining a group which have no physical features to provide containment; and / or</p> <p>e) they are located beyond clear physical features which form strong boundaries for a group (e.g. main roads, substantial tree belts, rivers etc.)</p> <p>Proposals for more than 4 dwellings will not be considered appropriate except where they relate to 100% affordable housing schemes and strictly accord with the policy criteria listed above.</p> <ul style="list-style-type: none"> • minor infill of a small gap between the existing built form; or, • logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape; or • conversion or the sub-division of large dwellings. <p>Such proposals will be subject to other detailed planning considerations set out within LDP policies.</p> <p>Reference made to the guidance on acceptable plots in the County's rural villages (see below).</p> <p>Proposals which exceed the 10% cap above the number of existing homes in the settlement, as at the LDP base date, will not be permitted except where they conform to Policy AHOM1 in relation to the provision of affordable homes.</p> <p>11.89 The settlement framework for the Plan area identified in Strategic Policy SP3 recognises and reflects the area's diversity and that of its communities. In identifying the Rural Villages, the Plan seeks</p>	

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	<p>to make provision for those settlements which make an important contribution within their community and offer opportunities for small scale and appropriate new homes within rural settings.</p> <p>11.90 This part of the Plan's rural policy framework seeks to establish a flexible but controlled approach to the delivery of new homes within those settlements. The Plan utilises a criteria-based assessment to define small scale housing opportunities in rural villages and to meet the need for new homes in rural parts of Carmarthenshire at a scale and at locations which maintain the essential character of the countryside. <i>Where settlements defined within the policy come under significant pressure from the cumulative impact of housing development, the Council will prepare a capacity assessment to determine any potential for further rural housing growth within that settlement.</i></p> <p>11.91 In order to reflect the rural character and to prevent unacceptable and potentially detrimental levels of growth, a cap of 10% over and above the number of existing homes, as of the base date of the Plan in the settlement will be allowed.</p> <p>11.92 Further guidance in the form of SPG will be published to support the interpretation and application of the above and the policy. The guidance will form part of a suite of SPG to support with the design and siting considerations in general and will enable proposals to effectively integrate with and contribute to the development of cohesive and sustainable communities.</p> <p>Guidance on Acceptable Plots</p> <p>1. Infill sites within these rural villages will take priority over other locations;</p> <p>2. Where appropriate, sites adjoining a rural village are also acceptable. Such sites will be required to adjoin the boundary of one property which forms part of the rural village group. All proposals which adjoin a group (as opposed to infill sites) will be required to demonstrate the following:</p> <ul style="list-style-type: none"> • there is an existing physical or visual feature which provides a boundary for the group—reducing pressure for unacceptable ribbon development or rural sprawl; • where such a feature does not exist, there should be potential for such a feature to be provided so long as it is in character with the scale and appearance of the group; <p>3. Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be considered acceptable; 4. Proposals which are located beyond clear physical</p>	

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	<p>features which form strong boundaries for a group (e.g. main roads, substantial tree belts, rivers etc.) will not be considered acceptable</p> <p>4. Proposals which are located beyond clear physical features which form strong boundaries for a group (e.g. main roads, substantial tree belts, rivers etc.) will not be considered acceptable</p>	
AP2/9	<p>Insert the following new policy PSD14 under the theme Prosperous People and Places:</p> <p>PSD14: Density Policy</p> <p>Proposals will be required to create mixed, socially inclusive, sustainable communities by providing a range of house types and sizes to meet the needs of residents at an efficient and appropriate density.</p> <p>Residential development within Principal Centres tiers 1-3 of the settlement framework (Policy SP3) should seek to reflect a net density of 50 dwellings per hectare. Lower density of development will only be permitted where:</p> <ul style="list-style-type: none"> a) Design, physical or infrastructure constraints prevent the minimum density from being achieved; or b) The minimum density would harm the character and appearance of the site's surroundings; or c) It can be demonstrated there is a particular lack of choice of housing types within a local community <p>In all cases, housing developments must make the most efficient use of land in accordance with sustainable, placemaking principles. Good design must be utilised to maximise the density of development without compromising the quality of the living conditions provided, whilst making adequate provision for privacy and space about dwellings.</p>	Change agreed.

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	<p>New para number – The Revised LDP acknowledges that it is important that new development uses land efficiently by being of a density which maximises the development potential of land including the level of affordable housing provision in accordance with Policy AHOM1. Future Wales: The National Plan 2040 requires new developments in urban areas to aim for a density of at least 50 dwellings per hectare (net). The Plan aims to achieve this density within tiers 1-3 of the settlement framework (Policy SP3). Whilst the density within all other settlements within the settlement hierarchy should maximise the efficient use of land, the policy is not prescriptive in setting a specific density. Higher density developments can help to lessen the quantity of land needed to meet future housing needs, although a balance must be achieved to ensure a quality living environment enshrined in placemaking principles.</p> <p>The indicative figures set out within Policy HOM1 – Housing Allocations are considered against the criteria set out within criteria a) to c) above.</p>	
AP2/10	<p>Amend policy HOM6 as follows:</p> <p>HOM6: Specialist Housing</p> <p>Proposals for new care home developments and extensions to established specialist housing facilities will be permitted within or adjoining the development limits of defined existing settlements (Policy SP3) where:</p> <ul style="list-style-type: none"> a) It reflects the needs of the proposed occupants in respect of their safe and convenient access to shops, services, community facilities and public transport or active travel routes; and, b) It provides a suitable and appropriate quality, design, and type of accommodation as well as the level of support and care for the intended occupiers <p>Proposals for specialist housing outside and not adjoining the defined development limits will only be permitted if it can be demonstrated that they are needed, viable and sustainable and where:</p> <ul style="list-style-type: none"> c) It is ancillary to an existing care home and not disproportionate to it in scale; or, 	Change agreed.

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	<p>d) It represents the appropriate conversion of an existing property, which is suitable to the needs of the proposed occupants and accords with both criterion a) and b) above.</p>	
AP2/11	<p>Include a new policy as follows:</p> <p>PSD7: Protection of Community Facilities</p> <p>Proposals which would result in the loss of community facilities outside of the Principal Centres and Service Centres will only be permitted where:</p> <ul style="list-style-type: none"> a. There is another similar or compatible community facility available within: <ul style="list-style-type: none"> i. a convenient walkable distance; or, ii. where applicable, within a neighbouring Sustainable Village or Rural Village (as noted in Policy SP3: Sustainable Distribution – Settlement Framework). b. Its loss would not be detrimental to the social and economic fabric of the community. <p>In the absence of an alternative provision, proposals resulting in the loss of a community facility will only be permitted where it can be demonstrated that the business for sale or let has been marketed for over a 12 month period.</p> <p>In seeking to define and create sustainable communities the Plan identifies and recognises the contribution of local services. These include such facilities as shops, post offices, public houses, petrol filling stations, which will contribute to the future viability of settlements and communities, both in terms of providing a service but also in offering 'meeting places' where community interaction can occur, and community spirit can be enhanced. The Plan also recognises the importance of community facilities and services where there is a strong local dependence on them. Such services are vital to the economic wellbeing of the communities and also promote social inclusion, particularly amongst the less mobile members of a community.</p>	Change agreed.

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	<p>It is acknowledged that settlements classified as Sustainable Villages and Rural Villages are the most vulnerable to the loss of such facilities. Factors such as demand and the high value of residential land in the rural areas, often results in pressure from property owners to change the use or redevelop such facilities for residential purposes, even where the business is thriving. The income from a shop or other activity may be less than can be gained from an alternative development. This policy seeks to moderate pressures for change by ensuring that unless there are reasonable alternative facilities, and if the shop or facility is viable at appropriate rent levels, then its loss will not be allowed.</p> <p>Whilst the policy seeks to protect against the loss of facilities, provision is made for those circumstances where it can be demonstrated that such facilities are no longer needed or are not viable.</p> <p>In seeking to ensure that settlements remain viable, a sequential approach will be undertaken in assessing the availability of an alternative or similar facility. The first consideration in assessing proposals should be the availability of an alternative facility within a reasonable distance to access such a facility. A walkable distance for the purposes of this policy is as contained within the Manual for Streets: Department for Transport/Communities and Local Government/WAG – 2007. This identifies that 'Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800m) walking distance of residential areas which residents may access comfortably on foot'.</p> <p>Marketing of premises for the purposes of this policy can be defined as advertised within an appropriate industry publication or where appropriate, through local estate agents over a reasonable period.</p>	
AP2/12	<p>Amend Policy INF2 as follows:</p> <p>INF2: Healthy Communities</p> <p>Proposals for development which provide for active travel, accessible useable green spaces, and infrastructure, and which seek to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities will be supported.</p>	Change agreed.

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	<p>Proposals for major developments (as defined in planning legislation) as set out below specified within the supporting text below will be required to submit a Health Impact Assessment in accordance with the sequential approach:</p> <ul style="list-style-type: none"> • Residential developments of 10 or more dwellings or 0.5 hectares or more; • The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or • Development carried out on a site having an area of 1 hectare or more <p>Amend paragraph 11.196 of the reasoned justification to policy INF2 as follows:</p> <p>11.196 To assist in the promotion of physical and mental health and well-being, the following sequential approach should be considered by developers followed to determine the requirement for, and potential scope and content of a HIA. This requirement applies to major developments are defined in planning legislation as and set out within the policy above.</p> <ul style="list-style-type: none"> • Residential developments of 10 or more dwellings or 0.5 hectares or more; • The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or • Development carried out on a site having an area of 1 hectare or more 	

Appendix 1

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
Cluster 1					
Carmarthen					
PrC1/h4	Land off Parc y Delyn	17	1.7	Year 11 - 15	
PrC1/h5	East of Devereaux Drive	10	1	Year 6 - 10	
PrC1/h8	*Llansteffan Road	50	50	Year 6 - 10	
PrC1/h10	Brynhyfryd	20	2.4	Year 6 - 10	
PrC1/h12	Castell Pigyn Road, Abergwili	35	4.2	Year 6 - 10 Year 11 - 15	
PrC1/MU1	West Carmarthen	222	26.64	Year 1 - 5 Year 6 - 10	291
PrC1/MU2	Pibwrlwyd	247	61.75	Year 11 - 15	
Pontyates / Meinciau / Ponthenri					
SeC1/h4	Cae Canfas, Heol Llanelli	8	Commuted Sum Contribution	Year 6 - 10	
SeC1/h7	Land off Heol Glyndwr	9	2	Year 6 - 10	
Ferryside					
Sec2/h2	Land to the rear of Parc y Ffynnon	12	1.2	Year 6 - 10 Year 11 - 15	
Cynwyl Elfed					
SuV1/h1	Adjacent Fron Heulog	2	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10 Year 11 - 15	
SuV1/h2	Land adj. Lleine	13	1.3	Year 6 - 10 Year 11 - 15	
Bronwydd					

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SuV4/h1	Land at Troed Rhiw Farm	6	Commuted Sum Contribution	Year 6 - 10	
Peniel					
SuV10/h2	Aberdeuddwr / Pantyfedwen	38	4.56	Year 6 - 10 Year 11 - 15	
Alltwalis					
SuV11/h1	*Land at Alltwalis School	12	12	Year 6 - 10	
Llanpumsaint					
SuV12/h1	Adj. Gwyn Villa	20	2.4	Year 6 - 10 Year 11 - 15	
SuV12/h2	Llandre	4	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10 Year 11 - 15	
Rhydargaeau					
SuV14/h1	Cefn Farm	17	1.7	Year 1 - 5 Year 6 - 10 Year 11 - 15	
Capel Dewi					
SuV16/h1	Llwynddewi Road	2	Commuted Sum Contributions	Year 1 - 5 Year 6 - 10	
Nantgaredig					
SuV17/h1	Rear of former joinery, Station Road	35	4.2	Year 6 - 10 Year 11 - 15	
Llanddarog					
SuV19/h2	Land adj. and the r/o Haulfan	10	1	Year 6 - 10 Year 11 - 15	
Porthyrhyd					

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SuV20/h1	Land adjacent to Llwynhenry Farm	6	Commuted Sum Contribution		
	Cluster 1 Total	795			291

Cluster 2

Llanelli

PrC2/h1	Beech Grove, Pwll	10	1	Year 6 - 10	
PrC2/h10	Land adjacent The Dell, Furnace	13	1.3	Year 6 - 10	
PrC2/h20	*Harddfan	6	6	Year 6 - 10	
PrC2/h23	Dafen East Gateway	150	37.5	Year 6 - 10	
PrC2/SS1	Pentre Awel	240	60	Year 6 - 10 Year 11 - 15	

Kidwelly

SeC3/h2	Land off Priory Street	20	2.4	Year 11 - 15	
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Hendy / Fforest

SeC6/h2	Land between Clayton Road and East of Bronallt Road	12	1.2	Year 1 - 5 Year 6 - 10	
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Llangennech

SeC7/h3	Golwg Yr Afon	50	25	Year 6 - 10	
SeC7/h4	Opposite Parc Morlais	32	3.84	Year 6 - 10	
SeC7/h5	*Maesydderwen	5	5	Year 6 - 10	

Mynyddygarreg

SuV22/h2	Land adjacent to Ty Newydd, Meinciau Road	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
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Five Roads / Horeb

SuV23/h2	Adjacent Little Croft	25	3	year 11 - 15	
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Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
	Cluster 2 Total	571			

Cluster 3					
Ammanford (inc Betws and Penybanc)					
PrC3/h1	Land at r/o No 16-20 & 24-30 Betws Road	9	Commuted Sum Contribution	Year 11 - 15	
PrC3/h6	Land Adjoining Maes Ifan, Maesquarre Road	18	1.8	Year 6 - 10 Year 11 - 15	
Cefneithin					
PrC3/h8	Land off Heol y Parc	18	1.8	Year 6 - 10 Year 11 - 15	
Drefach (Tumble)					
PrC3/h14	*Nantydderwen	33	33	Year 6 - 10 Year 11 - 15	
Gorslas					
PrC3/h18	Land adjoining Brynlluan	29	3.48	Year 11 - 15	
Llandybie					
PrC3/h20	Land north of Maespiode	45	5.4	Year 6 - 10	
Penygroes					
PrC3/MU1	Emlyn Brickworks	107	33.75	Year 11 - 15	
Saron					
PrC3/h26	Land off Parc-y-Mynydd	15	1.5	Year 6 - 10 Year 11 - 15	
PrC3/h27	Land off Nant-y-Ci Road	18	1.8	Year 11 - 15	
Tumble					
PrC3/h28	Land at Factory site between No. 22 & 28 Bethesda Road	30	3.6	Year 6 - 10	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
Brynamman					
SeC9/h2	Heol Gelynen	8	8	Year 11 - 15	
Pontyberem / Bancffosfelen					
SeC11/h1	Land off Heol Llannon	15	1.5	Year 11- 15	
Carmel					
SuV27/h1	Land adjacent to Tŷ Newydd	5	Commuted Sum Contribution	Year 6 - 10	
Ystradowen					
SuV30/h1	Land off Pant y Brwyn	5	5	Year 6 - 10	
	Cluster 3 Total	355			

Cluster 4					
Newcastle Emlyn					
SeC12/h1	Trem y Ddol	17	1.7	Year 6 - 10 Year 11 - 15	
SeC12/h3	Land to r/o Dolcoed	20	3.4	Year 6 - 10 Year 11 - 15	
Llanybydder					
SeC13/h1	Adj. Y Neuadd	10	1	Year 6 - 10 Year 11 - 15	
Pencader					
SeC14/h1	Blossom Garage	20	3.4	Year 6 - 10	
SeC14/h2	Land adj Maescader	24	2.88	Year 6 - 10 Year 11 - 15	
Llangeler					
SuV33/h1	Land opp Brogeler	5	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Saron/Rhos					

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SuV35/h1	Land adj. Arwynfa	6	Commuted Sum Contribution	Year 6 - 10	
Llanllwni					
SuV36/h1	Cae Pensarn Helen	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SuV36/h2	*Land at Bryndulais	16	16	Year 6 - 10	
Cwmann					
SuV37/h2	Land south of Cae Coedmor	20	2.4	Year 6 - 10 Year 11 - 15	
SuV37/h3	Land adjacent to Lleinau	10	1	Year 6 - 10	
Capel Iwan					
SuV38/h1	Maes y Bryn	6	Commuted Sum Contribution	Year 6 - 10	
Llanfihangel ar arth					
SuV39/h1	Adj Yr Hendre	7	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
New Inn					
SuV43/h1	Blossom Inn	5	Commuted Sum Contribution	Year 1 - 5 Year 6 - 10	
	Cluster 4 Total	172			

