

# Revised 2018-2033 Local Development Plan

## Position Statement Key Sites

April 2024

## Position Statement

Key Sites as part of the Revised Local Development  
Plan 2018-2033

## 1. Introduction

1.1 This statement sets out the position and considerations of key sites defined within the Revised LDP. It provides an overview of the evidence prepared in support of the Revised LDP's allocated sites and signposts the reader to the documents available as part of the LDPs submission. It also notes where further work is likely to take place during the Revised LDP's Examination in order to maintain a current evidence base.

1.2 The background evidence to support this Position Statement includes:

- Site Assessment table and pro formas
- Statements of Common Ground
- Infrastructure Paper
- Housing Trajectory

## 2. Key Sites

2.1 The following sites are defined as key sites within the Revised LDP.

<b>Cluster 1</b>			
<b>Settlement</b>	<b>Site</b>	<b>Site Reference</b>	<b>Indicative Number</b>
Carmarthen	Llansteffan Road, Johnstown	PrC1/h8	50
Carmarthen	West Carmarthen	PrC1/MU1	700
Carmarthen	Pibwrlwyd	PrC1/MU2	247
		<b>Cluster Total</b>	<b>997</b>
<b>Cluster 2</b>			
<b>Settlement</b>	<b>Site</b>	<b>Site Reference</b>	<b>Indicative Number</b>
Llanelli	Parc y Strade	PrC2/h3	94
Llanelli	North Dock	PrC2/h4	210
Llanelli	Maesarddafen Road / Erw Las, Llwynhendy	PrC2/h15	94
Llanelli	Genwen, Bryn	PrC2/h19	240
Llanelli	Cwm y Nant, Dafen	PrC2/h22	202
Llanelli	Dafen East Gateway	PrC2/h23	150
Llanelli	Pentre Awel	PrC2/SS1	240
Kidwelly	Land at Former Dinas Yard	SeC3/h4	71
Burry Port	Gwdig Farm	SeC4/h1	105
Burry Port	Burry Port Harbourside	SeC4/h2	364
Pembrey	Awel y Mynydd	SeC5/h2	100
Llangennech	Golwg yr Afon	SeC7/h3	50
Trimsaran / Carway	Ffos Las	SeC8/h1	159
Trimsaran / Carway	Golwg y Gwendraeth	SeC8/h3	141
		<b>Cluster Total</b>	<b>2220</b>
<b>Cluster 3</b>			

<b>Settlement</b>	<b>Site</b>	<b>Site Reference</b>	<b>Indicative Number</b>
Ammanford	Tirychen Farm	PrC3/h4	150
Ammanford / Betws	Betws Colliery	PrC3/h36	66
Cross Hands	Ffordd y Neuadd and Clos yr Eithin	PrC3/h11	60
Cross Hands	Land at Heol Cae Pownd	PrC3/h13	135
Penygroes	Adjacent to Pant y Blodau	PrC3/h22	79
Penygroes	Emlyn Brickworks	PrC3/MU1	177
		<b>Cluster Total</b>	<b>667</b>
<b>Cluster 5</b>			
<b>Settlement</b>	<b>Site</b>	<b>Site Reference</b>	<b>Indicative Number</b>
Llandovery	Land to north of Dan y Crug	SeC15/h1	61
		<b>Cluster Total</b>	<b>61</b>
<b>Cluster 6</b>			
<b>Settlement</b>	<b>Site</b>	<b>Site Reference</b>	<b>Indicative Number</b>
St Clears	Adjacent to Britannia Terrace	SeC18/h1	60
St Clears	Land adjacent to Cefn Maes	SeC18/h3	100
St Clears	Land to the West of High Street	SeC18/h9	64
Whitland	Gerddi Lingfield	SeC19/h3	57
		<b>Total for the Cluster</b>	<b>281</b>
		<b>Total for the Revised LDP</b>	<b>4226</b>

2.2 The key sites provide a total of 4,226 dwellings during the plan period. (61.92% of overall Policy HOM1 supply). This shows the importance on the delivery of these sites as part of meeting the growth strategy of the Revised LDP.

2.3 The indicative numbers highlighted within the key sites above are reflective of those set out within the Housing Allocation list in Policy HOM1.

The base date for the latest housing trajectory for these sites is 31<sup>st</sup> March 2023. An updated housing trajectory will be published in the Summer 2024 with a base date of 31<sup>st</sup> March 2024 and will be used to discuss hearing session documents.

### 3. Breakdown of Key Sites

3.1 The following tables provide a breakdown of all key sites published within Policy HOM1 of the Revised Plan. They have been broken up into four categories and are shown below for ease of reference.