Cluster 5					
Llandovery					
SeC15/h2	Land adjacent to Bryndeilog, Tywi Avenue	8	Commuted Sum Contribution	Year 11 - 15	
Llandeilo					
SeC16/h1	Llandeilo Northern Quarter	27	3.24	Year 6 - 10 Year 11 - 15	

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
Llangadog					
SeC17/h1	Land opp. Llangadog C.P School	16	1.6	Year 6 - 10 Year 11 - 15	
SeC17/h2	Land off Heol Pendref	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Cwmifor					
SuV51/h1	Opp. Village Hall	8	Commuted Sum Contribution	Year 11 - 15	
	Cluster 5 Total	67			

Cluster 6					
St Clears / Pwll Trap					
SeC18/h1	Adjacent to Britannia Terrace	60	12	Year 11- 15	
SeC18/h3	Land adjacent to Cefn Maes	100	20	Year 6 - 10 Year 11 - 15	
SeC18/h4	Land at Heol Llainedlyn	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC18/h5	Land adjacent to Gwynfa, Station Road	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC18/h6	Land to the rear of Station Road	25	3	Year 11- 15	
Whitland					
SeC19/h1	Land at Park View, Trevaughan	8	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
SeC19/h2	Land at Whitland Creamery	20	2.4	Year 6 - 10 Year 11 - 15	
Laugharne					

Site Ref	Site Name	Total units in Plan Period	Total Affordable Units in Plan period	Delivery Timescale Year 1-5 Year 6-10 Year 11-15	Units beyond the Plan Period
SeC20/h3	Land off Clifton Street	6	Commuted Sum Contribution	Year 11- 15	
Glandy Cross					
SuV55/h2	Land to the north of Cross Inn P.H	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Efailwen					
SuV56/h1	Land to the r/o Talar Wen	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Meidrim					
SuV58/h1	*Land adj. to Lon Dewi	10	10	Year 6 - 10	
SuV58/h2	Land off Drefach Road	14	1.4	Year 6 - 10 Year 11 - 15	
Bancyfelin					
SuV59/h2	North of Maes y Llewod	19	1.9	Year 6 - 10	
Llangynog					
SuV60/h1	Land at College Bach	6	Commuted Sum Contribution	Year 6 - 10 Year 11 - 15	
Pendine					
SuV61/h1	Land at Nieuport Farm	5	1	Year 6 - 10	
	Cluster 6 Total	299			

Overall Total

2259

Appendix 2

A) Windfall Sites that have been permitted over the last 10 years (since the adoption of the Carmarthenshire LDP to 31/3/24) that are now classified as commitments (AP 2/2)

Cluster 1

PrC1/h3	113 Priory Street, Carmarthen
PrC1/h15	Adj Tyle Teg, Llysonnen Road, Carmarthen
PrC1/h17	4-5 Quay Street, Carmarthen
PrC1/h18	Castell Howell, Carmarthen
PrC1/h19	Land adjacent Ty Gwynfa, Carmarthen
PrC1/h20	5-8 Spilman Street, Carmarthen
PrC1/h21	Clos Tawelan, Carmarthen
SeC1/h1	Lime Grove, Pontyates
SeC1/h3	Land adjoining Tabernacle Chapel, Pontyates
SeC1/h5	Land at 8 Heol Llanelli, Pontyates
SuV3/h1	Land to the rear of Maesgriffith, Llansteffan

Cluster 2

PrC2/h2	Former Laboratory Pen y Fai Lane, Llanelli
PrC2/h6	107 Station Road, Llanelli
PrC2/h7	13-15 Station Road, Llanelli
PrC2/h9	3-5 Goring Road, Llanelli
PrC2/h14	Rear of 22c, 22d & 22e Llwynhendy Road, Llanelli
PrC2/h26	No 19 Llwynhendy Road, Llanelli
PrC2/h27	42 Stepney Street, Llanelli
SeC4/h2	Burry Port Harbourside
SeC4/h3	Glanmor Terrace, Burry Port
PrC2/MU3	Former YMCA, 49 Stepney Street, Llanelli

Cluster 3

PrC3/h5	Yr Hen Felin, Pontamman Road, Ammanford
PrC3/h21	Maespiode, Llandybie
PrC3/h24	Land between 123 and 137 Waterloo Road, Penygroes
PrC3/h25	Land off Gate Road, Penygroes
PrC3/h29	Central Garage, Tumble
PrC3/h32	Land south of Tycroes Road, Tycroes
SeC11/h2	Land at Ffynnon Fach, Pontyberem

Cluster 4

SeC13/h4	Bro Einon, Llanybydder
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Cluster 6

SeC19/h2	Land at Whitland Creamery, Whitland
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B) Windfall Sites that have been permitted between 1/4/15 – 31/3/24 that are not allocated in the RLDP (AP 2/2)

Site Name	Planning Application Ref	No. Units
Cluster 1		
Land adjacent to Eva Terrace	W/32301, W/33291	8
Former Ysgol y Fro, Idole (SA32 8DG)	W/32969	7
Iscoed Mansion (SA17 5UY)	W/16234	6
Land at Llŷs Llansteffan, Llansteffan SA33 5EY	W/32215	3*
54-55, Water Street, Carmarthen, SA31 1RH	W/35416	5
Third floor, 3 Red Street, Carmarthen	W/37144	9
Land To Rear Of No 9 Brynderi, Pontyates, Llanelli, SA15 5SU	W/36321	7
40 Spilman Street, Carmarthen, SA31 1LQ	W/38753	8
Land Off, High Street, Abergwili, Carmarthen, SA31 2JA	W/39625	6
1-2 The Mount, Carmarthen, SA31 1JW	PL/03094	6
Cluster 2		
Machynys (East), South Llanelli	S/32273	113
Sea View Public House, 3 Gors Road SA16 OEL	S/28746	10
Land At Parc Pendre, Kidwelly SA17 4TE	S/30577	12
Land Opposite Parc Pendre, Kidwelly, SA17 4TE	S/30578	16
Gwenllian Court Hotel, Mynyddygareg, Kidwelly, SA17 4LW	S/32708	6
All Saints Church, Goring Road, Llanelli, SA15 3HN	S/32047	9
The Yard, Heol Hen, Cynheidre, Llanelli, Carms, SA15 5YD	S/33355	6
Calfaria Chapel, Ann Street, Llanelli, SA15 1TD	S/37608	8
Land Adjacent to 91 Maes Yr Haf, Pwll, Llanelli, SA15 4AU	PL/04244	8
Land At Parc Pendre, Kidwelly, SA17 4TD	S/40190	14
Cluster 3		
Land adj Ffordd Aneurin (SA15 5DH)	S/30509	84
Adjacent St Nons Church SA14 6BE	S/32126	34
Land part of Heathfield Industrial Estate (SA14 6PT)	E/29744	30
Land Rear Of 10 Gelly Road, Llandybie SA18 3YL	E/32225	5
Land At Nant Y Ci Road, Ammanford SA18 3TP	E/32368	7
Land Rear Of 10-12 Norton Road, Penygroes, Llanelli SA14 7RS	E/32947	6
Vehicle Inspectorate, Tir Y Dail Lane, Ammanford, SA18 3AR	E/34209	18
Land Off, Heol Cwmmawr, Drefach, Llanelli, SA14 7AG	W/32959, W/32960	16
Land At 52 Penygroes Road, Gorslas, Llanelli, SA14 7LA	W/33124	9
Land Off, Heol Rhosybonwen, Cefneithin, Llanelli, SA14 6TF	W/33283	16
Land At, Penygroes Road, Gorslas, Llanelli, SA14 7LB	W/33230	6
Land Adjacent To 54 Colonel Road, Betws, Ammanford, SA18 2HP	E/32602	7
Former Nantygroes Cp School, Llandybie, Ammanford, SA18 3NZ	E/34580	7
Former Royal British Legion, Manor Road, Ammanford, SA18 3AP	E/35949	8
Land at Penygroes Road, Gorslas	W/36502	6
Land At Heol Felen, Glanamman, Ammanford, SA18 2BZ	E/28902	15
Nantygroes CP School, Milo, Llandybie, Ammanford, SA18 3NZ	E/40650	6

Site Name	Planning Application Ref	No. Units
Land Adjacent to Derwen Lodge, Heol Felen, Garnant, Ammanford, SA18 2AB	E/37578	1*
Cluster 4		
Former 3As Caravan Centre (SA39 9ES)	W/31159	7
Former Coedmor School, Cwmann, Lampeter, SA48 8ET	PL/03083	20
Cluster 5		
Land off Cilycwm Road, Llandovery, SA20 0DU	PL/04067	14
Cluster 6		
Laugharne Pottery King Street	W/29758	14
Mermaid Buildings, Pentre Road, St Clears, Carmarthen, SA33 4AA	W/33877	6
Hazeldene, Pendine	W/22336	9
Gaisford House, King Street, Laugharne, Carmarthen, SA33 4QE	W/38778	9
Hazeldene, Marsh Road, Pendine, Carmarthen, SA33 4NY	PL/01915	8

* where sites fall below 5, these form part of a larger development.

Appendix 3 – Housing Trajectory

Timing and Phasing of allocated sites and commitments breakdown

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

Commitments Considered as at 31st March 2024

* Sites Allocated as 100% Affordable Schemes

* Sites Allocated as 100% Affordable Schemes																													
Cluster / Tier	Settlement	Site	Revised LDP Map Reference	Total Site Capacity 2018-2033	Start date of site development process	Time Lag to construction start in months			Total Completions (April 2018 - March 2024)	U/C April 2024	Actual Completions						Short Term	Medium Term				Long Term							
						Time period for pre-application discussions / PAC	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	Estimated Completions				2029-30	2030-31	2031-32	2032-33
Cluster 1																													
Tier 1	Carmarthen	Land off Parc y Delyn	PrC1/h4	17	New LDP site (short term)	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	10	7	0	0					
		East of Devereaux Drive	PrC1/h5	10	New LDP site (med term)	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0					
		Llansteffan Road	PrC1/h8	50	New LDP site (long term)	6 months	6 months	3 months	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0					
		Brynhyfryd	PrC1/h10	20	New LDP site (short term)	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0					
		Castell Pigyn Road, Abergwili	PrC1/h12	35	New LDP site (short term)	6 months	6 months	3 months	0	0	0	0	0	0	0	0	5	10	10	10	0	0	0	0					
		West Carmarthen	PrC1/MU1	222	Under Construction	6 months	6 months	6 months	0	0	0	0	0	0	0	0	0	30	35	38	25	35	30	29					
		Pibwrlywd	PrC1/MU2	247	New LDP site (short term)	6 months	12 months	6 months	0	0	0	0	0	0	0	0	0	0	0	60	60	55	50	22					
Tier 2	Pontyates / Meinciau / Ponthenri	Cae Canfas, Heol Llanelli	SeC1/h4	8	2021	3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0					
		Land off Heol Glyndwr	SeC1/h7	9		3 months	6 months	2 months	0	0	0	0	0	0	0	0	2	2	3	2	0	0	0						
	Ferryside	Land to the rear of Parc y Ffynnon	Sec2/h2	12	2022	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0	0					
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	2	Road and plot layout in place	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0					
		Land adj. Lleine	SuV1/h2	13	Conditions being discharged	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	1					
	Bronwydd	Land at Troed Rhiw Farm	SuV4/h1	6		N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0					
	Peniel	Aberdeuddwr / Pantyfedwen	SuV10/h2	38		3 months	6 months	6 months	0	0	0	0	0	0	0	0	0	10	10	10	8	0	0	0					
	Alltwalis	Land at Alltwalis School	SuV11/h1	12		3 months	4 months	3 months	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0					
	Llanpumsaint	Adj. Gwyn Villa	SuV12/h1	20		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	5	5	5	0	0					
		Llandre	SuV12/h2	4		N/A	6 months	3 months	0	0	0	0	0	0	0	0	1	1	1	1	0	0	0	0					
	Rhydargaeau	Cefn Farm	SuV14/h1	17	Under Construction	3 months	3 months	3 months	0	0	0	0	0	0	0	0	4	4	4	5	0	0	0	0					
	Capel Dewi	Llwynddewi Road	SuV16/h1	2	Under Construction	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0					
	Nantgaredig	Rear of former joinery, Station Road	SuV17/h1	35	Discretionary PA undertaken	3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	15	15	5	0	0	0	0					
	Llanddarog	Land adj. and the r/o Haulfan	SuV19/h2	10	2022	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	4	4	0	0	0					
	Porthyrhyd	Land adjacent to Llwynhenry Farm	SuV20/h1	6	2022	N/A	6 months	2 months	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0					
Total for the cluster				795					0	0	0	0	0	0	0	0	50	120	116	151	118	106	82	52					
Cluster 2																													
Tier 1	Llanelli	Beech Grove, Pwll	PrC2/h1	10		3 months	6 months	2 months	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0					
		Land adjacent The Dell, Furnace	PrC2/h10	13		3 months	6 months	2 months	0	0	0	0	0	0	0	0	6	7	0	0	0	0	0	0					
		Hardfan	PrC2/h20	6		N/A	6 months	3 months	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0					

		Dafen East Gateway	PrC2/h23	150		6 months	8 months	6 months	0	0	0	0	0	0	0	0	0	30	30	30	30	30	0	0	
		Pentre Awel	PrC2/SS1	240		6 months	8 months	6 months	0	0	0	0	0	0	0	0	0	60	60	60	60	0	0	0	
Cluster 2																									
Tier 2	Kidwelly	Land off Priory Street	SeC3/h2	20	2022	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	8	8	4		
	Hendy	Land between Clayton Road and East of Bronallt Road	SeC6/h2	12		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	6	6	0	0		
	Llangennech	Golwg Yr Afon	SeC7/h3	50		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0		
		Opposite Parc Morlais	SeC7/h4	32		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	16	16	0	0	0	0		
		Maesydderwen	SeC7/h5	5		N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	2	3	0	0	0	0		
Cluster 3																									
Tier 3	Mynyddgarreg	Land adjacent to Ty Newydd, Meinciau Road	SuV22/h2	8	2023	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0		
	Five Roads / Horeb	Adjacent Little Croft	SuV23/h2	25		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	15	10	0	0	0	0		
Cluster 4																									
Total for the cluster				571					0	0	0	0	0	0	0	0	0	74	163	148	98	38	38	8	4
Cluster 3																									
Tier 1	Ammanford (inc Betws and Penybanc)	Land at r/o No 16-20 & 24-30 Betws Road	PrC3/h1	9	Full pp exists	N/A	6 months	3 months	0	0	0	0	0	0	0	0	4	5	0	0	0	0	0		
		Land Adjoining Maes Ifan, Maesquarre Road	PrC3/h6	18		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0		
	Cefneithin	Land off Heol y Parc	PrC3/h8	18		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	6	6	6	0	0	0		
	Drefach (Tumble)	Nantydderwen	PrC3/h14	33		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	10	10	13	0		
	Gorslas	Land adjoining Brynlluan	PrC3/h18	29		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	9	10	10	0		
	Llandybie	Land north of Maespiode	PrC3/h20	45		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	11	12	12	10		
	Penygroes	Emlyn Brickworks	PrC3/MU1	107		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	12	30	25	25	15	
	Saron	Land off Parc-y-Mynydd	PrC3/h26	15		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0		
		Land off Nant-y-Ci Road	PrC3/h27	18		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	3	5	5	5	
	Tumble	Land at Factory site between No. 22 & 28 Bethesda Road	PrC3/h28	30		3 months	6 months	3 months	0	0	0	0	0	0	0	0	10	10	10	0	0	0	0		
Tier 2	Brynamman	Heol Gelynen	SeC9/h2	8		N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4		
	Pontyberem	Land off Heol Llannon	SeC11/h1	15		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	4	4	4	3	0	0		
Tier 3	Carmel	Land adjacent to Ty Newydd	SuV27/h1	5		N/A	3 months	1 month	0	0	0	0	0	0	0	0	1	2	2	0	0	0	0		
	Ystradowen	Land off Pant y Brwyn	SuV30/h1	5	Outline pp	N/A	3 months	1 month	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0		
Total for the cluster				355					0	0	0	0	0	0	0	0	0	17	30	33	63	79	65	24	
Cluster 4																									
Tier 2	Newcastle Emlyn	Trem y Ddol	SeC12/h1	17		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	3	4	4	4	2	
		Land to r/o Dolcoed	SeC12/h3	20		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	4	4	4	4	0		
	Llanybydder	Adj. Y Neuadd	SeC13/h1	10		3 months	6 months	1 month	0	0	0	0	0	0	0	0	0	2	2	2	2	2	0		

	Pencader	Blossom Garage	SeC14/h1	20	Current application being determined	3 months	6 months	1 month	0	0	0	0	0	0	0	0	0	5	5	5	5	0	0	0	
		Land adj Maescader	SeC14/h2	24		3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	6	6	6	6	0	0	
Tier 3	Llangeier	Land opp Brogeler	SuV33/h1	5		N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	1	0	0	0	
	Saron/Rhos	Land adj. Arwynfa	SuV35/h1	6		N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	
	Llanllwni	Cae Pensam Helen	SuV36/h1	6		N/A	3 months	3 month	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	
		Land at Bryndulais	SuV36/h2	16		3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	6	5	5	0	0	0	0	
	Cwmann	Land south of Cae Coedmor	SuV37/h2	20		3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	5	5	5	5	0	0	0	
		Land adjacent to Lleinau	SuV37/h3	10		3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	
	Capel Iwan	Maes y Bryn	SuV38/h1	6		3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	2	0	0	0	
	Llanfihangel ar arth																								
		Adj Yr Hendre	SuV39/h1	7	Outline pp pending	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	1	0
	New Inn	Blossom Inn	SuV43/h1	5		3 months	3 months	3 months	0	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	
Total for the cluster				172					0	0	0	0	0	0	0	0	0	8	27	38	36	34	18	9	2
Cluster 5																									
Tier 2	Llandovery	Land adjacent to Bryndellog, Tywi Avenue	SeC15/h2	8		N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3	2	
	Llandello																								
		Llandello Northern Quarter	SeC16/h1	27		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	10	10	7	0	0	0	
	Llangadog	Land opp. Llangadog C.P School	SeC17/h1	16		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	4	4	4	4	0	0	0	
		Land off Heol Pendref	Sec17/h2	8		N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	2	2	4	0	0	0	
Tier 3	Cwmifor	Opp. Village Hall	SuV51/h1	8	Full pp pending	N/A	12 months	3 months	0	0	0	0	0	0	0	0	0	0	0	2	2	3	1	0	
Total for the cluster				67					0	0	0	0	0	0	0	0	0	4	16	16	17	2	6	4	2
Cluster 6																									
Tier 2	St Clears / Pwll Trap	Adjacent to Britannia Terrace	SeC18/h1	60		6 months	8 months	3 months	0	0	0	0	0	0	0	0	0	25	25	10	0	0	0	0	
		Land adjacent to Cefn Maes	SeC18/h3	100		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	40	40	20	0	0	0	0	
		Land at Heol Llandelyn	SeC18/h4	6		N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	
		Land adjacent to Gwynfa, Station Road	SeC18/h5	8		N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	2	2	2	2	0	0	
		Land to the rear of Station Road	SeC18/h6	25		6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	10
	Whitland	Land at Park View, Trevaughan	SeC19/h1	8		N/A	3 months	1 month	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	
		Land at Whitland Creamery	SeC19/h2	20	Outline pp	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	
	Laugharne	Land off Clifton Street	SeC20/h3	6	22/23	N/A	3 months	3 months	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	
Tier 3	Glandy Cross	Land to the north of Cross Inn P.H	SuV55/h2	6	2022	N/A	6 months	3 months	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	0	
	Efailwen	Land to the r/o Talar Wen	SuV56/h1	6	21/22	N/A	3 months	2 months	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	
	Meldrim	Land adj. to Lon Dewi	SuV58/h1	10	Oct-19	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	

		Land off Drefach Road	SuV58/h2	14	21/22 on the new part of the allocation	3 months	4 months	2 months	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2	0
	Bancyfelin	North of Maes y Llewod	SuV59/h2	19	21/22	3 months	6 months	3 months	0	0	0	0	0	0	0	0	0	9	10	0	0	0	0	
	Llangynog	Land at College Bach	SuV60/h1	6	2020	N/A	3 months	3 months	0	0	0	0	0	0	0	0	2	2	2	0	0	0	0	
	Pendine	Land at Nieuport Farm	SuV61/h1	5	21/22	6 months	6 months	3 months	0	0	0	0	0	0	0	0	0	3	2	0	0	0	0	
Total for the cluster				299					0	0	0	0	0	0	0	0	14	95	102	43	6	6	21	12
Overall Housing Allocation				2259					0	0	0	0	0	0	0	0	167	451	453	408	277	239	168	96

Commitments

Cluster / Tier	Settlement	Site	Revised LDP Map	Outline / Full Planning /		Site capacity	U/C 24	2018-19 (Completions)	2019-20 (Completions)	2020-21 (Completions)	2021-22 (Completions)	2022-23 (Completions)	2023-24 (Completions)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Cluster 1																						
Tier 1	Carmarthen	Springfield Road	PrC1/h2	Outline		29	0	0	0	0	0	0	0	0	0	9	10	10	0	0	0	0
		113 Priory Street	PrC1/h3	Completed		37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0
		Penybont Farm, Llysonnen Road	PrC1/h7	Full		9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
		Mounthill	PrC1/h9	Full		5	0	0	1	1	0	0	0	3	0	0	0	0	0	0	0	0
		Rhiw Babell extension	PrC1/h11	Completed		12	0	0	5	4	3	0	0	0	0	0	0	0	0	0	0	0
		Bronwydd Road (south)	PrC1/h14	Completed		44	0	0	0	8	8	3	25	0	0	0	0	0	0	0	0	0
		Adj Tyle Teg, Llysonnen Road	PrC1/h15	Full		7	0	0	4	1	0	0	0	0	2	0	0	0	0	0	0	0
		Rhiw Babell	PrC1/h16	Outline		9	0	0	0	0	0	0	0	3	3	3	0	0	0	0	0	0
		4-5 Quay Street	PrC1/h17	Full		5	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
		Castell Howell	PrC1/h18	Full		7	0	0	0	0	0	0	0	0	0	3	4	0	0	0	0	0
		Land adjacent Ty Gwynfa	PrC1/h19	Completed		10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
		5-8 Spilman Street	PrC1/h20	Completed		12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0
		Clos Tawelan	PrC1/h21	Completed		18	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0
		West Carmarthen	PrC1/MU1	Various		478	0	5	70	20	10	0	4	39	80	66	54	40	45	45	0	0
Tier 2	Meinciau / Ponthenri	Lime Grove	Sec1/h1	Outline		19	0	0	0	0	0	0	0	0	5	5	5	4	0	0	0	0
		Land adjoining Tabernacle Chapel	Sec1/h3	Outline		11	0	0	0	0	0	0	0	0	2	2	2	2	2	1	0	0
		Land at 8 Heol Llanelli	Sec1/h5	Full		6	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0
		Land off Heol Llanelli	Sec1/h6	Outline		10	0	0	0	0	0	0	0	0	3	4	3	0	0	0	0	0
	Ferryside	Caradog Court	Sec2/h1	Full		12	1	1	0	1	0	1	2	4	3	0	0	0	0	0	0	0
Tier 3	Cynwyl Elfed	Adjacent Fron Heulog	SuV1/h1	Full & outline		6	0	0	0	0	1	0	0	1	1	1	1	1	0	0	0	0
	Llansteffan	Land to the rear of Maesgriffith	SuV3/h1	Full		16	0	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0
	Cwmffrwd	Land at Maesglasnant	SuV5/h1	Full		20	0	9	3	1	1	0	0	2	2	2	0	0	0	0	0	0
	Llangain	South of Dol y Dderwen	SuV8/h1	RM		36	0	0	0	0	0	0	0	20	16	0	0	0	0	0	0	0
	Peniel	South of Pentre	SuV10/h1	Full		9	0	0	0	0	3	3	1	2	0	0	0	0	0	0	0	0
	Llanpumsaint	Llandre	SuV14/h2	Full		4	1	0	1	0	1	0	1	1	0	0	0	0	0	0	0	0

	Rhydargaeau	Cefn Farm	SuV14/h1	Completed		19	0	4	4	5	6	0	0	0	0	0	0	0	0	0	0	0
	Llanarthne	Llanarthne School	SuV15/h1	Completed		8	0	2	3	3	0	0	0	0	0	0	0	0	0	0	0	0
	Capel Dewi	Llwynddewi Road	SuV16/h1	Full		6	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0
	Pontargothi	Land off A40, Pontargothi	SuV18/h1	Full		15	0	0	0	0	0	0	0	0	5	5	5	0	0	0	0	0
	Llanddarog	Land Opp. Village Hall	SuV19/h1	RM		16	0	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0
Total for the cluster						895	2	21	130	56	53	16	45	96	141	103	84	57	47	46	0	0
Cluster 2																						
Tier 1	Llanelli	Former Laboratory Pen y Fai Lane	PrC2/h2	RM		13	4	0	0	0	0	1	8	4	0	0	0	0	0	0	0	0
		Parc y Strade	PrC2/h3	Completed		94	0	24	70	0	0	0	0	0	0	0	0	0	0	0	0	0
		North Dock (inc former Pontrilas)	PrC2/h4	Outline		210	0	0	0	0	0	0	0	0	0	0	40	40	40	40	40	10
		107 Station Road	PrC2/h6	Completed		7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		13-15 Station Road	PrC2/h7	Completed		9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0
		*3-5 Goring Road	PrC2/h9	Completed		8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
		*Llys yr Hen Felin, Town Centre	PrC2/h12	Completed		26	0	0	15	5	6	0	0	0	0	0	0	0	0	0	0	0
		*Land off Frondeg Terrace	PrC2/h13	Completed		29	0	2	27	0	0	0	0	0	0	0	0	0	0	0	0	0
		Rear of 22c,22d and 22e Llwynhendy Road	PrC2/h14	Completed		6	0	0	4	0	2	0	0	0	0	0	0	0	0	0	0	0
		Maesarddafen Road / Erw Las, Llwynhendy	PrC2/h15	RM		94	0	0	0	0	0	0	0	0	30	30	34	0	0	0	0	0
		Ynys Las, Llwynhendy	PrC2/h16	Full		33	0	0	0	0	0	0	0	0	0	20	13	0	0	0	0	0
		*Dylan, Trallwm	PrC2/h18	Completed		32	0	0	20	4	8	0	0	0	0	0	0	0	0	0	0	0
		Genwen, Bryn	PrC2/h19	Completed		240	0	52	132	51	5	0	0	0	0	0	0	0	0	0	0	0
		Maes Y Bryn, Bryn	PrC2/h21	Completed		34	0	8	26	0	0	0	0	0	0	0	0	0	0	0	0	0
		Cwm y Nant, Dafen	PrC2/h22	Outline		202	0	0	0	0	0	0	0	0	0	40	40	41	41	40	0	0
		Clos Ffordd Fach	PrC2/h24	Full planning		13	0	0	0	0	0	0	6	7	0	0	0	0	0	0	0	0
		Land off Clos-y-Berllan	PrC2/h25	Full Planning		20	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0
		Adjacent to No 19 Llwynhendy Road	PrC2/h26	Full		6	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0
		42 Stepney Street	PrC2/h27	Full Planning		8	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0
		Heol y Graig, Llwynhendy	PrC2/h28	Various Planning		5	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0
		YMCA MU Site	PrC2/MU3	Built		8	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0
Tier 2	Kidwelly	Llys Felin	SeC3/h3	RM		24	0	0	0	0	6	3	0	5	5	5	0	0	0	0	0	0
		Land at Former Dinas Yard	SeC3/h4	RM		71	0	0	0	0	0	0	0	0	20	20	31	0	0	0	0	0
Burry Port		Gwdig Farm	SeC4/h1	Completed		105	0	0	0	35	57	5	8	0	0	0	0	0	0	0	0	0

	Burry Port Harbourside	SeC4/h2	Outline		364	0	0	0	0	0	0	0	0	0	52	52	52	52	52	52	52
	Glanmor Terrace	SeC4/h3	Built		32	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0
Pembrey	Garreglwyd	Sec5/h1	Completed		14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
	Awel y Mynydd	Sec5/h2	Full		100	20	0	0	0	0	0	14	47	39	0	0	0	0	0	0	0
Hendy / Fforest	Llwyngwern	SeC6/h1	Completed		20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Road and East of Bronallt Road	SeC6/h2	Full		8	2	0	2	2	2	0	0	2	0	0	0	0	0	0	0	0
	Bronallt Road	SeC6/h3	Various Permissions		6	0	4	0	0	0	0	1	1	0	0	0	0	0	0	0	0
	Adjacent to Clos Benallt Fawr, Fforest	SeC6/h4	Completed		35	0	0	0	20	15	0	0	0	0	0	0	0	0	0	0	0
Llangennech	Box Farm	SeC7/h1	Outline with a Voc		7	0	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0
Trimsaran / Carway	Ffos Las	SeC8/h1	Completed		159	0	20	40	70	29	0	0	0	0	0	0	0	0	0	0	0
	Cae Linda	SeC8/h2	Full		45	2	0	1	3	0	0	0	2	4	5	5	5	5	5	5	5
	Golgwg Gwendraeth	SeC8/h3	RM		141	0	0	0	0	0	0	35	56	50	0	0	0	0	0	0	0
Tier 3	Mynyddygarreg	Gwenllian Gardens	SuV22/h1	Completed		25	0	0	0	0	19	6	0	0	0	0	0	0	0	0	0
	Five Roads / Horeb	Clos y Parc	SuV23/h1	Completed		16	2	0	0	0	14	2	0	0	0	0	0	0	0	0	0
Total for the cluster					2269	30	137	359	231	144	30	105	132	160	179	215	138	138	137	97	67
Cluster 3																					
Tier 1	Betws and Penybanc)	Former Petrol Station, Wind Street	PrC3/h2	Completed		6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land at Gwynfryn Fawr	PrC3/h3	Completed		28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
		Land at Tirychen Farm	PrC3/h4	Outline		150	0	0	0	0	0	0	0	10	20	20	30	30	30	10	0
		Yr Hen Felin, Pontamman Road	PrC3/h5	Completed		6	0	0	2	0	4	0	0	0	0	0	0	0	0	0	0
		Llys Dolgader	PrC3/h33	Completed		9	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0
		Betws Colliery	PrC3/h36	RM		66	0	0	0	0	0	0	0	0	0	0	22	22	22	0	0
	Castell y Rhingyll	Clos y Gât	PrC3/h34	Completed		5	0	0	2	2	1	0	0	0	0	0	0	0	0	0	0
	Cross Hands	Land adjacent to Maesyrfhaf	PrC3/h9	Full		5	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0
		Flordd y Neuadd & Clos yr Eithin	PrC3/h11	Completed		60	0	0	0	18	31	11	0	0	0	0	0	0	0	0	0
		Land adjoining A48 and Heol y Parc	PrC3/h12	Full		9	0	0	0	0	8	1	0	0	0	0	0	0	0	0	0
		Land at Heol Cae Pownd	PrC3/h13	RM		135	19	34	27	0	0	3	45	26	0	0	0	0	0	0	0
	Drefach (Tumble)	Land off Heol Caegwyn	PrC3/h15	Full		7	4	0	0	1	0	1	0	4	1	0	0	0	0	0	0