1. Completed sites - In accordance with Table 18 of the Development Plan Manual 3, completed sites will not require the publication of a Statement of Common Ground (SoCG).
2. Sites under construction - In accordance with Table 18 of the Development Plan Manual 3, sites under construction will not require the publication of a SoCG.
3. Sites with planning permission will require a SoCG
4. Sites without planning permission will require a SoCG.

3.2 There will be instances where SoCGs have not been signed ahead of submitting the Plan. The absence of completed SoCGs will be addressed under the site tables below; they will be prepared when the relevant details are presented to the Local Planning Authority to inform their preparation. Their consideration can be deliberated at the Hearing Sessions.

Completed Sites: (as of 31 March 2023)

Settlement	Site	Site Reference	Completed Housing Numbers	Comments
Carmarthen	West Carmarthen (part of larger mixed-use allocation)	PrC1/MU1	105	105 dwellings have been completed on two Persimmon sites for the period 2018-22.
Llanelli	Parc y Strade	PrC2/h3	94	Site completed in 2020
Llanelli	Genwen, Bryn	PrC2/h19	240	Site completed in 2022
Trimsaran / Carway	Ffos Las	SeC8/h1	159	Site completed in 2022
Cross Hands	Ffordd y Neuadd & Clos yr Eithin	PrC3/h11	60	Site completed in 2023.

### Sites under Construction (as of 31 March 2023)

Settlement	Site	Site Reference	Indicative Number	Completed Housing Numbers	Comments
Burry Port	Gwdig Farm	SeC4/h1	105	97	Remaining 8 dwellings to be completed by April 2024.
Pembrey	Awel y Mynydd	SeC5/h2	100	0	Persimmon on site.
Trimsaran / Carway	Golwg Gwendraeth	SeC8/h3	141	0	Dandara on site.
Cross Hands	Land at Heol Cae Pown	PrC3/h13	135	64	Persimmon are currently developing the site.
Whitland	Gerddi Lingfield	SeC19/h3	57	29	Developers are on site.

3.3 SoCGs are not required for the six key sites listed above as development is underway on these sites with some almost completed.

## Sites with Planning Permission

3.4 The following sites benefit from planning permission. Information relating to their development and progress is noted below.

Settlement	Site	Site Reference														
Carmarthen	West Carmarthen (Pentremeurig Farm South)	PrC1/MU1														
<p>Analysis:</p> <p>Outline planning permission exists for 250 dwellings on part of West Carmarthen known as Pentremeurig Farm South.</p> <p>A Reserved Matters planning application has been submitted by Persimmon Homes for 123 dwellings on part of this site and is currently being considered by the Authority.</p> <p>A SoCG has been agreed for this site between Carmarthenshire County Council and Persimmon Homes West Wales and forms part of the background evidence for the allocation of the site.</p> <p>The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.</p> <p>The anticipated completions agreed between the two parties are set out in the SoCG as follows:</p> <table><tr><th>2024-25</th><th>2025-26</th><th>2026-27</th><th>2027-28</th><th>2028-29</th><th>2029-30</th><th>2030-31</th></tr><tr><td>10 dwellings</td><td>30 dwellings</td><td>40 dwellings</td><td>40 dwellings</td><td>40 dwellings</td><td>45 dwellings</td><td>45 dwellings</td></tr></table> <p><b>Next Steps:</b></p> <p>The housing trajectory will be amended in line with the SoCG and will be considered as part of the examination hearing session.</p> <p>Appendix 1 sets out a detailed analysis of the different parcels of land that make up the West Carmarthen site.</p>			2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	10 dwellings	30 dwellings	40 dwellings	40 dwellings	40 dwellings	45 dwellings	45 dwellings
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31										
10 dwellings	30 dwellings	40 dwellings	40 dwellings	40 dwellings	45 dwellings	45 dwellings										

Settlement	Site	Site Reference
Llanelli	North Dock	PrC2/h4
<p>Analysis:</p> <p>A Statement of Evidence has been undertaken on this site with Carmarthenshire County Council being the owner of the land. It forms part of the background evidence for the allocation of the site.</p> <p>The outline planning application was approved on the site in November 2021.</p>		

The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
40 dwellings	40 dwellings	40 dwellings	40 dwellings	40 dwellings	10 dwellings

**Next Steps:**

It is anticipated that the housing trajectory will need amendment once the new version is published in the Summer 2024. This will need to be considered as part of the examination hearing session.

Settlement	Site	Site Reference
Llanelli	Maesarddafen Road / Erw Las	PrC2/h15

Analysis:

A Statement of Common Ground has been signed between Carmarthenshire County Council, Tata Steel and Coastal Housing. It forms part of the background evidence for the allocation of the site.