	Pontyweli	Cilgwyn Bach	SuV41/h2	Outline and Full		14	3	0	0	0	0	0	0	3	2	2	2	2	2	1	0	0
	New Inn	Blossom Inn	SuV43/h1	Full		3	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
Total for the cluster						46	5	4	4	0	2	2	3	10	7	7	2	2	2	1	0	0
Cluster 5																						
Tier 2	Llandovery	Land to north of Dan y Crug	SeC15/h1	Full		61	0	0	0	0	0	0	0	0	10	10	10	10	10	11	0	0
	Llangadog	Ger yr Ysgol	SeC17/h3	Completed		21	0	0	0	19	2	0	0	0	0	0	0	0	0	0	0	0
Tier 3	Llanfynydd	Awel y Mynydd	SuV49/h1	RM		13	4	0	0	0	0	3	4	4	2	0	0	0	0	0	0	0
Total for the cluster						95	0	0	0	19	2	3	4	4	12	10	10	10	10	11	0	0
Cluster 6																						
Tier 2	St Clears / Pwll Trap	Former Butter Factory	SeC18/h2	Completed		45	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0
		Land adjacent to Gardde Fields	SeC18/h7	Outline		8	0	0	0	0	0	0	0	0	2	2	2	2	0	0	0	0
		Land at Cae Glas	SeC18/h8	Outline		5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2
		Land to the west of High Street	SeC18/h9	Full		64	32	0	0	0	0	0	0	40	24	0	0	0	0	0	0	0
	Whitland	Land at Whitland Creamery	SeC19/h2	Full		28	0	0	0	0	0	0	0	0	0	10	18	0	0	0	0	0
		Gerddi Lingfield	SeC19/h3	Completed		57	0	0	0	0	23	6	28	0	0	0	0	0	0	0	0	0
		Parc y Dressig	SeC19/h4	Completed		15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0
	Laugharne	Pludds Meadow	SeC20/h1	Completed		24	0	0	1	6	11	6	0	0	0	0	0	0	0	0	0	0
		Adj. Laugharne School	SeC20/h2	Outline		42	0	0	0	0	0	0	5	15	15	7	0	0	0	0	0	0
Tier 3	Glandy Cross	Land to the r/o Maesglas	SuV55/h1	Outline		9	0	0	0	0	0	0	0	0	3	3	3	0	0	0	0	0
	Meidrim	Land off Drefach Road	SuV58/h2	Full Planning		1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
	Bancyfelin	Maes y Llewod	SuV59/h1	Completed		17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Llanmiloe	Land at Woodend	SuV63/h1	RM and full		28	2	0	0	2	3	1	3	5	5	5	4	0	0	0	0	0
Pendine		Land at Nieuport Farm	SuV61/h1	RM		5	1	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0
Total for the cluster						348	35	17	1	8	52	58	37	62	52	27	27	2	0	0	3	2
Total Commitments						4565	102	247	580	394	357	142	268	347	428	410	422	295	249	247	110	69

Appendix 4

Action Point 2/3

Sites with Planning Permission as of 1/4/24 that have not been included in the housing supply

Cluster	Settlement	Site Name	Current Status	Adopted LDP Site Reference	Site Capacity (no. units that have permission)
Cluster 1					
Tier 1	Carmarthen	Former Health Authority Buildings, Penlan Road	Adopted LDP site	GA1/h8	8
	Carmarthen	Land south of Pant Glas, Bronwydd Road	Adopted LDP site	GA1/h12	13
	Carmarthen	Former Coach Depot, Abergwili	Adopted LDP site	GA1/h14	9
	Carmarthen	Former MAFF Depot	Adopted LDP site	GA1/h15	18
Tier 2	Carmarthen	40 Spilman Street	Windfall	Windfall	8
	Pontyates / Meinciau	Black Horse Inn	Adopted LDP site	T3/5/h1	30
	Pontyates / Meinciau	Land at Heol Llanelli	Adopted LDP site	T3/5/h8 (part)	90
	Ponthenri	Land at Ty'n y Waun	Adopted LDP site	T3/5/h9	30
Tier 3	Cynwyl Elfed	Land adjacent Dolwerdd	Adopted LDP site	SC9/h3	6
	Llanybri	Adj. Parc y Delyn	Adopted LDP Site	SC16/h1	13
	Bronwydd	Land to rear of Swyn Aderyn (Formerly known as Land at Parc yr Ebol)	Adopted LDP site	SC18/h1	12
	Llangyndeyrn	Adj Maes y Berllan (SC39/h1)	Adopted LDP site	SC39/h1	9
	Rhydargaeau	Opposite Bryn Bedw	Adopted LDP site	SC19/h4	11
Cluster 2					
Tier 1	Llanelli	Penllwynrhodyn Road East, Llwynhendy	Adopted LDP site	GA2/h40	15
	Llanelli	Calfaria Chapel, Ann Street	Windfall	S/37608	8
Tier 2	Kidwelly	Land opposite Parc Pendre	Windfall	S/30578, S/40190	14
	Kidwelly	Land adj to Stockwell Lane	Adopted LDP site	T3/3/h3	95
	Burry Port	Sea View PH	Windfall		10

	Burry Port	Bay View, Graig	Adopted LDP site	T2/1/h4	8
	Carway	Carway Farm	Adopted LDP site	SC40/h1	1
	Trimsaran	No. 20 Bryncaerau	Adopted LDP site	T3/4/h3	1
Cluster 3					
Tier 1	Ammanford	Land opposite Plough & Harrow, Betws Road	Adopted LDP site	GA3/h14	9
	Cross Hands	Adj Pantgwyn	Adopted LDP site	GA3/h47	65
	Drefach	Opposite Cwmmawr Lodge	Adopted LDP site	GA3/h51	22
	Gorslas	R/O Maesycrug, Llandeilo Road (GA3/h42)	Adopted LDP site	GA3/h42	7
	Penygroes	Land at rear of 10-12 Norton Road	Windfall	E/32947	6
	Tumble	Rhydcerrig Estate, Cwmmawr	Adopted LDP site	GA3/h54	9
	Tumble	62 Heol Y Neuadd, Llys Rafelston	Adopted LDP site	GA3/h57	1
Tier 2	Glanamman / Garnant	Land adjacent Clos Felen (E/37578)		E/37578	7
Tier 3	Llannon	Adjacent St Nons Church	Adopted UDP site / Windfall	S/32126	34
Cluster 4					
Tier 3	Waungilwen	Arwel	Adopted LDP site	SC1/h5	10
	Trelech	Land adjacent to Tower Hill	Adopted LDP site	SC8/h2	1
Cluster 5					
Tier 2	Llandeilo	Cwrt y Felin, The Old Tannery	Adopted LDP site	T2/2/h6	6
Cluster 6					
Tier 2	Whitland	Adj Lon Hywel	Adopted LDP site	T2/6/h1	32
	Whitland	Land at Maesabaty	Adopted LDP site	T2/6/h3	48
Tier 3	Pendine	Hazeldene	Windfall		9
	Pendine	Ocean View	Adopted LDP site	SC13/h2	5
					680

Appendix 5 - Action Point 2/5

Housing Allocations

Cluster 1

Site Ref. / Site Name	PrC1/h4 - Land off Parc y Delyn, Carmarthen
Site Size (ha)	1.46
Total Units / Affordable Units	17 homes. Affordable Housing – 1.7 affordable homes. Provision in accordance with Policy AHOM1.
Phasing	2029- 2031 (Years 12 and 13 of the plan period)
Site Description	The site comprises of two fields adjacent to residential development and has a strong, defined boundaries.
Key Considerations and Constraints	Highways & Transport - The width of the Penylan Road may need addressing. Environmental Constraints – Hedgerows and ecological surveys will require consideration on submission of a planning application. Air Quality – An Air Quality Assessment may be required on submission of a planning application.

Site Ref. / Site Name	PrC1/h5 - East of Devereaux Drive, Carmarthen
Site Size (ha)	0.294
Total Units / Affordable Units	10 homes.. Affordable Housing – 5 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2027-28 (Year 10 of the plan period)
Site Description	The site consists of part of a sloping, larger field and lies opposite existing residential development.
Key Considerations and Constraints	Highways & Transport – No known issues. Environmental Constraints – Retention of hedges and trees.

Site Ref. / Site Name	PrC1/h8 - Llansteffan Road, Carmarthen
Site Size (ha)	1.58
Total Units / Affordable Units	50 homes. Affordable Housing – The site is Council owned and the intention is to deliver 100% affordable housing.
Phasing	2025-2027 (Years 8 & 9 of the plan period)
Site Description	The site used to house a former Comprehensive School which has since been demolished and the land restored. Located adjacent to Carmarthen Leisure Centre.
Key Considerations and Constraints	Highways & Transport – No known issues. Environmental Constraints – The site is located close to the Tywi Special Area of Conservation. Woodland to the south.

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Site Ref. / Site Name	PrC1/h10 - Brynhyfryd, Carmarthen
Site Size (ha)	1.379
Total Units / Affordable Units	20 homes.. Affordable Housing – 2.4 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2026-2028 (Years 9 & 10 of the plan period)
Site Description	The site is an agricultural field which represents a logical extension to Llangunnor.
Key Considerations and Constraints	Highways & Transport – No known issues. Environmental Constraints – Trees and hedgerows.

Site Ref. / Site Name	PrC1/h12 - Castell Pigyn Road, Abergwili, Carmarthen
Site Size (ha)	1.6
Total Units / Affordable Units	35 homes.. Affordable Housing – 4.2 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2025-2029 (Years 8-11 of the plan period)
Site Description	The site consists of a relatively flat agricultural field adjoining Abergwili.
Key Considerations and Constraints	Highways & Transport – No known issues. Environmental Constraints –Hedgerows. Flooding - The site is located outside of current flood zones C1 & C2, but is within Flood Zone 2 for risk of fluvial flooding. The most recent flooding data will need to be considered at planning application stage.

Site Ref. / Site Name	PrC1/MU1 - West Carmarthen, Carmarthen
Site Size (ha)	65.03 (whole site)
Total Units / Affordable Units	222 homes.. Affordable Housing – 84 affordable dwellings for the total site.
Phasing	2026-2033 (Years 9-15 of the plan period)
Site Description	The wider site is allocated as a mixed-use site providing for a variety of uses including residential (with an allowance for 700 new homes within this plan period), new Primary School, amenity/recreation, employment and community facilities. A Planning & Development Brief was adopted for the site in 2010, and development is taking

	<p>place in accordance with it. A major spine road has been completed and residential development has commenced and is continuing to be built on the site.</p> <p>The site has a number of landowners, and as a result its development is being delivered on a phased basis</p>
Key Considerations and Constraints	<p>Flooding - elements subject to fluvial flooding have been excluded from the areas to be developed. A Site-specific Flood Consequences Assessment may be required.</p> <p>Highways & Transport – No known issues. A link road has been completed through the site.</p> <p>Environmental Constraints – Ecological and biodiversity studies will be required to support planning applications. Protection of hedgerows will need protection.</p> <p>Commuted Sum towards community benefits consisting of community facilities and a primary school, as identified in the West Carmarthen Planning and Dev Brief, and the West Carmarthen Link Road. Provision of LAP / LEAP.</p> <p>Built Environment – Archaeological and historic environment. Part of the site lies adjacent to a Conservation Area.</p>

Site Ref. / Site Name	PrC1/MU2 - Pibwrlwyd, Carmarthen
Site Size (ha)	31.96 (whole site)
Total Units / Affordable Units	247 homes. Affordable Housing – 61.75 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2028-2033 (Years 11-15 of the plan period)
Site Description	<p>The site consists of a number of undulating greenfield parcels of land. It is strategically located on the southern gateway to Carmarthen and is bordered by the A48 trunk road on its east and the A484 on its west. The site itself is slightly sloping in parts, with the northern section of the site (Heol Glasdwr) having been regraded and levelled. The site is allocated for 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).</p>
Key Considerations and Constraints	<p>Highways & Transport – Proximity to A48 – highway considerations.</p> <p>Environmental Constraints – Protection of hedgerows. Air quality assessment may be required.</p> <p>Commuted Sum towards community benefits in line with Policy INF1. Contribution towards parks and open space in accordance with the Plan's policies.</p>

	Utilities – Hydraulic modelling may be required. A water main and foul sewers cross the site.
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Site Ref. / Site Name	SeC1/h4 - Cae Canfas, Heol Llanelli, Pontyates
Site Size (ha)	0.58
Total Units / Affordable Units	8 homes. Affordable Housing –Provision in accordance with Policy AHOM1 (commuted sum contribution)
Phasing	2026- 2030 (Years 9 to 12 of the plan period)
Site Description	Flat parcel of land which is part of the Cae Canfas Farm complex. Within the developed area of Pontaytes with residential development to the north and east. Access provision is in place via Heol Llanelli. Site boundaries with minimal ecological value.
Key Considerations and Constraints	Highways & Transport – No highway issues identified. Environmental Constraints – The proximity to the farm may need to be considered within the design. Potential for high value, low density development Commuted Sum – Potential for planning contributions in line with Policy INF1 Utilities – No issues identified in bringing the site forward for development.

Site Ref. / Site Name	SeC1/h7 - Land off Heol Glyndwr, Pontyates
Site Size (ha)	0.459
Total Units / Affordable Units	9 homes. Affordable Housing – 2 affordable dwellings. Provision in accordance with Policy AHOM1
Phasing	2025- 2029 (Years 8 to 11 of the plan period)
Site Description	Undeveloped field enclosure to the north west of Heol Glyndwr which is set off the B4309 Heol y Meinciau Road. The fields frontage adjoins Heol Glyndwr at the south eastern edge of the site which is a private road which hosts three other properties. The application site is gently sloping towards a lowest point off its southern boundary and is roughly square in shape.
Key Considerations and Constraints	Highways & Transport – Highway access provision to the site is acceptable. Environmental Constraints –. Protection of hedgerow and tree boundaries. A European protected species License is required for this development. Affordable Housing – Provision in accordance with the figure set out in Policy AHOM1.

	<p>Commuted Sum towards community benefits in line with Policy INF1. Contribution towards parks and open space in accordance with Policy PSD8.</p> <p>Utilities – No issues identified in bringing the site forward for development.</p>
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Site Ref. / Site Name	SeC2/h2 - Land to the rear of Parc y Ffynnon, Ferryside
Site Size (ha)	0.539
Total Units / Affordable Units	12 homes. Affordable Housing – 1.2 affordable dwellings. Provision in accordance with Policy AHOM1
Phasing	2026- 2029 (Years 9 to 11 of the plan period)
Site Description	The site slopes down from a south to north direction and to the rear of several dwellings within the Parc y Ffynnon estate. The land is currently vacant with no existing use.
Key Considerations and Constraints	<p>Highways & Transport – Highway access provision to the site is acceptable through Parc y Ffynnon</p> <p>Environmental Constraints – Protection of hedgerow and tree boundaries on the south-western boundary.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Amenity: Consideration needed to be given to the topography of the site and to the amenity of neighbouring dwellings.</p> <p>Utilities – No issues identified in bringing the site forward for development.</p>

Site Ref. / Site Name	SuV1/h1 - Adjacent Fron Heulog, Cynwyl Elfed
Site Size (ha)	0.59 (whole site)
Total Units / Affordable Units	2 homes. Affordable Housing – A commuted sum will be sort in accordance with Policy AHOM1.
Phasing	2029-2031 (Years 12 & 13 of the plan period)
Site Description	The wider site is allocated for 8 dwellings which is partly constructed / under construction.
Key Considerations and Constraints	<p>Highways & Transport – No known issues.</p> <p>Environmental Constraints – Trees and hedgerows.</p>

Site Ref. / Site Name	SuV1/h2 - Land adj. Lleine, Cynwyl Elfed
Site Size (ha)	0.72
Total Units / Affordable Units	13 homes. Affordable Housing – 1.3 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2026-2033 (9-15 Years of the plan period)
Site Description	A greenfield and sloping site located on the outskirts of Cynwyl Elfed.

Key Considerations and Constraints	Highways & Transport – No known issues. Environmental Constraints – Hedgerows to be retained.
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Site Ref. / Site Name	SuV4/h1 - Land at Troed Rhiw Farm, Bronwydd
Site Size (ha)	0.631
Total Units / Affordable Units	6 homes Affordable Housing – commuted sum contribution towards affordable housing in accordance with Policy AHOM1
Phasing	2026 – 2029 (Years 9-11 of the plan period)
Site Description	The site comprises a flat parcel of agricultural land which represents the frontage of a larger field. The site can accommodate 6 plots in a linear pattern of development. The site adjoins existing residential development to the south and opposite the site to the east beyond the B4301 road.
Key Considerations and Constraints	Highways & Transport – The site can be accessed directly from the B4301. Environmental Constraints – Hedgerow along the site's frontage. Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include a financial contribution towards affordable housing and public open space.