The Approval of Reserved Matters was granted on the 22<sup>nd</sup> December 2023 for 70 dwellings.

The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

2025-26	2026-27	2027-28
30 dwellings	30 dwellings	34 dwellings

**Next Steps:**

The Housing trajectory will need amendment in line with the Statement of Common Ground, and the granting of planning permission for 70 dwellings. The indicative number in the Revised LDP is for 94 dwellings. This will need to be considered through the examination hearing session.



Settlement	Site	Site Reference
Llanelli	Cwm y Nant	PrC2/h22

Analysis:

A Statement of Evidence has been undertaken on this site with Carmarthenshire County Council being the owner of the land. It forms part of the background evidence for the allocation of the site.

The outline planning application was approved on the site on 29<sup>th</sup> July 2021 for up to 202 dwellings.

The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

2026-27	2027-28	2028-29	2029-30	2030-31
40 dwellings	40 dwellings	41 dwellings	41 dwellings	40 dwellings

**Next Steps:**

It is anticipated that the trajectory will need amendment in line with the Statement of Evidence with development to take place a year earlier. This will need to be considered through the examination hearing session.

Settlement	Site	Site Reference								
Llanelli	Pentre Awel	PrC2/SS1								
<p>Analysis:</p> <p>A Statement of Evidence has been undertaken on this site with Carmarthenshire County Council being the owner of the land. It forms part of the background evidence for the allocation of the site.</p> <p>The outline planning application was approved on the site on 6<sup>th</sup> August 2019.</p> <p>The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.</p> <p>The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:</p> <table><tr><th>2025-26</th><th>2026-27</th><th>2027-28</th><th>2028-29</th></tr><tr><td>60 dwellings</td><td>60 dwellings</td><td>60 dwellings</td><td>60 dwellings</td></tr></table> <p>Next Steps</p> <p>It is anticipated that the trajectory will need amendment in line with the Statement of Evidence. The site has a number of options relating to the residential element including the scale, type and numbers of units proposed on the site. The majority of the development is grant funded. This will need to be considered through the examination hearing session.</p>			2025-26	2026-27	2027-28	2028-29	60 dwellings	60 dwellings	60 dwellings	60 dwellings
2025-26	2026-27	2027-28	2028-29							
60 dwellings	60 dwellings	60 dwellings	60 dwellings							

Settlement	Site	Site Reference						
Kidwelly	Land at Former Dinas Yard	SeC3/h4						
<p>Analysis:</p> <p>A Statement of Common Ground has been signed between Carmarthenshire County Council and the landowner Dinas Yard Development Limited. It forms part of the background evidence for the allocation of the site.</p> <p>The Approval of Reserved Matters was granted on the 10<sup>th</sup> June 2022 with a number of discharge of condition applications determined since this date.</p> <p>The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.</p> <p>The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:</p> <table border="1"> <tr> <th>2024-25</th><th>2025-26</th><th>2026-27</th></tr> <tr> <td>20 dwellings</td><td>20 dwellings</td><td>31 dwellings</td></tr> </table> <p>Next Steps</p> <p>It is anticipated that the trajectory will need amendment in line with the Statement of Common ground with less development in 2024/2025, with the additional development taking place in 2025/2026. This will need to be considered through the examination hearing session</p>			2024-25	2025-26	2026-27	20 dwellings	20 dwellings	31 dwellings
2024-25	2025-26	2026-27						
20 dwellings	20 dwellings	31 dwellings						

Settlement	Site	Site Reference
Burry Port	Burry Port Harbourside	SeC4/h2

Analysis

This is a Joint Venture site between Carmarthenshire County Council and Welsh Government. A Statement of Evidence has been undertaken on the part of the site owned by Carmarthenshire County Council. It forms part of the background evidence for the allocation of the site.

The variation of condition application to extend the time to submit reserved matters on the Grillo element of the site was approved in February 2023 (Welsh Government Land).

The variation of condition application to extend the time to submit reserved matters on the Council owned element of the site (Sites 5+6) was approved in February 2023

The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
52 dwellings	52 dwellings	52 dwellings	52 dwellings	52 dwellings	52 dwellings	52 dwellings

Next Steps

It is anticipated that the trajectory will need amendment in line with the Statement of Evidence. This will need to be considered through the examination hearing session.

Settlement	Site	Site Reference
Ammanford	Tirychen Farm	PrC3/h4

Analysis:

A Statement of Common Ground has been completed between Carmarthenshire County Council and Swallow Investments Ltd as the landowner. It forms part of the background evidence for this site.