Site Ref. / Site Name	SuV10/h2 - Aberdeuddwr / Pantyfedwen, Peniel
Site Size (ha)	0.625
Total Units / Affordable Units	38 dwellings. Affordable Housing – 4.56 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2026-2030 (Years 9-12 of the plan period)
Site Description	A greenfield site located on the northern outskirts of Peniel.
Key Considerations and Constraints	Highways & Transport – No known issues. Environmental Constraints – Hedgerows and trees to be retained.

Site Ref. / Site Name	SuV11/h1 - Land at Alltwalis School, Alltwalis
Site Size (ha)	0.353
Total Units / Affordable Units	12 dwellings. Affordable Housing – The site is Council owned and the intention is to deliver 100% affordable housing.
Phasing	2025-26 (Year 8 of the plan period).
Site Description	The site is a greenfield site located on the edge of Alltwalis and will form an extension to Troed-yr-Allt. The site is currently owned by the Council.

Key Considerations and Constraints	<p>Highways & Transport – No known issues.</p> <p>Environmental Constraints – Hedgerows and trees to be retained. A bat survey may be required.</p> <p>Flood Zone – The site's borders flood zone 2 & 3 (Rivers) and would require a Flood Consequences Assessment. The most recent flooding data will need to be considered at planning application stage.</p> <p>Utilities – A foul sewer crosses the site.</p>
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Site Ref. / Site Name	SuV12/h1 - Adj. Gwyn Villa, Llanpumsaint
Site Size (ha)	1.516
Total Units / Affordable Units	20 dwellings Affordable Housing – 2.4 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2027-2031 (Years 10-13 of the plan period)
Site Description	A greenfield site located on the edge of Llanpumsaint.
Key Considerations and Constraints	<p>Highways & Transport – no known issues.</p> <p>Environmental Constraints – Hedgerows and trees to be retained.</p> <p>Commuted Sum towards community benefits in line with Policy INF1</p> <p>Utilities – A water main and foul sewer crosses the site.</p>

Site Ref. / Site Name	SuV12/h2 – Llandre, Llanpumsaint
Site Size (ha)	0.43 (whole site)
Total Units / Affordable Units	4 dwellings. Affordable Housing – A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	Years 8-11 of the plan period
Site Description	The majority of the site has been built and this forms the remaining land of Bro Cerwyn cul-de-sac.
Key Considerations and Constraints	<p>Highways & Transport – no known issues.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p>

Site Ref. / Site Name	SuV14/h1 - Cefn Farm, Rhydargaeau
Site Size (ha)	1.852 (whole site)
Total Units / Affordable Units	17 dwellings. Affordable Housing – 3.7 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2025-2029 (Years 8-11 of the plan period)
Site Description	Part of the site has been completed, this element forms the remainder of the site. The greenfield site is a continuation of the Clos y Fedw / Dan y Dderwen development.

Key Considerations and Constraints	Highways & Transport – no issues. Commuted Sum towards community benefits in line with Policy INF1
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Site Ref. / Site Name	SuV16/h1 - Llwynddewi Road, Capel Dewi
Site Size (ha)	0.625 (includes committed site area)
Total Units / Affordable Units	2 dwellings. Affordable Housing – A commuted sum contribution will be sought in accordance with Policy AHOM1.
Phasing	2026-27 (Year 9 of the plan period)
Site Description	Development of the site has commenced and is being progressed on a plot by plot basis. Only 2 plots remain to be developed. The site comprises a development of 8 units along a minor road within the built form of Capel Dewi, south of the B4300. The final 2 plots to be developed are currently vacant grassland.
Key Considerations and Constraints	Highways & Transport - No known issues Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.

Site Ref. / Site Name	SuV17/h1 - Rear of former joinery, Station Road, Nantgaredig
Site Size (ha)	1.512
Total Units / Affordable Units	35 dwellings Affordable Housing - 4.2 affordable dwellings. Provision in accordance with Policy AHOM1
Phasing	2026-2029 (Years 9-11 of the plan period)
Site Description	The site consists of a generally level agricultural field, immediately adjacent to the existing built form of Nantgaredig. It is accessed from the B4310 which runs through the settlement and is within a short distance of the main A40 trunk road.
Key Considerations and Constraints	Highways & Transport – No adverse issues have been identified. Environmental Constraints: No significant constraints have been identified. Considerations that may need addressing at the planning application stage include: Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4. Flood risk – NRW Floodzone small watercourse zone 3 has been identified on the south west portion of the site. The most recent flooding data will need to be considered at planning application stage.

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Site Ref. / Site Name	SuV19/h2 - Land adj. and the r/o Haulfan, Llanddarog
Site Size (ha)	0.863
Total Units / Affordable Units	10 homes Affordable Housing - 1 affordable home in accordance with Policy AHOM1
Phasing	2027 – 2030 (Years 10-12 of the plan period)
Site Description	The site comprises part of a level agricultural field and the side garden of an existing residential property (Haulfan). The site is encompassed by existing residential development on all sides except to the south-west where the remaining part of the agricultural field lies.
Key Considerations and Constraints	Highways & Transport – The site can be accessed directly from the B4310. Environmental Constraints – <i>Ecology</i> - Minimise hedgerow damage along site boundaries. Utilities - <i>Public sewerage</i> – Foul sewer crossing the site which will need to be considered at planning application stage and during construction. Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include affordable housing; public open space; and education.

Site Ref. / Site Name	SuV20/h1 - Land adjacent to Llwynhenry Farm, Porthyrhyd
Site Size (ha)	0.514
Total Units / Affordable Units	6 Affordable Housing – commuted sum contribution towards affordable housing in accordance with Policy AHOM1
Phasing	2025 – 2031 (Years 8-13 of the plan period)
Site Description	The site comprises part of an agricultural field. The site adjoins existing residential development to the north, the B4310 road to the west and agricultural land to the south. Hedgerows line the site's boundaries, other than to the south where there is no physical boundary. The site's topography rises eastwards away from the B4310 road.
Key Considerations and Constraints	Highways & Transport – Access to the site is achievable from the unclassified road running north-eastwards from the B4310 road along the site's northern boundary. A new footway / pavement may be required to connect the site to existing provision. Topography – At its highest point the site is prominently visible from the B4310. Therefore, consideration will need to be given to the site's layout and landscaping in order to minimise its impact upon visual amenity. Utilities - <i>Water supply</i> – Off site mains will be required to serve the development. A trunk main is located near the

	<p>site which may require an easement, Welsh Water should therefore be consulted at planning application stage.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include a financial contribution towards affordable housing and public open space.</p>
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Cluster 2

Site Ref. / Site Name	PrC2/h1 - Beech Grove, Pwll
Site Size (ha)	0.719
Total Units / Affordable Units	10 dwellings. Affordable Housing – 1 affordable dwelling. Provision in accordance with Policy AHOM1
Phasing	2026 – 2028 (Years 9 and 10 of the Plan period)
Site Description	Parcel of agricultural land located on the northern part of Pwll and sloping upwards from a south to north directions. It is bordered by residential properties on the southern and eastern side with the western side bordered by hedgerows. It is directly accessed from Maes yr Haf and Beech Grove.
Key Considerations and Constraints	<p>Highways & Transport – The site can be accessed from Beech Grove.</p> <p>Environmental Constraints: Consideration will need to be given to the removal of part of the hedgerows on the western in order to gain a suitable access into the site</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Amenity: Consideration needed to be given to the topography of the site and to the amenity of neighbouring dwellings.</p> <p>Utilities – No issues identified in bringing the site forward for development.</p>

Site Ref. / Site Name	PrC2/h10 - Land adjacent to The Dell, Furnace
Site Size (ha)	3.338
Total Units / Affordable Units	13 dwellings. Affordable Housing – 1.3 affordable dwellings. Provision in accordance with Policy AHOM1
Phasing	2025 – 2027 (Years 8 and 9 of the Plan period)
Site Description	Former Quarry site set on the northern eastern side of Furnace, with an access onto the B4309 Ynys y Cwm Road.
Key Considerations and Constraints	<p>Highways & Transport – The site can be accessed from Ynys Y Cwm Road.</p> <p>Environmental Constraints: Any planning application will need to consider ecology and habitat within the site and the potential mitigation through the reduction of the developable area to satisfy the criteria of the Stepwise approach set out within Chapter 6 of Planning Policy Wales 12. Surrounding woodland to be retained to maintain a green corridor providing connectivity with the main woodland and the Dell.</p>

	<p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Utilities – No issues identified.</p>
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Site Ref. / Site Name	PrC2/h20 - Harddfan, Bryn
Site Size (ha)	0.155
Total Units / Affordable Units	6 dwellings Affordable Housing – Council owned site to be delivered for a 100% affordable scheme. Otherwise provision in accordance with Policy AHOM1 (commuted sum contribution)
Phasing	2025-26 (Year 8 of the Plan period)
Site Description	The site is a flat and a triangular parcel of grassed land within the Harddfan estate. The site has a hedgerow and tree lined border on the southern side and residential properties on the northern and eastern side.
Key Considerations and Constraints	<p>Highways & Transport – Direct access to the Harddfan estate road.</p> <p>Environmental Constraints: Consideration will need to be given to the hedgerows and trees on the southern boundary.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Utilities – No issues identified.</p>

Site Ref. / Site Name	PrC2/h23 - Dafen East Gateway
Site Size (ha)	5.471
Total Units / Affordable Units	150 dwellings. Affordable Housing – 45 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2026-2031 (Years 9-13 of the plan period)
Site Description	Large parcel of agricultural land set on the entrance to Dafen / Llanelli along the A4138. The site has good pedestrian / cycle linkages to other parts of the town. The site slopes downwards from east to west. Hedgerows and tree coverage form the boundary on the eastern side with the remainder of the site being relatively open.
Key Considerations and Constraints	<p>Highways & Transport – Direct access to the A4138</p> <p>Environmental Constraints: Consideration will need to be given to the hedgerows and trees on the eastern boundary with the requirement for ecological and habitat mitigation.</p>

	<p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Amenity: Consideration should be given to the neighbouring land uses, including issues of noise and disturbance. This will impact on the design and layout of the development.</p> <p>Utilities – No issues identified in bringing the site forward for development.</p>
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Site Ref. / Site Name	PrC2/SS1 - Pentre Awel
Site Size (ha)	22.31
Total Units / Affordable Units	240 dwellings Affordable Housing – 45 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2025-2029 (Years 8-11 of the plan period)
Site Description	Land as part of the overall strategic development at Pentre Awel. Residential development is to be considered as part of Phase 2 and other future phases, with a mix of tenures and housing types on the site.
Key Considerations and Constraints	<p>Highways & Transport – No identified issues with the access to the site with the development to be absorbed into the existing road network.</p> <p>Environmental Constraints: Consideration will need to be given to the ecology and habitat mitigation as part of any further detailed planning application for phase 2. Significant opportunity to bring previously developed land into beneficial use.</p> <p>Flooding – Parts of the site fall within the NRW flood Zone rivers (zone 2&3) and flood zone seas (2&3) however the Variation of Condition application and the subsequent permission to extend the time to submit Reserved Matters includes an updated FCA which has been accepted.</p> <p>Commuted Sum towards community benefits in line with the conditions of the outline planning permission for the whole site.</p> <p>Amenity: Consideration should be given to the neighbouring land uses.</p> <p>Utilities – No issues identified in bringing the site forward for development.</p>

Site Ref. / Site Name	SeC3/h2 - Land off Priory Street, Kidwelly
Site Size (ha)	0.93
Total Units / Affordable Units	20 dwellings

	Affordable Housing – 2.2 affordable dwellings. Provision in accordance with Policy AHOM1
Phasing	2031-2033 (Years 13-15 of the plan period)
Site Description	Greenfield site with established hedgerows boundaries on the southern, western and northern side. Part of the urban form with development on all sides except to the northern side which slopes down to the Gwendraeth Fach river.
Key Considerations and Constraints	<p>Highways & Transport – Direct access available onto Priory Street.</p> <p>Environmental Constraints: Consideration will need to be given to the hedgerows and trees on the site's boundaries with the potential requirement for ecological and habitat mitigation.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Utilities – No issues identified in bringing the site forward for development.</p>

Site Ref. / Site Name	SeC6/h2 - Land between Clayton Road and East of Bronallt Road, Hendy
Site Size (ha)	1.162
Total Units / Affordable Units	20 homes Affordable Housing - 2.2 affordable homes in accordance with Policy AHOM1
Phasing	2028 – 2030 (Years 11 and 12 of the plan)
Site Description	Located within the built form of Hendy, part of the site has planning permission and is under construction. The remainder of the site is vacant land that can be accessed from the constructed phase.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified.</p> <p>Environmental Constraints: No significant constraints have been identified, however any site layout will need to consider the topography of the remaining land.</p>

Site Ref. / Site Name	SeC7/h3 - Golwg Yr Afon, Llangennech
Site Size (ha)	2.285
Total Units / Affordable Units	50 homes Affordable Housing - 6 affordable homes in accordance with Policy AHOM1
Phasing	2026 – 2028 (Years 9-10 of the plan)
Site Description	An area of land immediately adjacent to the existing residential built form, from which access can be readily

	gained. The site is within close proximity to local facilities in Llangennech and benefits from good access to public transport routes.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified.</p> <p>Environmental Constraints: No significant constraints have been identified. Considerations that may need addressing at the planning application stage include:</p> <p>Ecology - The site is proximate to the Loughor Estuary (SAC). There are some trees which merge with mature woodland to east, with Tree Preservation Orders bounding the site. There is also an area of woodland which would require consideration at detailed design stage.</p> <p>Flooding - The site is not identified in the TAN 15 Development Advice Maps as being at risk from flooding, however the new draft TAN Flood Map for Planning (FMfP) identifies small areas of the site as falling within flood zone seas (zone 3) and surface water and small water courses (zone 2&3). Consequently, any planning application in relation of the site will be required to have regard to the most recent FMfP and be supported by appropriate evidence including an FCA.</p> <p>Coal Mining Legacy - A small section of the site is within a High Risk Area associated with historic coal mining legacy, which is not uncommon for the area. Therefore, a Coal Mining Risk Assessment will be needed to inform any subsequent application.</p> <p>Waste Water Treatment Work - There is no capacity in the local treatment works. Therefore, reinforcement work will need to be undertaken to address this.</p>

Site Ref. / Site Name	SeC7/h4 - Opposite Parc Morlais, Llangennech
Site Size (ha)	1.355
Total Units / Affordable Units	32 homes Affordable Housing – 3.84 affordable homes in accordance with Policy AHOM1
Phasing	2026 – 2028 (Years 9-10 of the plan period)
Site Description	The site comprises an agricultural field, south of the B4297 in the eastern end of Llangennech. Residential built form lies opposite in the north, and adjacent in the east.
Key Considerations and Constraints	Highways & Transport – No adverse issues have been identified.