The site benefits from outline consent (E/38686) for 289 dwellings. A further S73 application, submitted in October 2023, is pending. It is anticipated that the site will be delivered in phases with the latter phases of development falling beyond the lifetime of the Revised LDP. The Local Planning Authority have therefore allocated the site for some 150 dwellings rather than 289. It should be noted that the landowner seeks an increase to the indicative figure of dwellings earmarked for this residential allocation to reflect the existing consent. This point is elaborated upon within the SoCG and the landowner's representation to the Second Deposit Revised LDP.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
10 dwellings	20 dwellings	20 dwellings	30 dwellings	30 dwellings	30 dwellings	10 dwellings	0

Next Steps

Await the determination of the pending S73 application and amend the SoCG accordingly. The housing trajectory will need to be updated depending on the outcome of the application. It is likely that updated information will be presented during the Examination for discussion at the relevant hearing sessions.

Settlement	Site	Site Reference
Ammanford	Betws Colliery	PrC3/h36

Analysis:

A Statement of Common Ground has been completed between Carmarthenshire County Council and T Richard Jones (TRJ) Ltd as the landowner. It forms part of the background evidence for this site.

The site benefits from an extant consent - Outline consent referenced E/09584 and Reserved Matters referenced E/24742. A more recent non-material amendment referenced E/24742 was granted in September 2022.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
0	0	0	22 dwellings	22 dwellings	22 dwellings	0	0

Next Steps

It is shown that the trajectory is in line with the Statement of Common Ground. Any deviations will need to be considered through the examination hearing session.

Settlement	Site	Site Reference																
Penygroes	Adjacent to Pant y Blodau	PrC3/h22																
Analysis:																		
<p>A Statement of Common Ground has been completed between Carmarthenshire County Council and Compton Developments Ltd as the landowner. It forms part of the background evidence for this site.</p> <p>The site benefits from an extant full planning permission for 79 dwellings (permission ref. E/29910) granted in April 2015. Several discharge of condition / variation of condition applications have been submitted since, the most recent being E/38885 – the discharge of conditions 2 &amp; 15 of E/29910. This was validated on 22/5/19 but has yet to be determined. Furthermore, there are ongoing discussions between the landowner and the Local Planning Authority to re-evaluate the site’s financial viability and the Section 106 Agreement signed in conjunction with the outline consent.</p> <p>The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:</p> <table><tr><th>2025-26</th><th>2026-27</th><th>2027-28</th><th>2028-29</th><th>2029-30</th><th>2030-31</th><th>2031-32</th><th>2032-33</th></tr><tr><td>20 dwellings</td><td>20 dwellings</td><td>20 dwellings</td><td>19 dwellings</td><td>0</td><td>0</td><td>0</td><td>0</td></tr></table> <p>Next Steps:</p> <p>Await the determination of the pending discharge of condition application and the discussions relating to the site’s viability. The housing trajectory will need to be updated depending on the outcome of these deliberations. It is likely that updated information will be presented during the Examination for discussion at the relevant hearing sessions.</p>			2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	20 dwellings	20 dwellings	20 dwellings	19 dwellings	0	0	0	0
2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33											
20 dwellings	20 dwellings	20 dwellings	19 dwellings	0	0	0	0											

Settlement	Site	Site Reference
Penygroes	Emlyn Brickworks	PrC3/MU1
<p>Analysis:</p> <p>A Statement of Common Ground has been completed between Carmarthenshire County Council and Emlyn Developments Ltd as the landowner. It forms part of the background evidence for this site.</p> <p>A part of the wider site has already been developed for 9 homes. Full planning permission was granted on 26 July 2023 for 70 homes on Phase II (land between Norton Road and the Cross Hands Economic Link Road spur to Norton Road) (Council planning application reference number E/32720). This permission covers 2.2ha of the overall mixed-use allocation in the Second Deposit Revised LDP.</p> <p>Since the permission was granted, further survey work on the site has indicated the presence of dormice which may necessitate a reconfiguration of the application site area and a likely reduction in numbers. However, as indicated within the SoCG it is considered that the remaining number of dwellings for the allocation can be accommodated within the wider allocation and therefore a reduction in the indicative number of dwellings to be delivered on this allocation is unlikely to be required.</p> <p>Next Steps:</p>		

A further planning application has been presented for this site to amend the existing consent for 70 homes to incorporate a phasing plan (PL/07402). The housing trajectory may need to be updated in accordance with any amendments made to planned delivery of the site. It is likely that updated information will be presented during the Examination for discussion at the relevant hearing sessions.

Settlement	Site	Site Reference
Llandovery	Land to the north of Dan y Crug	SeC15/h1

**Analysis:**

Greenfield site located at the eastern edge of Llandovery and allocated for 61 dwellings. The site has an extant planning permission, and further planning applications are currently in the process of being determined.

A Statement of Common Ground between the Local Authority and the Landowner / Developer is in the process of being prepared.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

Timescale (Years)	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Number of Dwellings Completed	10	10	10	10	10	11

**Next Steps:**

Finalise the Statement of Common Ground (SoCG) between the Local Authority and the Landowner, and review at the Examination.

Settlement	Site	Site Reference
St Clears	Land off High Street	SeC18/h9

**Analysis:**

A Statement of Common Ground has been signed between Carmarthenshire County Council and the Agent Amity Planning. It forms part of the background evidence for the allocation of the site.

A full planning application was submitted in January 2022 for 64 dwellings. The S106 was completed, and the planning permission released on 9th October 2023. The developer has already commenced work on discharging planning conditions.

The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

2026-27	2027-28	
40 dwellings	24 dwellings	
<p>Next Steps</p> <p>It is shown that the trajectory is in line with the Statement of Common Ground. Any deviations will need to be considered through the examination hearing session.</p>		

## Sites without planning permission

Settlement	Site	Site Reference
Carmarthen	Llansteffan Road, Johnstown	PrC1/h8

Analysis:

A Statement of Evidence has been undertaken on this site with Carmarthenshire County Council being the owner of the land. The site is a new allocation within the Revised LDP and is considered to be for 100% affordable homes.

A Development Viability Assessment has been undertaken on this site and forms an appendix within the Statement of Evidence.

The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.

The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:

<b>2025-26</b>	<b>2026-27</b>
25 dwellings	25 dwellings

Next Steps.

It is shown that the housing trajectory is in line with the Statement of Evidence. Any deviations will need to be considered through the examination hearing session.

Settlement	Site	Site Reference
Carmarthen	West Carmarthen	PrC1/MU1
<p><b>Analysis</b></p> <p>Whilst parts of the site have been considered above, there are remaining parcels of land within the site with no planning permission. The site has a number of landowners, and as a result its development is being delivered on a phased basis. Appendix 1 provides a picture of the individual sites that make up the wider West Carmarthen allocation for clarity.</p> <p>Statement of Common Grounds have been produced for the following sites:</p> <ul style="list-style-type: none"> <li>• Frondeg (Persimmon Homes West Wales)</li> <li>• Land North West of School Site (Monica Davies)</li> </ul> <p>A Statement of Evidence has also been prepared for the element owned by Carmarthenshire County Council.</p> <p>The housing trajectory for the whole site is contained in Appendix 1.</p> <p>The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.</p>		

Settlement	Site	Site Reference		
Carmarthen	Pibwrlwyd	PrC1/MU2		
<b>Analysis</b>				
<p>A Statement of Common Ground has been undertaken between Carmarthenshire County Council and Coleg Sir Gâr. This includes a Masterplan, and Infrastructure Feasibility Study and a Transport Assessment to support its allocation and facilitate its delivery.</p>				
<p>A Development Viability Assessment has been undertaken on this site and forms an appendix within background evidence. This viability assesses a proposal of 250 dwellings, 3 more dwellings than provided within Policy HOM1 of the Revised LDP. The allocation figure will remain 247 dwellings with Policy HOM1.</p>				
<p>The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.</p>				
<p>The Housing Trajectory as of 31 March 2023 is phased as follows, this has also been agreed as part of the SoCG:</p>				
<b>2028-29</b>	<b>2029-30</b>	<b>2030-31</b>	<b>2031-32</b>	<b>2032-33</b>
60 dwellings	60 dwellings	55 dwellings	50 dwellings	22 dwellings

Settlement	Site	Site Reference		
Llanelli	Dafen East Gateway	PrC2/h23		
<b>Analysis:</b>  A Statement of Common Ground has been signed between Carmarthenshire County Council and Persimmon Homes Ltd. It forms part of the background evidence for the allocation of the site.  The site has been subject of a full planning application for 145 homes. This planning application was refused with issues surrounding noise pollution.  The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.  The Housing Trajectory to 31 <sup>st</sup> March 2023 is phased as follows:				
<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2030-31</b>
30 dwellings	30 dwellings	30 dwellings	30 dwellings	30 dwellings
<b>Next Steps:</b> It is anticipated that the trajectory will need amendment in line with the Statement of Common Ground, and a potential reduction in numbers. This will need to be considered through the examination hearing session.				