	<p>Environmental Constraints: No significant constraints have been identified. Considerations that may need addressing at the planning application stage include:</p> <p>Ecology – trees on the perimeter of the site will need to be considered and appropriate buffers and root protection areas employed. Proximity to the SSSI, the Burry Inlet SPA and Ramsar site would require specific information regarding the potential for birds utilising the area.</p> <p>Flooding - The site is not identified in the TAN 15 Development Advice Maps as being at risk from flooding, however the new draft TAN Flood Map for Planning (FMfP) identifies small areas of the site as falling within flood zone seas (zone 3) and surface water and small water courses (zone 2&3). Consequently, any planning application in relation of the site will be required to have regard to the most recent FMfP and be supported by appropriate evidence including an FCA.</p> <p>Waste Water Treatment Works - There is no capacity in the local treatment works. Therefore, reinforcement work will need to be undertaken to address this.</p>
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Site Ref. / Site Name	SeC7/h5 – Maesydderwen, Llangennech
Site Size (ha)	0.259
Total Units / Affordable Units	5 homes Affordable Housing - commuted sum towards affordable housing in accordance with Policy AHOM1
Phasing	2025 – 2027 (Years 8-9 of the plan period)
Site Description	This Council owned site comprises 2 separate parcels of land at the established housing estate of Maesydderwen. The smaller of the two parcels consists of an infill plot, whilst the larger element lies adjacent to north and can be accessed via spurs off the estate road.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified.</p> <p>Environmental Constraints: No significant constraints have been identified. Considerations that may need addressing at the planning application stage include:</p> <p>Ecology - trees on the part of the site will need to be considered and potentially appropriate buffers and root protection areas employed.</p>

Site Ref. / Site Name	SuV22/h1 - Land adjacent to Ty Newydd, Meinciau Road, Mynyddgarreg.
Site Size (ha)	0.505
Total Units / Affordable Units	8 dwellings Affordable Housing – Provision in accordance with Policy AHOM1 (commuted sum contribution)
Phasing	2026-2030 (Years 9 -12 of the Plan period)
Site Description	Parcel of agricultural land with defined hedgerow boundaries on all sides. The site is directly positioned onto Heol y Meinciau and slopes downwards in a north to south direction. The site sits within the urban form of Mynyddgarreg with other houses formed in a ribbon pattern of development on Heol y Meinciau.
Key Considerations and Constraints	<p>Highways & Transport – Direct access on to Heol Y Meinciau.</p> <p>Environmental Constraints: Consideration will need to be given to the hedgerows and trees on all boundaries with the potential requirement for ecological and habitat mitigation.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Utilities – No issues identified in bringing the site forward for development.</p>

Site Ref. / Site Name	SuV23/h2 - Adjacent to Little Croft, Five Roads
Site Size (ha)	1.213
Total Units / Affordable Units	25 homes Affordable Housing – 3 affordable homes in accordance with Policy AHOM1
Phasing	2026 – 2028 (Years 9 and 10 of the plan period)
Site Description	A relatively flat parcel of agricultural land immediately adjoining the B4309 which runs through Five Roads. It is positioned within the urban form of the village. The site has a hedgerow and tree lined boundary on the western, southern and eastern side.
Key Considerations and Constraints	<p>Highways & Transport – Direct access to the B4309 along its whole western boundary.</p> <p>Environmental Constraints: Consideration will need to be given to the hedgerows and trees on the boundaries with the requirement for ecological and habitat assessments and potential mitigation. The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore</p>

	<p>need to provide a contribution towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Utilities – No issues identified in bringing the site forward for development.</p>
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Cluster 3

Site Ref. / Site Name	PrC3/h1 - Land at r/o No 16-20 & 24-30 Betws Road
Site Size (ha)	0.529
Total Units / Affordable Units	9 homes Affordable Housing – commuted sum contribution towards affordable housing in accordance with Policy AHOM1
Phasing	2025 – 2027 (Years 8-9 of the plan)
Site Description	The site comprises vacant land and an existing dwelling to the rear of existing residential properties on Betws Road and Colonel Road. The boundaries are well defined and enclosed by the existing built form on each side.
Key Considerations and Constraints	<p>Highways & Transport – Access to the site would be achieved from Betws Road. Active travel linkages should also be considered.</p> <p>Environmental Constraints – Potential for reptiles on the site. Additional surveys required to support application. Mature trees and hedgerow and development should have minimal impact upon these.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include a commuted sum payment towards the provision of affordable housing in accordance with Policy AHOM1 and a contribution towards parks and open space in accordance with the Plan's policies.</p>

Site Ref. / Site Name	PrC3/h4 - Land at Tirychen Farm
Site Size (ha)	7.104
Total Units / Affordable Units	150 homes Affordable Housing - 37.5 affordable homes in accordance with Policy HOM1.
Phasing	2025 – 2032 (Years 8-14 of the plan)
Site Description	The site comprises a greenfield site which was previously grazed and now comprises grassland with trees, scrub and hedgerow. The site's adjoined by existing residential development to the south and the west, Dyffryn Road and a cemetery to the north and woodland to the east.
Key Considerations and Constraints	<p>Environmental Constraints – The site lies adjacent to ancient woodland and has regenerated in part to comprise wooded areas - which provide connectivity to the wider landscape – scrub and grassland. The site's layout would need to take account of and avoid developing parts of the site which provide important habitat and connectivity for protected species. Additional survey work will be required to support a planning application.</p> <p>Drainage – The drainage requirements of the site will need to be considered as part of a planning application.</p> <p>Highways and Transport – Access to the site can be achieved from Dyffryn Road. Consideration will need to be</p>

	<p>given to the configuration of the internal road and access arrangements to ensure minimal impact upon hedgerows, trees and scrub which provide connectivity across the site to the wider landscape.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; public open space; education; and highways, transport and active travel.</p>
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Site Ref. / Site Name	PrC3/h6 – Land adjoining Maes Ifan, Maesquarre Road, Betws
Site Size (ha)	1.563
Total Units / Affordable Units	18 homes Affordable Housing – 1.8 affordable homes in accordance with Policy AHOM1
Phasing	2027 – 2030 (Years 10-12 of the plan)
Site Description	The site comprises an agricultural field used for grazing. The site adjoins existing residential development to the west and the south and woodland to the north and east.
Key Considerations and Constraints	<p>Environmental Constraints – Additional surveys may be required at application stage for reptiles. The site's design and layout will need to incorporate a buffer along its boundary with the woodland. The site is less than 15m away from a water course and is surrounded by several watercourses that feed into the Carmarthen Bay and Estuaries SAC and may therefore require a detailed Pollution Prevention Method Statement (PPMS) to ensure the development is in line with the Habitat Regulations.</p> <p>Amenity – The site's topography slopes in a southerly direction and therefore the site's design, layout and landscaping will need to consider the impact upon the neighbouring properties.</p> <p>Coal mining legacy and contaminated land - A contaminated land risk assessment (and if necessary, a remediation strategy) will need to be submitted as part of any future planning application. The risk assessment should include a mine gas risk assessment that complies with the CL:AIRE guidance document 'Good Practice for Risk Assessment for Coal Mine Gas Emissions; October 2021'.</p> <p>Highways and Transport – Access to the site can be achieved through the adjoining Maes Ifan development.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; public open space; and education facilities.</p>

Site Ref. / Site Name	PrC3/h8 – Land off Heol y Parc, Cefneithin
Site Size (ha)	0.849
Total Units / Affordable Units	18 homes Affordable Housing – 1.8 affordable homes in accordance with Policy AHOM1
Phasing	2026 – 2029 (Years 9-11 of the plan)
Site Description	The site comprises vacant scrubland located to the rear of residential properties on Heol y Parc. The boundaries are well defined comprising trees, hedgerow and the rear boundaries of the neighbouring properties.
Key Considerations and Constraints	<p>Highways and Transport – Access to the site can be achieved along the existing access road for Llys y Parc from Heol y Parc.</p> <p>Environmental Constraints –</p> <p>Flooding: The site is partially in flood zone 3 and 2 for surface water due to a watercourse which flows through the eastern part of the site. An FCA will be required and modelling of the watercourse may be required to determine the extents and depths of flooding. The most recent flooding data will need to be considered at planning application stage.</p> <p>Ecology: Ecological site surveys may be required at application stage. An appropriate buffer would be required along the watercourse and root protection areas needed for any mature trees and hedgerow. The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore need to provide a contribution towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Coal Mining Legacy - A small section of the site is within a High Risk Area associated with historic coal mining legacy, which is not uncommon for the area. Therefore, a Coal Mining Risk Assessment will be needed to inform any subsequent application.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; Caeau Mynydd Mawr strategic mitigation scheme; public open space; and education facilities.</p>

Site Ref. / Site Name	PrC3/h14 – Nantydderwen, Drefach (Tumble)
Site Size (ha)	0.721
Total Units / Affordable Units	33 homes The site is likely to be delivered for a higher proportion of affordable homes than required by policy, with all homes being affordable.
Phasing	2028 – 2031 (Years 11-13 of the plan)
Site Description	The site comprises two parcels of land within the Nantydderwen residential estate. These areas are vacant

	grassland which adjoin existing residential development. The easternmost parcel of land's boundaries are delineated by trees and hedgerow to the north, east and south and the existing access road to the south-west. The parcel of land located to the west lies adjacent to existing residential properties to the north and east; the access road delineates the western boundary and trees to the south.
Key Considerations and Constraints	<p>Highways and Transport – Access to the site can be achieved from the existing Nantydderwen access road subject to improvements to accommodate the additional traffic.</p> <p>Environmental Constraints –</p> <p>Flooding: The site is partially in flood zone 3 and 2 for surface water and small watercourses. A FCA will be required at planning application stage. Investigation of drainage in the area is recommended to determine the extent of flooding within the site. The most recent flooding data will need to be considered at planning application stage.</p> <p>Ecology: Ecological site surveys will be required at application stage.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; public open space; and education facilities.</p>

Site Ref. / Site Name	PrC3/h18 – Land adjoining Brynlluan, Gorslas
Site Size (ha)	1.279
Total Units / Affordable Units	29 homes Affordable Housing – 3.48 affordable homes in accordance with Policy AHOM1
Phasing	2028 – 2031 (Years 11-13 of the plan)
Site Description	The site comprises agricultural land used for grazing. Existing residential development adjoins the site to the east, Cefneithin Road adjoins the site to the south and agricultural land lies to the north and west. The boundaries are delineated by hedgerow and stock proof fencing.
Key Considerations and Constraints	<p>Highways and Transport – Access to the site can be achieved from Cefneithin Road.</p> <p>Environmental Constraints –</p> <p>Flooding: The northern half of the site is in flood zone 3 for surface water and small watercourses due to a water course 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 floodzones within the site boundary. The most recent flooding data will need to be considered at planning application stage.</p>

	<p>Ecology: Ecological site surveys likely to be required at application stage. An appropriate buffer would be required along the watercourse and root protection areas needed for any mature trees and hedgerow. The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore need to provide a contribution towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Utilities - Public sewerage – No issues. 150mm and 225mm combined sewers crossing site which will need to be considered at planning application stage and during construction.</p> <p>Coal Mining Legacy - A small section of the site is within a High Risk Area associated with historic coal mining legacy, which is not uncommon for the area. Therefore, a Coal Mining Risk Assessment will be needed to inform any subsequent application.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; Caeau Mynydd Mawr strategic mitigation scheme; public open space; and education facilities.</p>
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Site Ref. / Site Name	PrC3/h20 - Land north of Maespiode, Llandybie
Site Size (ha)	2.276
Total Units / Affordable Units	45 homes Affordable Housing – 5.4 affordable homes in accordance with Policy AHOM1
Phasing	2028 – 2032 (Years 11-14 of the plan)
Site Description	The site comprises an agricultural field and its boundaries are defined by trees, hedgerow and stock proof fencing. Existing residential development lies adjacent to the north, south and east and agricultural land to the west.
Key Considerations and Constraints	<p>Highways and Transport – Access to the site can be achieved from existing Maespiode residential estate which adjoins the site.</p> <p>Environmental Constraints – Ecology: Mature trees and hedgerow on the site which should be retained with adequate buffers.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; public open space; and education facilities.</p>

Site Ref. / Site Name	PrC3/MU1 – Emlyn Brickworks, Penygroes
Site Size (ha)	18.7 (includes committed site area)
Total Units / Affordable Units	The site is allocated for 177 new homes. The site has planning permission for 70 dwellings. The information

	<p>provided below relates to the remaining part of the allocation which does not benefit from planning consent.</p> <p>107 homes Affordable Housing – 26.75 affordable homes in accordance with Policy AHOM1</p>
Phasing	2028 – 2033 (Years 11-15 of the plan)
Site Description	The site is a vacant, level parcel of land which was previously used as a brickworks and for coal mining. The newly constructed economic relief road lies to the west with a spur road crossing the site and connecting to Norton Road to the north. The site adjoins existing residential development along Norton Road to the north and Waterloo Road to the east. The southern boundary adjoins Gorsddu road.
Key Considerations and Constraints	<p>Highways and Transport – The site can be accessed directly from the economic relief road and also has options for additional access points from Waterloo Road. It should be noted given the location of the spur road it has been included within the annotation for the allocated site on the proposals map. The design and layout of the development on the site should take account and allow for the new road and associated land. Consideration should also be given to accommodating active travel routes within the design of the site.</p> <p>Environmental Constraints –</p> <p>Coal Mining Legacy and contaminated land - Part of the site is within a High Risk Area associated with historic coal mining legacy, which is not uncommon for the area. Assessments relating to coal mining risk and contamination have already been undertaken, however, it is recommended that further investigation is undertaken on parts of the site, in accordance with the recommendations of the assessments undertaken to date, at planning application stage.</p> <p>Ecology – Development at the site should avoid all section 7 open mosaic habitat. Additional survey work should be undertaken at planning application stage. The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore need to provide a contribution towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; public open space; education facilities; and Caeau Mynydd Mawr strategic mitigation scheme.</p>

Site Ref. / Site Name	PrC3/h26 – Land off Parc-y-Mynydd, Saron
Site Size (ha)	0.904
Total Units / Affordable Units	15 homes Affordable Housing – 1.5 affordable homes in accordance with Policy AHOM1
Phasing	2027 – 2030 (Years 10-12 of the plan)
Site Description	The site comprises a parcel of agricultural land. The site's boundaries are delineated by trees and hedgerow. The site adjoins existing residential development to the south, a cemetery and residential development to the east, agricultural land to the west and woodland to the north.
Key Considerations and Constraints	<p>Environmental Constraints</p> <p>Ecology: Ecological site surveys will be required at application stage. The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore need to provide a contribution towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Highways and Transport – The site can be accessed through the neighbouring Parc-y-Mynydd residential development.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of on-site affordable housing; public open space; education facilities; and Caeau Mynydd Mawr strategic mitigation scheme.</p> <p>Utilities Public sewerage – Offsite sewers will be required to serve the development.</p>

Site Ref. / Site Name	PrC3/h27 – Land off Nant-y-Ci Road, Saron
Site Size (ha)	0.766
Total Units / Affordable Units	18 homes Affordable Housing – 1.8 affordable homes in accordance with Policy AHOM1
Phasing	2029 – 2033 (Years 12-15 of the plan)
Site Description	The site is a greenfield site previously used for agriculture and now comprises grassland and a number of trees and hedgerow. Existing residential development lies to the north, west and east and fields to the south.
Key Considerations and Constraints	<p>Environmental Constraints –</p> <p>Ecology: Ecological site surveys will be required at application stage. The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore need to provide a contribution</p>

	<p>towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Coal Mining Legacy - A small section of the site is within a High Risk Area associated with historic coal mining legacy, which is not uncommon for the area. Therefore, a Coal Mining Risk Assessment will be needed to inform any subsequent application.</p> <p>Highways and Transport – The site can be accessed through the neighbouring Nant-y-Ci residential development.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; public open space; education facilities; and Caeau Mynydd Mawr strategic mitigation scheme.</p> <p>Utilities Public sewerage - Offsite sewers will be required to serve the development.</p>
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Site Ref. / Site Name	PrC3/h28 – Land at Factory Site between No. 22 & 28 Bethesda Road, Tumble
Site Size (ha)	1.129
Total Units / Affordable Units	30 homes Affordable Housing – 3.6 affordable homes in accordance with Policy AHOM1
Phasing	2025 – 2028 (Years 8-10 of the plan)
Site Description	The site is a brownfield site previously used as a factory. The site's boundaries are delineated by trees and hedgerow. Existing residential development lies to the north and south, Bethesda Road to the south-east and open countryside to the west and south-west.
Key Considerations and Constraints	<p>Environmental Constraints –</p> <p>Ecology: Mature trees on the site including trees subject to Tree Preservation Orders. Future development at the site should avoid the tree lines on the site. The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore need to provide a contribution towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Coal Mining Legacy - Part of the site is within a High Risk Area associated with historic coal mining legacy, which is not uncommon for the area. Therefore, a Coal Mining Risk Assessment will be needed to inform any subsequent application.</p> <p>Highways and Transport – The site can be accessed directly from Bethesda Road.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; public</p>

	open space; education facilities; and Caeau Mynydd Mawr strategic mitigation scheme.
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Site Ref. / Site Name	SeC9/h2 - Heol Gelynen, Brynamman
Site Size (ha)	0.337
Total Units / Affordable Units	8 homes Affordable Housing - commuted sum towards affordable housing in accordance with Policy AHOM1
Phasing	2031 – 2033 (Years 14 and 15 of the plan period)
Site Description	This Council owned site forms part of an established residential estate on which former dwellings were demolished, leaving vacant land adjacent to the existing built form.
Key Considerations and Constraints	Highways & Transport – No adverse issues have been identified. The established estate road serves the site. Environmental Constraints: No significant constraints have been identified. Considerations that may need addressing at the planning application stage include: Ecology – the presence of trees on the site will require consideration in respect of potential root protection zones.