Settlement	Site	Site Reference				
Llangennech	Golwg yr Afon	SeC7/h3				
Analysis:						
<p>A Statement of Evidence has been undertaken on this site with Carmarthenshire County Council being the owner of the land. The site is an existing allocation and is for 100% affordable homes.</p>						
<p>A Development Viability Assessment has been undertaken on this site and forms an appendix within the Statement of Evidence.</p>						
<p>The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.</p>						
<p>The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:</p>						
<table><tr><td><b>2026-27</b></td><td><b>2027-28</b></td></tr><tr><td>25 dwellings</td><td>25 dwellings</td></tr></table>			<b>2026-27</b>	<b>2027-28</b>	25 dwellings	25 dwellings
<b>2026-27</b>	<b>2027-28</b>					
25 dwellings	25 dwellings					
Next Steps:						
<p>It is anticipated that the trajectory will need amendment in line with the Statement of Evidence. This will need to be considered through the examination hearing session.</p>						

Settlement	Site	Site Reference						
St Clears	Britannia Terrace	SeC18/h1						
<p>Analysis:</p> <p>Greenfield site located on the Pwlltrap side of St Clears and is allocated for 60 dwellings. The site has an extant planning permission.</p> <p>A Statement of Common Ground between the Local Authority and the Landowner / Developer is in the process of being prepared.</p> <p>The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.</p> <p>The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:</p> <table> <tr> <th>2026-27</th><th>2027-28</th><th>2028-29</th></tr> <tr> <td>25 dwellings</td><td>25 dwellings</td><td>10 dwellings</td></tr> </table> <p>Next Steps</p> <p>The landowner is currently in the process of selling the land to Draycott Group, we have taken the stance to complete a statement of common ground after the purchase has gone through and Draycott have taken over ownership of the land. They are on the cusp of</p>			2026-27	2027-28	2028-29	25 dwellings	25 dwellings	10 dwellings
2026-27	2027-28	2028-29						
25 dwellings	25 dwellings	10 dwellings						

completing and have a PAC lined up ready for when this happens. A statement of common ground will be finalised for examination.

It is now understood that the site is no longer being considered as a potential site for the new Hywel Dda Hospital.

**Next Steps:**

Finalise the Statement of Common Ground (SoCG) between the Local Authority and the Landowner, and review at the Examination.

Settlement	Site	Site Reference						
St Clears	Cefn Maes	SeC18/h3						
<p>Analysis:</p> <p>A Statement of Common Ground is in the process of being signed between Carmarthenshire County Council and Amity Planning Ltd.</p> <p>This is a new housing allocation within the Revised LDP. A Development Viability Assessment has been submitted on this site and will form part of the appendix within the Statement of Common Ground. A schematic layout has also been submitted.</p> <p>The Infrastructure Assessment Appendix identifies the key infrastructure and policy requirements.</p> <p>The Housing Trajectory to 31<sup>st</sup> March 2023 is phased as follows:</p> <table><tr><th>2026-27</th><th>2027-28</th><th>2028-29</th></tr><tr><td>40 dwellings</td><td>40 dwellings</td><td>20 dwellings</td></tr></table>			2026-27	2027-28	2028-29	40 dwellings	40 dwellings	20 dwellings
2026-27	2027-28	2028-29						
40 dwellings	40 dwellings	20 dwellings						
<p>Next Steps:</p> <p>Sign the Statement of Common Ground (SoCG) between the Local Authority and the Landowner after the DVM assessment is completed by Council valuers, and review at the Examination if needed.</p> <p>It is shown that the housing trajectory is in line with the Statement of Common Ground. Any deviations will need to be considered through the examination hearing session.</p>								

## Key Employment Sites (sites, or parts of sites over 4ha in size)

Settlement	Site	Site Reference
Llanelli	Land east of Calsonic	PrC2/E2 (i)
<p>Analysis:</p> <p>A relatively flat, greenfield site of 4.7 ha. located within an area characterised by industrial development (the large Marelli factory lies to the west and Thyssen Krupp factory to the east).</p> <p>The site is owned by the Welsh Government, who are actively pursuing its delivery. For further information, refer to the Statement of Common Ground (SoCG) that has been produced between the local authority and the Welsh Government for this site.</p> <p>Next Steps:</p> <p>It is the landowner's intention to invest in providing essential infrastructure on this site to create serviced development plots for employment uses.</p>		

Settlement	Site	Site Reference
Cross Hands	Cross Hands East	PrC3/E1
<p>Analysis:</p> <p>The site has planning permission and is in the process of being developed incrementally. The site is situated in an area characterised by existing employment and retail uses, and benefits from the recently completed Cross Hands Link Road.</p> <p>For further information, refer to the Statement of Evidence that has been produced for this site.</p> <p>Next Steps:</p> <p>The infrastructure development has been completed. Anticipated starts and completions for the remaining plots will depend on availability of finance to the private sector.</p>		

## Appendix 1 - West Carmarthen

Due to the number of landowners and the phasing of the whole site, this appendix sets out the position on the individual parcels of land that make up the wider West Carmarthen site. For clarity, this includes sites that have been built prior to the Plan period (2018), and also includes sites that are likely to be delivered after the end date of the Plan (2033). Figure 1 illustrates a map of the site and provides a reference number for each of the parcels being discussed below. A delivery trajectory is presented in Table 1.