Site Ref. / Site Name	SeC11/h1 – Land off Heol Llannon, Pontyberem
Site Size (ha)	0.615
Total Units / Affordable Units	15 homes Affordable Housing – 1.5 affordable homes in accordance with Policy AHOM1
Phasing	2026 – 2030 (Years 9-12 of the plan)
Site Description	The site comprises a level parcel of agricultural land and its boundaries are delineated by trees and hedgerow. The site's frontage adjoins Heol Llannon to the west with existing residential properties opposite. Residential properties also line Heol Llannon to the north and south and open countryside lies to the east.
Key Considerations and Constraints	Highways & Transport – The site can be accessed from Heol Llannon. Environmental Constraints – Flooding: 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 an FCA may be required at planning application stage. The most recent flooding data will need to be considered at planning application stage. Coal Mining Legacy - Part of the site is within a High Risk Area associated with historic coal mining legacy, which is not uncommon for the area. Therefore, a Coal Mining Risk Assessment will be needed to inform any subsequent application.

	<p>Ecology: There are mature trees and hedgerow on the site which will require protection including buffers. The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore need to provide a contribution towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include the provision of onsite affordable housing; public open space; education facilities; and Caeau Mynydd Mawr strategic mitigation scheme.</p>
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Site Ref. / Site Name	SuV27/h1 – Land adjacent to Tŷ Newydd, Carmel
Site Size (ha)	0.235
Total Units / Affordable Units	5 homes Affordable Housing – commuted sum contribution towards affordable housing in accordance with Policy AHOM1
Phasing	2025 – 2028 (Years 8-10 of the plan)
Site Description	The site comprises a level parcel of agricultural land. The site's boundaries are delineated by trees and hedgerow. Existing residential properties flank the site along the road frontage, Heol-y-Capel adjoins the site to the south-east and open countryside to the north.
Key Considerations and Constraints	<p>Environmental constraints –</p> <p>Ecology - The site falls within the Caeau Mynydd Mawr strategic mitigation scheme area and development on the site will therefore need to provide a contribution towards the mitigation scheme as required in Policy NE4 and the associated SPG.</p> <p>Highways & Transport – The site can accessed from Heol Y Capel along the site's road frontage.</p> <p>Planning Obligations – Contributions will be required in accordance with the rLDP's policies, these are likely to include a financial contribution towards affordable housing; public open space; and Caeau Mynydd Mawr strategic mitigation scheme.</p>

Site Ref. / Site Name	SuV30/h1 - Land off Pant y Brwyn, Ystradowen
Site Size (ha)	0.197
Total Units / Affordable Units	5 homes Affordable Housing – commuted sum contribution towards affordable housing in accordance with Policy AHOM1
Phasing	2025 – 2027 (Years 8-9 of the plan)
Site Description	The site comprises vacant greenfield land immediately adjoining (southeast of) the established residential estate of Pant Y Brwyn.

**Key Considerations
and Constraints**

Highways & Transport – No adverse issues have been identified. The site can be accessed via the established estate road that serves Pant Y Brwyn.

Environmental Constraints - No significant constraints have been identified. Considerations that may need addressing at the planning application stage include:

Flooding - The site is not identified in the TAN 15 Development Advice Maps as being at risk from flooding, however the new draft TAN Flood Map for Planning (FMfP) identifies small area of the site as falling within small water courses (zone 2). Consequently, any planning application in relation of the site will be required to have regard to the most recent FMfP and be supported by appropriate evidence including an FCA if necessary.

Cluster 4

Site Ref. / Site Name	SeC12/h1- Trem y Ddol, Newcastle Emlyn
Site Size (ha)	0.895
Total Units / Affordable Units	17 homes. Affordable Housing – 1.7 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2028-2033 (Years 11 -15 of the plan period).
Site Description	Located on the outskirts of Newcastle Emlyn, the site is greenfield and will form the continuation of Trem y Ddol cul-de-sac.
Key Considerations and Constraints	Highways & Transport – no known issues. Environmental Constraints – Buffers for trees and hedgerows should be provided. Commuted Sum towards community benefits in line with Policy INF1. Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.

Site Ref. / Site Name	SeC12/h3 - Land to r/o Dolcoed Newcastle Emlyn
Site Size (ha)	1.339
Total Units / Affordable Units	20 homes. Affordable Housing – 2.4 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2027-2032 (Years 10 – 14 of the plan period).
Site Description	The site is a greenfield and is located to the rear of properties on Station Road (A484) through Newcastle Emlyn. Woodland borders the site to the southeast of the site.
Key Considerations and Constraints	Highways & Transport – no known issues. Environmental Constraints – Trees should be retained. Commuted Sum towards community benefits in line with Policy INF1. . Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.

Site Ref. / Site Name	SeC13/h1 - Adj Y Neuadd, Llanybydder
Site Size (ha)	0.5

Total Units / Affordable Units	10 homes. Affordable Housing – 1 affordable dwelling. Provision in accordance with Policy AHOM1.
Phasing	2026-2031 (Years 9 – 13 of the plan period).
Site Description	This greenfield site is flat vacant land associated with the house Y Neuadd.
Key Considerations and Constraints	Highways & Transport – no known issues. Environmental Constraints – Buffers for trees and hedgerows should be provided. Commuted Sum towards community benefits in line with Policy INF1. Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.

Site Ref. / Site Name	SeC14/h1 - Blossom Garage, Pencader
Site Size (ha)	0.6
Total Units / Affordable Units	20 homes. Affordable Housing – 2.4 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2026-2030 (Years 9 – 12 of the plan period).
Site Description	This relatively flat, previously developed site is located in the centre of Pencader.
Key Considerations and Constraints	Highways & Transport – no known issues. Environmental Constraints – Trees should be retained. Commuted Sum towards community benefits in line with Policy INF1. Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.

Site Ref. / Site Name	SeC14/h2 - Land adj Maescader, Pencader
Site Size (ha)	0.755
Total Units / Affordable Units	24 homes. Affordable Housing – 2.88 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2027-2031 (Years 10 – 13 of the plan period)
Site Description	This flat, greenfield site lies in the centre of Pencader.
Key Considerations and Constraints	Highways & Transport – no known issues. Environmental Constraints – Trees and hedgerows should be retained. Commuted Sum towards community benefits in line with Policy INF1.

	<p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p> <p>Utilities – Offsite water mains required. Offsite sewer required.</p>
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Site Ref. / Site Name	SuV33/h1 - Land opposite Brogeler, Llangeler
Site Size (ha)	0.4
Total Units / Affordable Units	5 homes. Affordable Housing – A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2027-2030 (Years 10 – 12 of the plan period)
Site Description	The site is a flat greenfield paddock that lies opposite a row of houses in the village of Llangeler.
Key Considerations and Constraints	<p>Highways & Transport – no known issues.</p> <p>Environmental Constraints –Hedgerows should be retained or translocated.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p> <p>Utilities – Offsite sewer required.</p>

Site Ref. / Site Name	SuV35/h1 - Land adj. Arwynfa, Saron
Site Size (ha)	0.5
Total Units / Affordable Units	6 homes. Affordable Housing – A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2028-2030 (Years 11 – 12 of the plan period)
Site Description	The site is a part of a wider flat agricultural field that lies opposite houses in the village of Saron.
Key Considerations and Constraints	<p>Highways & Transport – no known issues.</p> <p>Environmental Constraints –Hedgerows should be retained or translocated.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p>

Site Ref. / Site Name	SuV36/h1 - Cae Pensarn Helen, Llanllwni
Site Size (ha)	0.35
Total Units / Affordable Units	6 homes. Affordable Housing – A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2026-2029 (Years 9 – 11 of the plan period)
Site Description	The site is an infill plot on the southern part of Llanllwni. It is a part of a wider slightly sloping field.
Key Considerations and Constraints	Highways & Transport – no known issues. Environmental Constraints –Hedgerows should be retained or translocated. Commuted Sum towards community benefits in line with Policy INF1. Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.

Site Ref. / Site Name	SuV36/h2 - Land at Bryndulais, Llanllwni
Site Size (ha)	0.7
Total Units / Affordable Units	16 homes. Affordable Housing – The site is Council owned and the intention is to deliver 100% affordable housing.
Phasing	2025-2028 (Years 8 - 10 of the plan period)
Site Description	A flat, greenfield site located next to existing dwellings in Llanllwni and opposite the Bryndulais cul-de-sac.
Key Considerations and Constraints	Highways & Transport – no known issues. Environmental Constraints –Hedgerows should be retained or translocated. Commuted Sum towards community benefits in line with Policy INF1. Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4. Utilities – Water supply: 150mm trunk main crossing site. No public sewerage.

Site Ref. / Site Name	SuV37/h2 - Land south of Cae Coedmor, Cwmann
Site Size (ha)	1.0897
Total Units / Affordable Units	20 homes. Affordable Housing – 2.4 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2026-2030 (Years 9 - 12 of the plan period)
Site Description	A flat, greenfield site which will create the continuation of the Cae Coedmore estate on the outskirts of Cwmann.

Key Considerations and Constraints	<p>Highways & Transport – no known issues.</p> <p>Environmental Constraints – Buffers should be provided for trees and hedgerows.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p>
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Site Ref. / Site Name	SuV37/h3 - Land adj Lleinau, Cwmann
Site Size (ha)	0.5
Total Units / Affordable Units	10 homes. Affordable Housing – 1 affordable dwelling. Provision in accordance with Policy AHOM1.
Phasing	2026-2028 (Years 9 - 10 of the plan period)
Site Description	A flat, greenfield site which adjoins the Cae Coedmore estate on the outskirts of Cwmann.
Key Considerations and Constraints	<p>Highways & Transport – no known issues.</p> <p>Environmental Constraints – Buffers should be provided for trees and hedgerows.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p>

Site Ref. / Site Name	SuV38/h1 - Maes y Bryn, Capel Iwan
Site Size (ha)	0.28
Total Units / Affordable Units	6 homes. A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2027-2030 (Years 10 - 12 of the plan period)
Site Description	A flat greenfield site located to the rear of existing properties in the centre of Capel Iwan.
Key Considerations and Constraints	<p>Highways & Transport – no known issues.</p> <p>Environmental Constraints – Buffers should be provided for trees and hedgerows.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p> <p>Utilities – Water supply: Offsite mains required; Foul sewer crossing the site.</p>

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Site Ref. / Site Name	SuV39/h1 - Adj Yr Hendre, Llanfihangel-ar-arth
Site Size (ha)	0.5
Total Units / Affordable Units	7 homes. A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2028-2032 (Years 11-14 of the plan period)
Site Description	The site is a flat greenfield paddock on the northern edge of Llanfihangel-ar-Arth.
Key Considerations and Constraints	Highways & Transport – no known issues, Environmental Constraints – Buffers should be provided for trees and hedgerows. Commuted Sum towards community benefits in line with Policy INF1.. Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.

Site Ref. / Site Name	SuV43/h1 - Blossom Inn, New Inn
Site Size (ha)	0.722
Total Units / Affordable Units	5 homes. A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2025-2027 (Years 8 - 9 of the plan period)
Site Description	Part of a wider site where development has commenced, this greenfield site is located in the centre of New Inn.
Key Considerations and Constraints	Highways & Transport – no known issues. Environmental Constraints – Buffers should be provided for trees and hedgerows. Commuted Sum towards community benefits in line with Policy INF1. Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.

Cluster 5

Site Ref. / Site Name	SeC15/h2 - Land adjacent to Bryndeilog, Tywi Avenue, Llandovery
Site Size (ha)	1.183
Total Units / Affordable Units	8 homes. A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2030-2033 (Years 13-15 of the plan period)
Site Description	Small area of greenfield land adjacent to the main A40 trunk road, west of the built form of Llandovery.
Key Considerations and Constraints	<p>Highways & Transport – Currently there is insufficient visibility onto the A40 from Heol Rhos, however there are no impeding obstacles to overcome this. A carefully designed scheme would allow an increase to the visibility splays to safeguard an appropriate development.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p> <p>Sewerage - no issues, but offsite sewers would be required.</p>

Site Ref. / Site Name	SeC16/h1 - Llandeilo Northern Quarter
Site Size (ha)	1.674
Total Units / Affordable Units	27 homes. Affordable Housing – 3.24 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2026-2029 (Years 9-11 of the plan period)
Site Description	The site comprises an agricultural field at the northern end of the built form of Llandeilo, to the east of the existing residential estate of Parc Pencrug, from where access is gained.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified.</p> <p>Ecology – Matters will be dealt with via appropriate surveys at application stage. The site is bordered by mature trees and so consideration will be necessary in respect of root protection areas.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p> <p>Water and Sewerage - No issues; Foul sewers crossing site. No capacity at Ffairfach WWTW so reinforcement works required.</p>

Site Ref. / Site Name	SeC17/h1 - Land opp. Llangadog C.P School
Site Size (ha)	0.594
Total Units / Affordable Units	16 homes. Affordable Housing – 1.6 affordable dwellings. Provision in accordance with Policy AHOM1.
Phasing	2025-2029 (Years 8-11 of the plan period)
Site Description	Area of vacant land to the rear (north) of the car park serving Llangadog CP School. The site sits well within the existing built form of the settlement and is bounded by residential development to the east and west.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified. The site can be accessed from the A4069 running through Llangadog via the established estate road that serves the school car park.</p> <p>Ecology – no significant constraints. Matters will be dealt with via appropriate surveys at application stage, including the potential mitigation for any reptiles and buffers for trees (which bound the site's northern perimeter).</p> <p>Flooding – 10% NRW small watercourse flood zone 2 – at the site's northern perimeter. The most recent flooding data will need to be considered at planning application stage.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p> <p>Water and Sewerage - no issues, but offsite mains water supply and offsite sewers would be required.</p>

Site Ref. / Site Name	SeC17/h2 - Land off Heol Pendref, Llangadog
Site Size (ha)	0.4
Total Units / Affordable Units	8 homes. A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2026-2029 (Years 9-11 of the plan period)
Site Description	A vacant, greenfield frontage site located along Heol Pendref, at the south eastern end of Llangadog, between existing residential properties to the west and a cemetery to the east.
Key Considerations and Constraints	Highways & Transport – No adverse issues have been identified. The site is situated along Heol Pendref from which it can be accessed.

	Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.
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Site Ref. / Site Name	SuV51/h1 - Opp. Village Hall, Cwmifor
Site Size (ha)	0.493
Total Units / Affordable Units	8 homes. A commuted sum will be sought in accordance with Policy AHOM1.
Phasing	2028-2032 (Years 11-14 of the plan period)
Site Description	The site comprises an agricultural field and is located along the main road through the village of Cwmifor, opposite the village hall.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified. The site is situated along the main road through the village, from which it can be accessed.</p> <p>Ecology – trees and hedgerows on the perimeter of the site will need consideration in terms of root protection areas and potential hedgerow translocation. An ecological survey will also be required to ascertain the potential for protected species on the site.</p> <p>Flooding – The site is not identified in the TAN 15 Development Advice Maps as being at risk from flooding, however the new draft TAN Flood Map for Planning (FMfP) identifies small area of the site as falling within small water courses (zone 2). Consequently, any planning application in relation of the site will be required to have regard to the most recent FMfP and be supported by appropriate evidence including an FCA if necessary.</p> <p>Nutrients – There will be a need to satisfy the requirement to address phosphate levels associated with the development in line with Policy CCH4.</p> <p>High Pressure Gas Pipeline – Consultation will be required with National Gas Transmission plc regarding development of the site in relation to the 132m 'Building Proximate Distance'.</p>

Cluster 6

Site Ref. / Site Name	SeC18/h1 - Adjacent to Britannia Terrace
Site Size (ha)	2.653
Total Units / Affordable Units	60 homes 12 Affordable Units. Provision in accordance with Policy AHOM1.
Phasing	2026-2029 (Years 9 to 11 of the Plan period)
Site Description	The site is located on the Pwlltrap side of St Clears, the A4066 Tenby Road passes along the southern boundary of the site and provides the principal point of access for the site. Immediately to the south there is a series of residential properties that front the A4066. To the north there are fields backing onto the access road between Pwlltrap and St Clears. To the east the boundary backs onto the existing dwellings and the St Clears Business Park and to the west the adjacent land use is agricultural. The site is bounded mostly by mature hedgerows and native trees.
Key Considerations and Constraints	<p>Highways & Transport – Access has already been completed as part of the development of the business park.</p> <p>Environmental Constraints – The site is bounded mostly by mature hedgerows and native trees. The ecology and arboriculture reports have been undertaken and the findings of these have been used to inform the design. An ordinary watercourse is in the vicinity of the site.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Waste Water Treatment Work - There is no capacity in the local treatment works. Therefore, reinforcement work will need to be undertaken to address this.</p>

Site Ref. / Site Name	SeC18/h3 - Land adjacent to Cefn Maes
Site Size (ha)	4.227
Total Units / Affordable Units	100 homes 20 Affordable Units. Provision in accordance with Policy AHOM1.
Phasing	2026-2029 (Years 9 to 11 of the Plan period)
Site Description	Located on the Northern boundary of St Clears, the site lies directly adjacent to the Cefn Maes residential site. The site benefits from being a short distance away from the A40, allowing for ease of access to Whitland, and Carmarthen. St Clears town centre is also located only 500m down the road from the site, this highlights the sites' sustainable location. The site is currently classified as a greenfield site and has no relevant planning history.