As background, West Carmarthen has been a Strategic Site identified in the Carmarthenshire Unitary Development Plan and the Carmarthenshire Local Development Plan 2014- 2021 as a mixed use site. A Planning and Development Brief was prepared for the site in 2010 and can be seen here: [west-carmspdb-sept2010.pdf \(gov.wales\)](#). The site has taken a while to bring forward, but a major spine road through the site has been completed and residential dwellings have been built in a phase manner.

### **Sites with Planning Permission (as of 31 March 2023)**

#### **Maes Pedr (Parcel no. 4)**

Persimmon Homes have completed 114 dwellings on this site, 109 were built before the Plan period and 5 within the Plan period.

#### **Parc Onnen (Parcel no. 5)**

Persimmon Homes have completed 100 dwellings on this site during the Plan period.

#### **Self-Build (Parcel no. 16)**

The site can deliver 4 plots, 2 of which have been built prior to this Plan.

#### **Cwrt Eos (Parcel no. 19)**

Pobl Housing Association completed 27 dwellings on the site prior to this Plan.

#### **Pentremeurig Farm South (Parcels 20,22,25 & 26)**

The site benefits from outline planning permission for 250 dwellings. The site has recently been purchased by Persimmon Homes who have submitted a Reserved Matters application on part of the site for 123 dwellings. This application has not yet been determined. A SoCG has been prepared for this site.

### **Sites with no Planning Permission (as of 31 March 2023)**

#### **Brombil (Parcel no.1)**

The site now benefits from planning permission for 9 dwellings, granted in June 2023. East of the Mill (Plot 6)

#### **East of the Mill (Parcel no. 6)**

The site can accommodate approximately 13 dwellings based on the density set in the Planning Brief for the site.

#### **Ffordd Pendre (Parcel no. 7)**

The site is owned by Carmarthenshire County Council and was put out to tender in February 2023 unsuccessfully. It is due to go out to tender again shortly. The site is expected to deliver 100 dwellings.

**Land North West of the School Site (Parcel nos. 9 & 10)**

The site is in private ownership and is unlikely to be built by the landowner. It is expected to deliver 100 dwellings and a Statement of Common Ground has been prepared for this site.

**Former Nurses Home & surrounding land (Parcel no.18)**

The site is owned by Carmarthenshire County Council and is expected to deliver 30 dwellings which include the redevelopment of the Former Nurses Home.

**Frondeg (Parcel no. 23)**

The site is owned by Persimmon Homes and full planning permission has been granted on the site in October 2023 for 93 dwellings. A SoCG has been prepared for this site.