Key Considerations and Constraints	<p>Highways & Transport – No known issues. Access will be achieved from Ostrey Hill Road to the South of the site.</p> <p>Environmental Constraints – The site is bounded mostly by mature hedgerows and native trees, a hedgerow also runs through the centre of the proposed site, this will need to be considered and inform the design of the site.</p> <p>An ordinary watercourse is located on the northern boundary of the site.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Waste Water Treatment Work - There is no capacity in the local treatment works. Therefore, reinforcement work will need to be undertaken to address this.</p>

Site Ref. / Site Name	SeC18/h4 - Land at Heol Llaindelyn
Site Size (ha)	0.438
Total Units / Affordable Units	6 homes Commuted sum towards affordable housing. Provision in accordance with Policy AHOM1.
Phasing	2026-2032 (Years 9 to 14 of the Plan period)
Site Description	The site is bounded on both the North East and South West by the A40 and Bethlehem Road. The site benefits from being a short distance away from the A40, allowing for ease of access to Whitland, and Carmarthen. St Clears town centre is also located only 600m from the site, with St Clears Business Park located even closer at around 50m, this highlights the sites' sustainable location. The size of the site lends itself to development by a small or medium scale developer.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified.</p> <p>Environmental Constraints – The site is bounded on 3 sides by mature hedgerows and native trees, this will need to be considered and inform the design of the site.</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Waste Water Treatment Work - There is no capacity in the local treatment works. Therefore, reinforcement work will need to be undertaken to address this.</p>

Site Ref. / Site Name	SeC18/h5- Land adjacent to Gwynfa, Station Road
Site Size (ha)	0.281
Total Units / Affordable Units	8 homes

	Committed sum towards affordable housing. Provision in accordance with Policy AHOM1.
Phasing	2026-2030 (Years 9 to 12 of the Plan period)
Site Description	The site is an infill site that allows for frontage development which lies directly on the B4299 Station Road. It is located in a sustainable location which lends itself to development by a small or medium scale developer.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified. An access already exists to the field.</p> <p>Environmental Constraints – The frontage of the site is bounded by a mature hedgerow, this will need to be considered and inform the design of the site.</p> <p>Committed Sum towards community benefits in line with Policy INF1.</p> <p>Waste Water Treatment Work - There is no capacity in the local treatment works. Therefore, reinforcement work will need to be undertaken to address this.</p>

Site Ref. / Site Name	SeC18/h6 - Land to the rear of Station Road
Site Size (ha)	1.039
Total Units / Affordable Units	25 homes 3 Affordable Units. Provision in accordance with Policy AHOM1.
Phasing	2031-2033 (Years 14 and 15 of the Plan Period)
Site Description	The site is bordered on each side by a defined boundary, and is located in a sustainable location. The development of this site could potentially support and link into the proposed development of the railway station to the benefit of this area. The size of the site lends itself to development by a small or medium scale developer.
Key Considerations and Constraints	<p>Highways & Transport – No adverse issues have been identified. An access can will be achieved from Station Road.</p> <p>Environmental Constraints – The site is bounded on 3 sides by mature hedgerows and native trees, this will need to be considered and inform the design of the site.</p> <p>Committed Sum towards community benefits in line with Policy INF1.</p> <p>Waste Water Treatment Work - There is no capacity in the local treatment works. Therefore, reinforcement work will need to be undertaken to address this.</p> <p>Flooding – A small part of the Western boundary of the site lies within Zone B as identified by the TAN15 Development Advice Maps.</p>

Site Ref. / Site Name	SeC19/h1- Land at Park View, Trevaughan
Site Size (ha)	0.434
Total Units / Affordable Units	8 homes Committed sum towards affordable housing. Provision in accordance with Policy AHOM1.
Phasing	2027-2029 (Years 10 and 11 of the Plan period)
Site Description	The site is located in a sustainable location in the southern part of Whitland. It consists of an agricultural field and buildings and is bounded by mature hedgerows and trees on the south and East side. The site is bordered by houses on the Northern side. The agricultural buildings will need to be demolished to facilitate the development of the site.
Key Considerations and Constraints	<p>Highways & Transport – No concerns, an access already exists from the B44328 into the existing agricultural enterprise.</p> <p>Environmental Constraints – Ordinary watercourse along boundary Eastern boundary, the waterway corridor will need to be protected. Potential for otters, bats and red kites on the site. Additional surveys required to support application. The site is bounded mostly by mature hedgerows and native trees, this will need to be considered and inform the design of the site.</p> <p>Committed Payment towards community benefits in line with Policy INF1.</p> <p>Waste Water Treatment Work - There is no capacity in the local treatment works. Therefore, reinforcement work will need to be undertaken to address this.</p> <p>Flooding – A small part of the site is identified as being in Flood Zone 2 for rivers according to NRW's Flood Maps for Planning. This represents an updated position from the previous FMfP and the SFCA and affects a particular portion 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 forward for the number residential units identified. However, subject to the considerations applied to the extent of zone 2 this may need to be accommodated as part of any site layout. A planning application to deliver the site will be required to have regard to the most recent FMfP and should be accompanied by appropriate evidence including a detailed FCA.</p>

Site Ref. / Site Name	SeC19/h2- Land at Whitland Creamery
Site Size (ha)	2.163
Total Units / Affordable Units	20 homes

	2.4 Affordable Units. Provision in accordance with Policy AHOM1.
Phasing	2025-2027 (Years 8 and 9 of the Plan period)
Site Description	The site is previously developed land located in a sustainable location in the centre of Whitland. It is bounded on the East by commercial uses and on the South by a railway. The Afon Gronw bounds the site on the West along with mature trees and Hedgerows. Part of the whole site benefits from a full planning permission for 28 dwellings, of which a technical start has been made. Its size and scale makes it an attractive site for a medium scale developers.
Key Considerations and Constraints	<p>Highways & Transport – No concerns, an access has already been completed.</p> <p>Environmental Constraints – There is some limited tree and shrub cover around the site peripheries. For the most part however, this is located on the western boundary of the site, in areas which would be retained as undeveloped in response to flood constraints. Nonetheless appropriate tree and ecology surveys will need to be undertaken to support any future planning application and the scheme evolved in response to any mitigation requirements</p> <p>Commuted Payment towards community benefits in line with Policy INF1.</p> <p>Waste Water Treatment Work - DCWW have indicated limited capacity in the Waste Water Treatment works, however this is one of only two sites in Whitland to be allocated. Any future development will require reinforcement works, either through developer contributions or a future AMP.</p> <p>Flooding –Part of the site did fall within flood zone 2 and 3 for Rivers, however, the site boundary was drawn back to ensure that none of the developable land falls within this area. The most recent flooding data will need to be considered at planning application stage.</p> <p>Amenity - The site is bounded to the south by a railway and to the east by commercial uses. The final scheme will need to ensure that the amenity of future residents is not adversely affected by noise arising from these adjacent uses., The potential additional cost of additional noise mitigation has already been accounted for in the viability</p>

Site Ref. / Site Name	SeC20/h3- Land off Clifton Street
Site Size (ha)	0.76
Total Units / Affordable Units	6 homes

	Commuted sum towards affordable housing. Provision in accordance with Policy AHOM1.
Phasing	2030-2033 (Years 13 to 15 of the Plan period)
Site Description	The site is sustainably located site off Clifton Street in Laugharne. The site is a gently sloping site and a sensitively designed scheme at this location would provide a development which would be attractive to small scale developers.
Key Considerations and Constraints	<p>Highways & Transport – No concerns, an access already exists to the site.</p> <p>Environmental Constraints – The site is bounded by mature trees and hedgerows, this will need to be considered in the design of the development proposal.</p> <p>Conservation Area – The site is located within the Laugharne Conservation Area</p> <p>Commuted Payment towards community benefits in line with Policy INF1.</p> <p>Waste Water Treatment Work - Laugharne is considered to be part of the DCWW's AMP6 scheme.</p> <p>Amenity – The site is a sloping site, potential amenity issues with neighbouring dwellings will need to be considered and reflected in the design and layout of the site.</p>

Site Ref. / Site Name	SuV55/h2- Land to the north of Cross Inn P.H
Site Size (ha)	0.445
Total Units / Affordable Units	6 homes Commuted sum towards affordable housing. Provision in accordance with Policy AHOM1.
Phasing	2027-2029 (Years 10 and 11 of the Plan period)
Site Description	The site is situated in the northern part of Glandy Cross directly adjacent to the A478. The site has a defined boundary on each side, bounded by hedgerows, roads and buildings. The size and scale of the development will be attractive to small scale developers.
Key Considerations and Constraints	<p>Highways & Transport – No concerns.</p> <p>Environmental Constraints – The site is bounded by mature trees and hedgerows, these will need to be retained and consideration for this should be reflected in the design and layout of any future proposal. Records of Red Kites in the area.</p> <p>Commuted Payment towards community benefits in line with Policy INF1.</p> <p>Foul Drainage Assessment - Foul drainage assessment required.</p> <p>Nutrients - The site lies approximately 100m outside the Afon Cleddau Riverine Special Area of Conservation</p>

	Catchment. It is anticipated that the use of a single package treatment plan would be required for the development. A Hydraulic Model Assessment would be required as part of any application.
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Site Ref. / Site Name	SuV56/h1 - Land to the r/o Talar Wen
Site Size (ha)	0.598
Total Units / Affordable Units	6 homes Commuted sum towards affordable housing. Provision in accordance with Policy AHOM1.
Phasing	2026-2032 (Years 9 to 14 of the Plan period)
Site Description	The site is situated on the southern end of the settlement of Efailwen, off the A478. It is an acceptable form of ribbon development to be similar to the development on the opposite side of the road. The frontage of the site is bounded by a mature hedgerow, the opposite side of the site is also bounded by a mature hedgerow, as well as trees. A development with an indicative of 6 dwellings would be attractive to small scale developers.
Key Considerations and Constraints	<p>Highways & Transport – No concerns.</p> <p>Environmental Constraints – The site is bounded on two sides by mature trees and hedgerows, these will need to be retained and consideration for this should be reflected in the design and layout of any future proposal. Records of Otters in the area.</p> <p>Commuted Payment towards community benefits in line with Policy INF1.</p> <p>Foul Drainage Assessment -Foul drainage assessment required.</p> <p>Nutrients - The site lies approximately 50m outside the Afon Cleddau Riverine Special Area of Conservation Catchment. It is anticipated that the use of a single package treatment plan would be required for the development.</p>

Site Ref. / Site Name	SuV58/h1 - Land adj. to Lon Dewi
Site Size (ha)	0.351
Total Units / Affordable Units	10 homes (100% Affordable)
Phasing	2027-2028 (Year 10 of the Plan period)

Site Description	The site is situated along Drefach Road within close proximity to the B4298 which leads to the A40. It is a sloping site, that is bounded on three sides by mature trees and hedgerows. This site is to be developed by the Council as part of their affordable housing building programme.
Key Considerations and Constraints	<p>Highways & Transport – No concerns.</p> <p>Environmental Constraints – The site is bounded on three sides by mature trees and hedgerows, these will need to be retained and consideration for this should be reflected in the design and layout of any future proposal.</p> <p>Commuted Payment towards community benefits in line with Policy INF1.</p> <p>Affordable Housing – 100% affordable housing.</p>

Site Ref. / Site Name	SuV58/h2 - Land off Drefach Road
Site Size (ha)	1.425
Total Units / Affordable Units	14 homes 1.4 Affordable Units. Provision in accordance with Policy AHOM1.
Phasing	2025-2032 (Years 8 to 14 of the Plan period)
Site Description	The site is situated off Defach Road within close proximity to the B4298 which leads to the A40. Part of the site makes up the existing allocation and part lies directly adjacent to the existing allocation. It is considered that the development of the new site will support the existing allocation, particularly for the completion of the road infrastructure at the southern end of the site. The size and scale of the site will be of interest to small scale developers.
Key Considerations and Constraints	<p>Highways & Transport – No concerns.</p> <p>Environmental Constraints – The site is bounded on three sides by mature trees and hedgerows, these will need to be retained and consideration for this should be reflected in the design and layout of any future proposal.</p> <p>Commuted Payment towards community benefits in line with Policy INF1.</p>

Site Ref. / Site Name	SuV59/h2 - North of Maes y Llewod
Site Size (ha)	1.107
Total Units / Affordable Units	19 homes 1.9 Affordable Units. Provision in accordance with Policy AHOM1.
Phasing	2026-2028 (Years 9 and 10 of the Plan period)

Site Description	The site is situated to the rear of Maes y Llewod. The site is an acceptable extension to the settlement, it is enclosed on two sides by existing residential development. Its size and scale would be a reasonable development opportunity within Bancyfelin for small to medium scale housebuilders.
Key Considerations and Constraints	<p>Highways & Transport – No concerns, access already established</p> <p>Environmental Constraints – The site is bounded on northern side by mature trees and a hedgerow, these will need to be retained and consideration for this should be reflected in the design and layout of any future proposal.</p> <p>Commuted Payment towards community benefits in line with Policy INF1.</p> <p>Amenity - The site is bounded to the north by a railway. The final scheme will need to ensure that the amenity of future residents is not adversely affected by noise arising from the railway.</p>

Site Ref. / Site Name	SuV60/h1 - Land at College Bach
Site Size (ha)	0.388
Total Units / Affordable Units	6 homes Commuted sum towards affordable housing. Provision in accordance with Policy AHOM1.
Phasing	2025-2028 (Years 8 to 10 of the Plan period)
Site Description	The site is currently being used for agriculture. The allocation provides one of few appropriate opportunities for small scale development in Llangynog. The size and scale of the site will be of interest to small scale developers. The site is enclosed and surrounded by existing dwellings and is within the urban form of the settlement
Key Considerations and Constraints	<p>Highways & Transport – No concerns, access already established</p> <p>Environmental Constraints – The western boundary of the site is lined by a hedgerow, the design of the access will need to take this into consideration and on the northern boundary of the site necessary buffers will need to be integrated into the design / layout. Consideration will also need to be given to the ordinary watercourse on the South East of the site.</p> <p>Commuted Payment towards community benefits in line with Policy INF1.</p>

Site Ref. / Site Name	SuV61/h1 - Land at Nieuport Farm
Site Size (ha)	0.448
Total Units / Affordable Units	5 homes

	Commuted sum towards affordable housing. Provision in accordance with Policy AHOM1.
Phasing	2026-2028 (Years 9 and 10 of the Plan period)
Site Description	The site is currently agricultural use constituting a farmyard and agricultural building. The size and scale of the site will be of interest to small scale developers. Reserved Matters was approved in 2010 for 5 dwellings, groundwork has commenced. The landowner as part of the Candidate Site application stage submitted a parcel of land directly adjacent to the permitted site. A part of this Candidate Site has been included which will allow a total of 10 dwellings to be delivered on the combined site area.
Key Considerations and Constraints	<p>Highways & Transport – No concerns, access already established</p> <p>Environmental Constraints – None</p> <p>Commuted Sum towards community benefits in line with Policy INF1.</p> <p>Drainage - Foul drainage assessment required.</p>