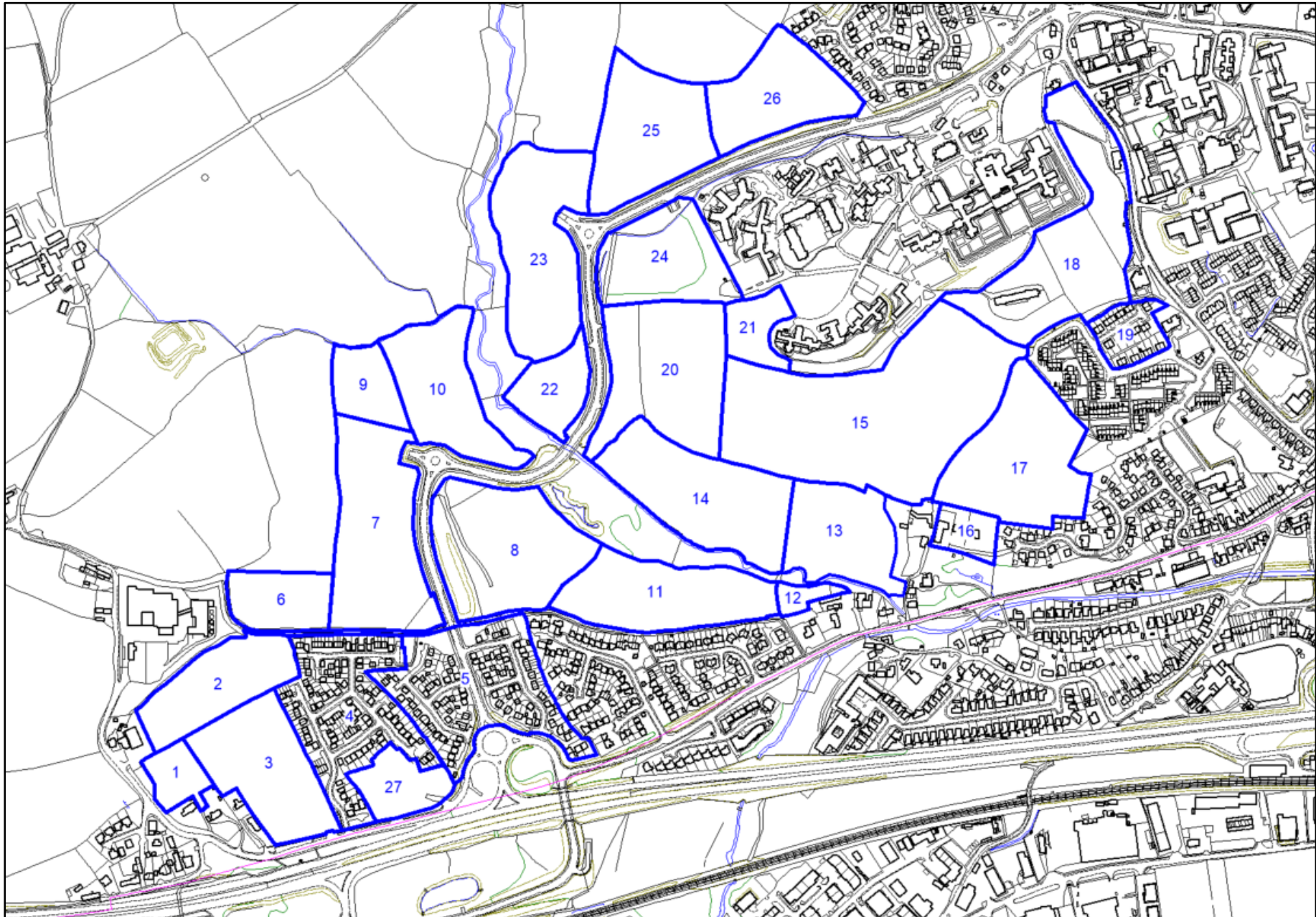
**Former Cattle Breeding Centre (Parcel no. 27)**

This is a parcel of land that was not accounted for in the original trajectory published with the 2<sup>nd</sup> Deposit LDP. Since this time, the site has gained planning permission in June 2023 for 23 dwellings. It is proposed to add these dwellings to the overall site total for the site as part of the examination process. These do not currently feature on the housing trajectory for the overall site.

**Sites phased to be delivered in the next plan period (Post 2033)****Parcels 13, 14, 15, 17**

It is considered that these parcels of land could deliver just under 200 dwellings in the next LDP and have not been considered as part of this LDP.

Figure 1



**Table 1: Site trajectory**

Site Name	Capacity	RLDP Capacity	Built before LDP Period	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Next plan
<b>Allocations (sites with no planning permission)</b>																			
1. Brombil	9	9	0								4	5							
6. East of Mill	13	13												3	5	5			
7. Ffordd Pendre	100	100										30	35	35					
9 & 10. Land North West of the School Site	100	100													20	30	30	20	
13. Land north of St Clears Rd	24	0																	24
14. Land north of St Clears Rd	44	0																	44
15. Land north of St Clears Rd	58	0																	58
17. Land north of St Clears Rd	70	0																	70
18. Former Nurses Home & surrounding land	30	30															20	10	
23. Frondeg	93	93	0							20	38	21	14						
27. Former Cattle Breeding Centre (permission Jun 23)	21																		
<b>TOTAL Allocations</b>	<b>541</b>	<b>345</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>42</b>	<b>56</b>	<b>49</b>	<b>38</b>	<b>25</b>	<b>35</b>	<b>50</b>	<b>30</b>	<b>196</b>
<b>Commitments (sites with planning permission)</b>																			
4. Maes Pedr	114	5	109	5															
5. Parc Onnen	100	100	0		70	20	10												
16. Self build	4	0	2																2
19. Cwrt Eos	27	0	27																
20, 22, 25 & 26 Pentremeurig Farm South	250	250								10	30	40	40	40	45	45			
<b>TOTAL Commitments</b>	<b>495</b>	<b>355</b>	<b>138</b>	<b>5</b>	<b>70</b>	<b>20</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>30</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>45</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>TOTAL</b>	<b>1036</b>	<b>700</b>	<b>138</b>	<b>5</b>	<b>70</b>	<b>20</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>72</b>	<b>96</b>	<b>89</b>	<b>78</b>	<b>70</b>	<b>80</b>	<b>50</b>	<b>30</b>	<b>198</b>